

## Description

**Baseline: Actual Pay 2025**

**Alternative: Actual Pay 2025: Fiscal disparities eliminated**

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This report shows the impact of the fiscal disparities program (Metro and Iron Range) on property tax burdens in 2025 by comparing current law 2025 taxes to a scenario under which the programs were eliminated for taxes payable in 2025. It does not attempt to show 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 account for that. Impacts on local government aids and other tax base changes are factored into the results.

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**Baseline: Actual Pay 2025**

- **Market values** (taxable market values) are actual values reported by the county assessors to the Department of Revenue.
- **Local government levies** are the actual levies that were certified by local taxing jurisdictions to county auditors, and then reported to the Department of Revenue.
- **Property tax credits** are calculated within the simulation model.

**Alternative: Actual Pay 2025: Fiscal disparities eliminated**

- **Market values** (taxable market values) are actual values reported by the county assessors to the Department of Revenue.
- **Local government levies** are first determined by computing each jurisdiction's change in aid (e.g., Local Government Aid) due to the tax base change resulting from the elimination of fiscal disparities. Aid changes were computed based as if the elimination was fully phased-in so that the aid changes were not muted by any aid program features built to phase-in aid changes slowly over multiple years. Each jurisdiction's baseline levy was adjusted up or down to offset the change in aid that would occur without fiscal disparities.
- **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 value.
- **Property tax credits** are calculated within the simulation model.

**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.

### Simulation Class Rates

Property Class	Baseline	Alternative
<b>Residential homestead:</b>		
< \$500,000*	1.0%	1.0%
> \$500,000	1.25	1.25
<b>Residential nonhomestead:</b>		
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
<b>Apartments:</b>		
Regular	1.25	1.25
Low-income:		
Lower tier <sup>^</sup>	0.25	0.25
Upper tier	0.25	0.25
<b>Commercial-industrial-public utility</b>		
< \$150,000	1.5	1.5
> \$150,000	2.0	2.0
Electric generation machinery	2.0	2.0
<b>Seasonal recreational commercial:</b>		
Homestead resorts (1c):		
< \$600,000	0.5	0.5
\$600,000 - \$2,300,000	1.0	1.0
> \$2,300,000	1.25	1.25
Nonhomestead resorts (4c):		
< \$500,000	1.0	1.0
> \$500,000	1.25	1.25
<b>Seasonal recreational residential:</b>		
< \$500,000	1.0	1.0
> \$500,000	1.25	1.25
<b>Disabled homestead &lt; \$50,000</b>		
	0.45	0.45
<b>Agricultural land &amp; buildings:</b>		
Homestead:		
Lower tier: <sup>~</sup>	0.5	0.5
Upper tier:	1.0	1.0
Nonhomestead:		
Agricultural and rural vacant	1.0	1.0
Managed forest land	0.65	0.65
* After subtraction of homestead market value exclusion.		
<sup>^</sup> Beginning with payable 2025 the tier is eliminated		
<sup>~</sup> \$3,500,000 for payable 2025		

# STATEWIDE

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	548,277,574	548,277,574	0	0	6,266,802	6,346,908	80,106	1.3	1.14	1.16
Res Non-Hmstd	94,222,254	94,222,254	0	0	1,193,466	1,207,120	13,653	1.1	1.27	1.28
Apartments	60,444,793	60,444,793	0	0	978,548	988,127	9,579	1.0	1.62	1.63
Low-income Apts	10,820,412	10,820,412	0	0	37,566	38,423	857	2.3	0.35	0.36
Seasonal Rec'l	47,746,892	47,746,892	0	0	355,197	354,497	-700	-0.2	0.74	0.74
Com/Ind: Lo tier	11,507,253	11,507,253	0	0	209,576	207,863	-1,714	-0.8	1.82	1.81
Com/Ind: Hi tier	109,865,829	109,865,829	0	0	3,293,533	3,211,292	-82,241	-2.5	3.00	2.92
Publ U: Elec Gen	2,041,136	2,041,136	0	0	49,477	48,277	-1,200	-2.4	2.42	2.37
Publ U: Other	16,097,395	16,097,395	0	0	379,316	371,677	-7,639	-2.0	2.36	2.31
Ag HGA	19,184,064	19,184,064	0	0	154,694	155,072	377	0.2	0.81	0.81
Ag Hmstd Land	118,862,970	118,862,970	0	0	348,424	348,530	106	0.0	0.29	0.29
Ag Non-Hmstd	84,094,218	84,094,218	0	0	440,018	440,088	70	0.0	0.52	0.52
Miscellaneous	1,541,713	1,541,713	0	0	25,722	25,972	250	1.0	1.67	1.68
<b>Total</b>	<b>1,124,706,503</b>	<b>1,124,706,503</b>	<b>0</b>	<b>0</b>	<b>13,732,339</b>	<b>13,743,846</b>	<b>11,504</b>	<b>0.1</b>	<b>1.22</b>	<b>1.22</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	12,110,907	12,110,907	0	0.0
(-) TIF Tax Capacity	236,412	246,852	10,440	4.4
(-) FD Contrib Tax Cap	628,880	0	-628,880	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>11,245,615</b>	<b>11,864,054</b>	<b>618,439</b>	<b>5.5</b>
FD Distrb Tax Cap	634,816	0	-634,816	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	35.46	35.32	0.014	0.014
City/Town	33.27	33.86	0.142	0.142
School District	20.77	20.95	17.929	19.217
Special District	4.17	4.32	0.015	0.015
<b>Total</b>	<b>93.67</b>	<b>94.44</b>	<b>18.099</b>	<b>19.387</b>

# GREATER MINNESOTA

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	205,171,236	205,171,236	0	0	2,105,022	2,108,528	3,506	0.2	1.03	1.03
Res Non-Hmstd	32,866,952	32,866,952	0	0	384,711	385,608	897	0.2	1.17	1.17
Apartments	11,492,402	11,492,402	0	0	183,410	183,688	278	0.2	1.60	1.60
Low-income Apts	2,157,200	2,157,200	0	0	7,329	7,350	21	0.3	0.34	0.34
Seasonal Rec'l	45,864,768	45,864,768	0	0	334,053	333,654	-398	-0.1	0.73	0.73
Com/Ind: Lo tier	7,328,486	7,328,486	0	0	130,137	130,035	-102	-0.1	1.78	1.77
Com/Ind: Hi tier	28,790,085	28,790,085	0	0	831,721	830,349	-1,372	-0.2	2.89	2.88
Publ U: Elec Gen	1,558,883	1,558,883	0	0	37,812	37,289	-523	-1.4	2.43	2.39
Publ U: Other	12,442,240	12,442,240	0	0	272,209	269,601	-2,608	-1.0	2.19	2.17
Ag HGA	17,495,926	17,495,926	0	0	139,351	139,402	51	0.0	0.80	0.80
Ag Hmstd Land	115,337,925	115,337,925	0	0	338,694	338,725	31	0.0	0.29	0.29
Ag Non-Hmstd	81,483,361	81,483,361	0	0	422,239	422,222	-18	0.0	0.52	0.52
Miscellaneous	610,809	610,809	0	0	10,729	10,731	3	0.0	1.76	1.76
<b>Total</b>	<b>562,600,273</b>	<b>562,600,273</b>	<b>0</b>	<b>0</b>	<b>5,197,417</b>	<b>5,197,182</b>	<b>-234</b>	<b>0.0</b>	<b>0.92</b>	<b>0.92</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	5,540,348	5,540,348	0	0.0
(-) TIF Tax Capacity	48,772	48,784	12	0.0
(-) FD Contrib Tax Cap	13,900	0	-13,900	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>5,477,676</b>	<b>5,491,564</b>	<b>13,888</b>	<b>0.3</b>
FD Distrib Tax Cap	13,916	0	-13,916	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	38.12	38.15	0.000	0.000
City/Town	25.51	25.62	0.240	0.240
School District	17.24	17.22	15.985	16.042
Special District	1.50	1.50	0.040	0.040
<b>Total</b>	<b>82.37</b>	<b>82.50</b>	<b>16.264</b>	<b>16.321</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	192,800	192,800	0	1,738	1,664	-74	-4.2	0.90	0.86
Res Hmstd: AvgVal	289,000	289,000	0	2,758	2,686	-72	-2.6	0.95	0.93
Res Hmstd: Hi Val	385,200	385,200	0	3,778	3,708	-70	-1.8	0.98	0.96
Res Hmstd: Ex-Hi Val	577,900	577,900	0	5,861	5,871	11	0.2	1.01	1.02
Apartment	300,000	300,000	0	3,577	3,583	6	0.2	1.19	1.19
Seas Rec: Lo Val	75,000	75,000	0	648	649	1	0.1	0.86	0.87
Seas Rec: Hi Val	200,000	200,000	0	1,802	1,804	3	0.1	0.90	0.90
Comm/Ind: Lo Val	150,000	150,000	0	2,290	2,320	30	1.3	1.53	1.55
Comm/Ind: Mid Val	300,000	300,000	0	5,848	5,918	70	1.2	1.95	1.97
Comm/Ind: Hi Val	1,000,000	1,000,000	0	22,450	22,707	257	1.1	2.24	2.27

# METRO AREA

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	343,106,338	343,106,338	0	0	4,161,781	4,238,380	76,599	1.8	1.21	1.24
Res Non-Hmstd	61,355,302	61,355,302	0	0	808,755	821,511	12,756	1.6	1.32	1.34
Apartments	48,952,391	48,952,391	0	0	795,138	804,439	9,301	1.2	1.62	1.64
Low-income Apts	8,663,213	8,663,213	0	0	30,237	31,073	837	2.8	0.35	0.36
Seasonal Rec'l	1,882,124	1,882,124	0	0	21,145	20,842	-302	-1.4	1.12	1.11
Com/Ind: Lo tier	4,178,767	4,178,767	0	0	79,440	77,828	-1,612	-2.0	1.90	1.86
Com/Ind: Hi tier	81,075,744	81,075,744	0	0	2,461,812	2,380,943	-80,870	-3.3	3.04	2.94
Publ U: Elec Gen	482,254	482,254	0	0	11,665	10,988	-676	-5.8	2.42	2.28
Publ U: Other	3,655,156	3,655,156	0	0	107,107	102,077	-5,030	-4.7	2.93	2.79
Ag HGA	1,688,139	1,688,139	0	0	15,343	15,670	326	2.1	0.91	0.93
Ag Hmstd Land	3,525,045	3,525,045	0	0	9,730	9,805	75	0.8	0.28	0.28
Ag Non-Hmstd	2,610,857	2,610,857	0	0	17,779	17,866	87	0.5	0.68	0.68
Miscellaneous	930,903	930,903	0	0	14,993	15,241	248	1.7	1.61	1.64
<b>Total</b>	<b>562,106,233</b>	<b>562,106,233</b>	<b>0</b>	<b>0</b>	<b>8,534,925</b>	<b>8,546,663</b>	<b>11,739</b>	<b>0.1</b>	<b>1.52</b>	<b>1.52</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	6,570,559	6,570,559	0	0.0
(-) TIF Tax Capacity	187,641	198,069	10,428	5.6
(-) FD Contrib Tax Cap	614,979	0	-614,979	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>5,767,939</b>	<b>6,372,490</b>	<b>604,551</b>	<b>10.5</b>
FD Distrib Tax Cap	620,901	0	-620,901	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	32.94	32.88	0.022	0.022
City/Town	40.64	40.95	0.085	0.085
School District	24.12	24.16	19.054	21.056
Special District	6.71	6.75	0.000	0.000
<b>Total</b>	<b>104.40</b>	<b>104.73</b>	<b>19.161</b>	<b>21.163</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	280,600	280,600	0	3,342	3,310	-32	-1.0	1.19	1.18
Res Hmstd: AvgVal	420,700	420,700	0	5,198	5,205	7	0.1	1.24	1.24
Res Hmstd: Hi Val	560,800	560,800	0	7,088	7,219	132	1.9	1.26	1.29
Res Hmstd: Ex-Hi Val	841,400	841,400	0	11,287	11,487	200	1.8	1.34	1.37
Apartment	300,000	300,000	0	4,490	4,562	73	1.6	1.50	1.52
Comm/Ind: Lo Val	150,000	150,000	0	2,030	2,893	863	42.5	1.35	1.93
Comm/Ind: Mid Val	300,000	300,000	0	5,226	7,231	2,005	38.4	1.74	2.41
Comm/Ind: Hi Val	1,000,000	1,000,000	0	20,142	27,472	7,330	36.4	2.01	2.75

# GREATER MINNESOTA CITIES

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	115,691,511	115,691,511	0	0	1,384,349	1,386,333	1,983	0.1	1.20	1.20
Res Non-Hmstd	19,513,540	19,513,540	0	0	267,167	267,754	587	0.2	1.37	1.37
Apartments	11,294,666	11,294,666	0	0	180,817	180,951	134	0.1	1.60	1.60
Low-income Apts	2,142,587	2,142,587	0	0	7,259	7,270	10	0.1	0.34	0.34
Seasonal Rec'l	6,445,378	6,445,378	0	0	56,415	56,364	-52	-0.1	0.88	0.87
Com/Ind: Lo tier	5,668,321	5,668,321	0	0	109,513	109,555	43	0.0	1.93	1.93
Com/Ind: Hi tier	24,786,409	24,786,409	0	0	744,067	743,735	-332	0.0	3.00	3.00
Publ U: Elec Gen	1,517,225	1,517,225	0	0	37,106	36,596	-510	-1.4	2.45	2.41
Publ U: Other	2,525,258	2,525,258	0	0	76,107	75,661	-446	-0.6	3.01	3.00
Ag HGA	470,462	470,462	0	0	5,209	5,218	9	0.2	1.11	1.11
Ag Hmstd Land	1,169,833	1,169,833	0	0	5,957	5,959	2	0.0	0.51	0.51
Ag Non-Hmstd	1,742,172	1,742,172	0	0	17,749	17,811	62	0.3	1.02	1.02
Miscellaneous	491,235	491,235	0	0	9,001	9,047	46	0.5	1.83	1.84
<b>Total</b>	<b>193,458,597</b>	<b>193,458,597</b>	<b>0</b>	<b>0</b>	<b>2,900,716</b>	<b>2,902,254</b>	<b>1,536</b>	<b>0.1</b>	<b>1.50</b>	<b>1.50</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,167,543	2,167,543	0	0.0
(-) TIF Tax Capacity	48,498	48,510	12	0.0
(-) FD Contrib Tax Cap	7,146	0	-7,146	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,111,899</b>	<b>2,119,033</b>	<b>7,134</b>	<b>0.3</b>
FD Distrib Tax Cap	8,573	0	-8,573	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	39.93	39.99	0.000	0.000
City/Town	51.34	51.48	0.416	0.416
School District	19.78	19.73	16.704	16.760
Special District	1.88	1.88	0.050	0.050
<b>Total</b>	<b>112.93</b>	<b>113.07</b>	<b>17.170</b>	<b>17.226</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	170,100	170,100	0	1,965	1,863	-102	-5.2	1.16	1.10
Res Hmstd: AvgVal	254,900	254,900	0	3,155	3,054	-100	-3.2	1.24	1.20
Res Hmstd: Hi Val	339,800	339,800	0	4,346	4,247	-99	-2.3	1.28	1.25
Res Hmstd: Ex-Hi Val	509,800	509,800	0	6,660	6,661	1	0.0	1.31	1.31
Apartment	300,000	300,000	0	4,750	4,757	7	0.1	1.58	1.59
Comm/Ind: Lo Val	150,000	150,000	0	2,991	3,022	31	1.0	1.99	2.01
Comm/Ind: Mid Val	300,000	300,000	0	7,478	7,551	73	1.0	2.49	2.52
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,417	28,684	267	0.9	2.84	2.87

# GREATER MINNESOTA TOWNS

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	88,206,146	88,206,146	0	0	708,935	709,032	98	0.0	0.80	0.80
Res Non-Hmstd	13,167,010	13,167,010	0	0	114,525	114,481	-45	0.0	0.87	0.87
Apartments	154,896	154,896	0	0	1,589	1,588	-1	-0.1	1.03	1.03
Low-income Apts	395	395	0	0	1	1	0	0.3	0.24	0.24
Seasonal Rec'l	39,329,029	39,329,029	0	0	276,703	276,337	-367	-0.1	0.70	0.70
Com/Ind: Lo tier	1,591,614	1,591,614	0	0	18,976	18,565	-411	-2.2	1.19	1.17
Com/Ind: Hi tier	3,857,520	3,857,520	0	0	82,155	80,424	-1,731	-2.1	2.13	2.08
Publ U: Elec Gen	41,658	41,658	0	0	706	692	-13	-1.9	1.69	1.66
Publ U: Other	9,847,889	9,847,889	0	0	194,609	192,408	-2,201	-1.1	1.98	1.95
Ag HGA	16,948,291	16,948,291	0	0	133,611	133,650	39	0.0	0.79	0.79
Ag Hmstd Land	113,159,605	113,159,605	0	0	330,043	330,072	29	0.0	0.29	0.29
Ag Non-Hmstd	78,467,273	78,467,273	0	0	398,840	398,743	-97	0.0	0.51	0.51
Miscellaneous	118,030	118,030	0	0	1,689	1,646	-44	-2.6	1.43	1.39
<b>Total</b>	<b>364,889,356</b>	<b>364,889,356</b>	<b>0</b>	<b>0</b>	<b>2,262,382</b>	<b>2,257,639</b>	<b>-4,744</b>	<b>-0.2</b>	<b>0.62</b>	<b>0.62</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,333,768	3,333,768	0	0.0
(-) TIF Tax Capacity	142	142	0	0.0
(-) FD Contrib Tax Cap	5,885	0	-5,885	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>3,327,742</b>	<b>3,333,627</b>	<b>5,885</b>	<b>0.2</b>
FD Distrib Tax Cap	2,554	0	-2,554	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.94	36.95	0.000	0.000
City/Town	9.01	9.01	0.004	0.004
School District	15.70	15.68	15.036	15.074
Special District	1.26	1.26	0.026	0.026
<b>Total</b>	<b>62.91</b>	<b>62.90</b>	<b>15.066</b>	<b>15.104</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	234,200	234,200	0	1,725	1,667	-58	-3.4	0.74	0.71
Res Hmstd: AvgVal	351,100	351,100	0	2,702	2,645	-58	-2.1	0.77	0.75
Res Hmstd: Hi Val	468,000	468,000	0	3,650	3,623	-27	-0.7	0.78	0.77
Res Hmstd: Ex-Hi Val	702,100	702,100	0	5,793	5,795	2	0.0	0.83	0.83
Apartment	300,000	300,000	0	2,811	2,812	1	0.0	0.94	0.94
Seas Rec: Lo Val	75,000	75,000	0	502	502	0	0.0	0.67	0.67
Seas Rec: Hi Val	200,000	200,000	0	1,413	1,413	0	0.0	0.71	0.71
Comm/Ind: Lo Val	150,000	150,000	0	1,833	1,861	28	1.5	1.22	1.24
Comm/Ind: Mid Val	300,000	300,000	0	4,788	4,853	65	1.4	1.60	1.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0	18,575	18,814	239	1.3	1.86	1.88

# TACONITE CITIES

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,359,126	4,359,126	0	0	38,669	40,223	1,554	4.0	0.89	0.92
Res Non-Hmstd	885,803	885,803	0	0	12,839	13,307	468	3.6	1.45	1.50
Apartments	229,720	229,720	0	0	3,984	4,054	70	1.8	1.73	1.76
Low-income Apts	73,657	73,657	0	0	268	275	8	2.9	0.36	0.37
Seasonal Rec'l	573,030	573,030	0	0	5,795	5,742	-53	-0.9	1.01	1.00
Com/Ind: Lo tier	318,585	318,585	0	0	6,842	6,868	26	0.4	2.15	2.16
Com/Ind: Hi tier	713,660	713,660	0	0	23,912	23,410	-503	-2.1	3.35	3.28
Publ U: Elec Gen	283,207	283,207	0	0	6,572	6,057	-515	-7.8	2.32	2.14
Publ U: Other	356,179	356,179	0	0	11,339	10,888	-451	-4.0	3.18	3.06
Ag HGA	14,621	14,621	0	0	148	156	7	4.9	1.01	1.06
Ag Hmstd Land	12,030	12,030	0	0	43	45	2	5.7	0.36	0.38
Ag Non-Hmstd	217,491	217,491	0	0	2,631	2,692	62	2.3	1.21	1.24
Miscellaneous	19,219	19,219	0	0	546	583	38	6.9	2.84	3.04
<b>Total</b>	<b>8,056,328</b>	<b>8,056,328</b>	<b>0</b>	<b>0</b>	<b>113,588</b>	<b>114,300</b>	<b>713</b>	<b>0.6</b>	<b>1.41</b>	<b>1.42</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	89,615	89,615	0	0.0
(-) TIF Tax Capacity	1,397	1,409	12	0.9
(-) FD Contrib Tax Cap	7,146	0	-7,146	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>81,071</b>	<b>88,206</b>	<b>7,135</b>	<b>8.8</b>
FD Distrib Tax Cap	8,573	0	-8,573	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	43.93	43.86	0.000	0.000
City/Town	63.77	66.13	0.000	0.000
School District	14.16	14.15	8.579	9.128
Special District	1.72	1.70	0.000	0.000
<b>Total</b>	<b>123.58</b>	<b>125.84</b>	<b>8.579</b>	<b>9.128</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	119,900	119,900	0	968	653	-315	-32.5	0.81	0.54
Res Hmstd: AvgVal	179,700	179,700	0	1,825	1,528	-297	-16.3	1.02	0.85
Res Hmstd: Hi Val	239,500	239,500	0	2,682	2,403	-279	-10.4	1.12	1.00
Res Hmstd: Ex-Hi Val	359,300	359,300	0	4,398	4,156	-242	-5.5	1.22	1.16
Apartment	300,000	300,000	0	4,892	4,993	101	2.1	1.63	1.66
Seas Rec: Lo Val	75,000	75,000	0	957	974	17	1.8	1.28	1.30
Seas Rec: Hi Val	200,000	200,000	0	2,626	2,671	45	1.7	1.31	1.34
Comm/Ind: Lo Val	150,000	150,000	0	2,508	3,188	680	27.1	1.67	2.13
Comm/Ind: Mid Val	300,000	300,000	0	6,395	7,978	1,583	24.8	2.13	2.66
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,533	30,332	5,799	23.6	2.45	3.03

# TACONITE TOWNS

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	8,742,614	8,742,614	0	0	50,212	50,037	-175	-0.3	0.57	0.57
Res Non-Hmstd	1,749,001	1,749,001	0	0	14,432	14,342	-90	-0.6	0.83	0.82
Apartments	23,894	23,894	0	0	223	222	-2	-0.7	0.93	0.93
Low-income Apts	142	142	0	0	0	0	0	0.7	0.28	0.29
Seasonal Rec'l	8,968,843	8,968,843	0	0	68,891	68,515	-376	-0.5	0.77	0.76
Com/Ind: Lo tier	135,861	135,861	0	0	1,947	1,533	-415	-21.3	1.43	1.13
Com/Ind: Hi tier	440,670	440,670	0	0	11,178	9,433	-1,745	-15.6	2.54	2.14
Publ U: Elec Gen	2,282	2,282	0	0	44	31	-13	-30.3	1.93	1.34
Publ U: Other	932,279	932,279	0	0	22,095	19,877	-2,218	-10.0	2.37	2.13
Ag HGA	307,319	307,319	0	0	1,302	1,295	-6	-0.5	0.42	0.42
Ag Hmstd Land	493,205	493,205	0	0	786	777	-9	-1.1	0.16	0.16
Ag Non-Hmstd	2,760,482	2,760,482	0	0	18,128	17,995	-133	-0.7	0.66	0.65
Miscellaneous	19,686	19,686	0	0	389	345	-44	-11.3	1.98	1.75
<b>Total</b>	<b>24,576,278</b>	<b>24,576,278</b>	<b>0</b>	<b>0</b>	<b>189,627</b>	<b>184,402</b>	<b>-5,226</b>	<b>-2.8</b>	<b>0.77</b>	<b>0.75</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	257,532	257,532	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	5,885	0	-5,885	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>251,647</b>	<b>257,532</b>	<b>5,885</b>	<b>2.3</b>
FD Distrib Tax Cap	2,554	0	-2,554	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	44.23	44.07	0.000	0.000
City/Town	10.17	10.11	0.000	0.000
School District	11.23	11.11	7.476	7.703
Special District	3.17	3.13	0.000	0.000
<b>Total</b>	<b>68.80</b>	<b>68.42</b>	<b>7.476</b>	<b>7.703</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	211,000	211,000	0	1,169	903	-266	-22.8	0.55	0.43
Res Hmstd: AvgVal	316,300	316,300	0	2,037	1,769	-268	-13.2	0.64	0.56
Res Hmstd: Hi Val	421,700	421,700	0	2,902	2,636	-265	-9.1	0.69	0.63
Res Hmstd: Ex-Hi Val	632,600	632,600	0	4,738	4,527	-211	-4.5	0.75	0.72
Apartment	300,000	300,000	0	2,804	2,797	-8	-0.3	0.93	0.93
Seas Rec: Lo Val	75,000	75,000	0	546	543	-3	-0.5	0.73	0.72
Seas Rec: Hi Val	200,000	200,000	0	1,531	1,523	-8	-0.5	0.77	0.76
Comm/Ind: Lo Val	150,000	150,000	0	1,575	1,874	300	19.0	1.05	1.25
Comm/Ind: Mid Val	300,000	300,000	0	4,222	4,921	699	16.5	1.41	1.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0	16,576	19,136	2,559	15.4	1.66	1.91

# AITKIN COUNTY

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,605,333	1,605,333	0	0	7,683	7,676	-7	-0.1	0.48	0.48
Res Non-Hmstd	314,067	314,067	0	0	2,256	2,259	2	0.1	0.72	0.72
Apartments	23,771	23,771	0	0	397	399	2	0.5	1.67	1.68
Low-income Apts	3,553	3,553	0	0	12	12	0	0.5	0.35	0.35
Seasonal Rec'l	2,172,752	2,172,752	0	0	12,873	12,822	-51	-0.4	0.59	0.59
Com/Ind: Lo tier	57,903	57,903	0	0	884	827	-56	-6.4	1.53	1.43
Com/Ind: Hi tier	87,421	87,421	0	0	2,188	2,046	-141	-6.5	2.50	2.34
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	245,391	245,391	0	0	4,335	3,890	-445	-10.3	1.77	1.59
Ag HGA	147,374	147,374	0	0	562	560	-2	-0.3	0.38	0.38
Ag Hmstd Land	253,502	253,502	0	0	333	331	-2	-0.6	0.13	0.13
Ag Non-Hmstd	688,070	688,070	0	0	3,317	3,300	-17	-0.5	0.48	0.48
Miscellaneous	4,441	4,441	0	0	63	57	-6	-8.9	1.41	1.28
<b>Total</b>	<b>5,603,578</b>	<b>5,603,578</b>	<b>0</b>	<b>0</b>	<b>34,903</b>	<b>34,179</b>	<b>-723</b>	<b>-2.1</b>	<b>0.62</b>	<b>0.61</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	57,723	57,723	0	0.0
(-) TIF Tax Capacity	52	52	0	0.0
(-) FD Contrib Tax Cap	858	0	-858	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>56,812</b>	<b>57,671</b>	<b>859</b>	<b>1.5</b>
FD Distrib Tax Cap	518	0	-518	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	31.44	31.26	0.000	0.000
City/Town	14.54	14.86	0.000	0.000
School District	7.98	7.92	6.283	6.343
Special District	0.13	0.13	0.000	0.000
<b>Total</b>	<b>54.09</b>	<b>54.17</b>	<b>6.283</b>	<b>6.343</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	207,300	207,300	0	1,151	1,103	-48	-4.1	0.56	0.53
Res Hmstd: AvgVal	310,800	310,800	0	1,826	1,780	-46	-2.5	0.59	0.57
Res Hmstd: Hi Val	414,300	414,300	0	2,501	2,457	-44	-1.8	0.60	0.59
Res Hmstd: Ex-Hi Val	621,600	621,600	0	3,917	3,926	9	0.2	0.63	0.63
Apartment	300,000	300,000	0	2,217	2,222	5	0.2	0.74	0.74
Seas Rec: Lo Val	75,000	75,000	0	436	436	1	0.1	0.58	0.58
Seas Rec: Hi Val	200,000	200,000	0	1,236	1,238	2	0.1	0.62	0.62
Comm/Ind: Lo Val	150,000	150,000	0	1,392	1,533	141	10.1	0.93	1.02
Comm/Ind: Mid Val	300,000	300,000	0	3,803	4,132	329	8.6	1.27	1.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0	15,052	16,256	1,204	8.0	1.51	1.63

# ANOKA COUNTY

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	38,199,665	38,199,665	0	0	398,092	417,367	19,275	4.8	1.04	1.09
Res Non-Hmstd	4,919,441	4,919,441	0	0	55,930	58,778	2,848	5.1	1.14	1.19
Apartments	2,756,417	2,756,417	0	0	38,952	40,740	1,788	4.6	1.41	1.48
Low-income Apts	651,784	651,784	0	0	1,956	2,087	130	6.7	0.30	0.32
Seasonal Rec'l	59,270	59,270	0	0	596	616	20	3.4	1.01	1.04
Com/Ind: Lo tier	494,113	494,113	0	0	8,563	8,098	-466	-5.4	1.73	1.64
Com/Ind: Hi tier	7,069,881	7,069,881	0	0	202,712	192,723	-9,989	-4.9	2.87	2.73
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	364,010	364,010	0	0	10,112	9,485	-627	-6.2	2.78	2.61
Ag HGA	172,373	172,373	0	0	1,656	1,726	70	4.2	0.96	1.00
Ag Hmstd Land	135,785	135,785	0	0	371	387	16	4.3	0.27	0.28
Ag Non-Hmstd	201,896	201,896	0	0	1,581	1,636	55	3.5	0.78	0.81
Miscellaneous	272,566	272,566	0	0	3,915	4,006	91	2.3	1.44	1.47
<b>Total</b>	<b>55,297,201</b>	<b>55,297,201</b>	<b>0</b>	<b>0</b>	<b>724,436</b>	<b>737,649</b>	<b>13,211</b>	<b>1.8</b>	<b>1.31</b>	<b>1.33</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	618,820	618,820	0	0.0
(-) TIF Tax Capacity	20,305	20,991	686	3.4
(-) FD Contrib Tax Cap	54,651	0	-54,651	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>543,863</b>	<b>597,829</b>	<b>53,966</b>	<b>9.9</b>
FD Distrib Tax Cap	77,821	0	-77,821	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.02	30.57	0.000	0.000
City/Town	39.13	40.64	0.108	0.108
School District	18.64	19.25	17.250	19.793
Special District	3.97	4.05	0.000	0.000
<b>Total</b>	<b>91.75</b>	<b>94.52</b>	<b>17.357</b>	<b>19.900</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	246,400	246,400	0	2,550	2,589	39	1.5	1.03	1.05
Res Hmstd: AvgVal	369,400	369,400	0	3,994	4,101	107	2.7	1.08	1.11
Res Hmstd: Hi Val	492,400	492,400	0	5,373	5,613	240	4.5	1.09	1.14
Res Hmstd: Ex-Hi Val	738,700	738,700	0	8,608	9,016	409	4.7	1.17	1.22
Apartment	300,000	300,000	0	3,961	4,141	180	4.5	1.32	1.38
Comm/Ind: Lo Val	150,000	150,000	0	2,796	2,645	-151	-5.4	1.86	1.76
Comm/Ind: Mid Val	300,000	300,000	0	7,023	6,657	-366	-5.2	2.34	2.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,746	25,380	-1,367	-5.1	2.67	2.54

# CARVER COUNTY

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	14,845,803	14,845,803	0	0	167,697	171,961	4,265	2.5	1.13	1.16
Res Non-Hmstd	2,766,703	2,766,703	0	0	32,527	33,275	749	2.3	1.18	1.20
Apartments	699,297	699,297	0	0	9,828	10,010	182	1.8	1.41	1.43
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	32,612	32,612	0	0	364	369	4	1.2	1.12	1.13
Com/Ind: Lo tier	178,818	178,818	0	0	3,222	3,084	-138	-4.3	1.80	1.72
Com/Ind: Hi tier	1,766,446	1,766,446	0	0	51,170	48,200	-2,970	-5.8	2.90	2.73
Publ U: Elec Gen	5,469	5,469	0	0	109	85	-23	-21.4	1.99	1.56
Publ U: Other	215,770	215,770	0	0	5,999	5,490	-509	-8.5	2.78	2.54
Ag HGA	353,436	353,436	0	0	3,086	3,188	102	3.3	0.87	0.90
Ag Hmstd Land	965,809	965,809	0	0	2,892	2,937	45	1.6	0.30	0.30
Ag Non-Hmstd	356,303	356,303	0	0	2,240	2,272	32	1.4	0.63	0.64
Miscellaneous	38,493	38,493	0	0	541	559	18	3.3	1.41	1.45
<b>Total</b>	<b>22,224,959</b>	<b>22,224,959</b>	<b>0</b>	<b>0</b>	<b>279,675</b>	<b>281,430</b>	<b>1,757</b>	<b>0.6</b>	<b>1.26</b>	<b>1.27</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	244,893	244,893	0	0.0
(-) TIF Tax Capacity	4,872	5,125	253	5.2
(-) FD Contrib Tax Cap	15,673	0	-15,673	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>224,347</b>	<b>239,768</b>	<b>15,421</b>	<b>6.9</b>
FD Distrib Tax Cap	18,950	0	-18,950	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.83	31.23	0.000	0.00
City/Town	31.83	32.68	0.000	0.00
School District	25.76	26.04	18.333	19.72
Special District	3.91	3.96	0.000	0.00
<b>Total</b>	<b>92.34</b>	<b>93.91</b>	<b>18.333</b>	<b>19.72</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	315,900	315,900	0	3,415	3,419	5	0.1	1.08	1.08
Res Hmstd: AvgVal	473,500	473,500	0	5,240	5,343	103	2.0	1.11	1.13
Res Hmstd: Hi Val	631,200	631,200	0	7,288	7,480	192	2.6	1.15	1.19
Res Hmstd: Ex-Hi Val	947,000	947,000	0	11,512	11,810	298	2.6	1.22	1.25
Apartment	300,000	300,000	0	4,013	4,113	100	2.5	1.34	1.37
Comm/Ind: Lo Val	150,000	150,000	0	2,834	2,628	-206	-7.3	1.89	1.75
Comm/Ind: Mid Val	300,000	300,000	0	7,107	6,619	-488	-6.9	2.37	2.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,046	25,244	-1,803	-6.7	2.70	2.52

# COOK COUNTY

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	779,079	779,079	0	0	4,439	4,326	-113	-2.5	0.57	0.56
Res Non-Hmstd	605,565	605,565	0	0	4,904	4,804	-101	-2.1	0.81	0.79
Apartments	12,647	12,647	0	0	113	111	-3	-2.4	0.90	0.87
Low-income Apts	5,182	5,182	0	0	12	11	0	-3.3	0.23	0.22
Seasonal Rec'l	1,138,729	1,138,729	0	0	8,331	8,186	-145	-1.7	0.73	0.72
Com/Ind: Lo tier	33,456	33,456	0	0	501	378	-124	-24.7	1.50	1.13
Com/Ind: Hi tier	70,695	70,695	0	0	1,841	1,473	-368	-20.0	2.60	2.08
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,640	11,640	0	0	300	210	-89	-29.8	2.57	1.81
Ag HGA	3,559	3,559	0	0	15	14	0	-2.6	0.41	0.40
Ag Hmstd Land	4,152	4,152	0	0	5	5	0	-2.5	0.12	0.12
Ag Non-Hmstd	210,498	210,498	0	0	1,129	1,107	-22	-1.9	0.54	0.53
Miscellaneous	10,195	10,195	0	0	205	179	-26	-12.5	2.01	1.76
<b>Total</b>	<b>2,885,397</b>	<b>2,885,397</b>	<b>0</b>	<b>0</b>	<b>21,795</b>	<b>20,804</b>	<b>-991</b>	<b>-4.5</b>	<b>0.76</b>	<b>0.72</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	31,595	31,595	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	748	0	-748	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>30,847</b>	<b>31,595</b>	<b>748</b>	<b>2.4</b>
FD Distrib Tax Cap	126	0	-126	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	41.35	40.55	0.000	0.000
City/Town	5.11	5.05	0.000	0.000
School District	8.43	8.24	4.905	4.916
Special District	7.94	7.79	0.000	0.000
<b>Total</b>	<b>62.82</b>	<b>61.63</b>	<b>4.905</b>	<b>4.916</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	254,000	254,000	0	1,340	1,029	-311	-23.2	0.53	0.41
Res Hmstd: AvgVal	380,700	380,700	0	2,270	1,943	-327	-14.4	0.60	0.51
Res Hmstd: Hi Val	507,500	507,500	0	3,159	2,867	-292	-9.2	0.62	0.56
Res Hmstd: Ex-Hi Val	761,400	761,400	0	5,278	4,955	-323	-6.1	0.69	0.65
Apartment	300,000	300,000	0	2,503	2,459	-44	-1.8	0.83	0.82
Seas Rec: Lo Val	75,000	75,000	0	501	492	-9	-1.8	0.67	0.66
Seas Rec: Hi Val	200,000	200,000	0	1,411	1,387	-24	-1.7	0.71	0.69
Comm/Ind: Lo Val	150,000	150,000	0	2,301	1,680	-621	-27.0	1.53	1.12
Comm/Ind: Mid Val	300,000	300,000	0	5,929	4,481	-1,448	-24.4	1.98	1.49
Comm/Ind: Hi Val	1,000,000	1,000,000	0	22,861	17,550	-5,311	-23.2	2.29	1.75

# CROW WING COUNTY

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	8,402,647	8,402,647	0	0	53,911	53,939	28	0.1	0.64	0.64
Res Non-Hmstd	1,526,543	1,526,543	0	0	11,901	11,913	12	0.1	0.78	0.78
Apartments	256,434	256,434	0	0	3,132	3,137	6	0.2	1.22	1.22
Low-income Apts	37,972	37,972	0	0	98	98	0	0.0	0.26	0.26
Seasonal Rec'l	7,257,547	7,257,547	0	0	45,137	45,126	-11	0.0	0.62	0.62
Com/Ind: Lo tier	300,995	300,995	0	0	3,730	3,615	-115	-3.1	1.24	1.20
Com/Ind: Hi tier	870,786	870,786	0	0	20,156	19,965	-191	-0.9	2.31	2.29
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	138,459	138,459	0	0	2,423	2,355	-68	-2.8	1.75	1.70
Ag HGA	181,342	181,342	0	0	907	907	0	0.1	0.50	0.50
Ag Hmstd Land	349,923	349,923	0	0	503	503	0	0.0	0.14	0.14
Ag Non-Hmstd	680,644	680,644	0	0	3,002	3,002	0	0.0	0.44	0.44
Miscellaneous	5,369	5,369	0	0	63	63	0	-0.1	1.18	1.18
<b>Total</b>	<b>20,008,661</b>	<b>20,008,661</b>	<b>0</b>	<b>0</b>	<b>144,963</b>	<b>144,623</b>	<b>-339</b>	<b>-0.2</b>	<b>0.72</b>	<b>0.72</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	215,587	215,587	0	0.0
(-) TIF Tax Capacity	1,178	1,178	0	0.0
(-) FD Contrib Tax Cap	564	0	-564	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>213,845</b>	<b>214,409</b>	<b>564</b>	<b>0.3</b>
FD Distrib Tax Cap	565	0	-565	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	22.26	22.26	0.000	0.000
City/Town	22.34	22.41	0.000	0.000
School District	13.01	13.00	7.026	7.039
Special District	0.88	0.88	0.000	0.000
<b>Total</b>	<b>58.49</b>	<b>58.56</b>	<b>7.026</b>	<b>7.039</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	262,300	262,300	0	1,639	1,586	-53	-3.2	0.62	0.60
Res Hmstd: AvgVal	393,200	393,200	0	2,565	2,514	-51	-2.0	0.65	0.64
Res Hmstd: Hi Val	524,100	524,100	0	3,469	3,473	4	0.1	0.66	0.66
Res Hmstd: Ex-Hi Val	786,300	786,300	0	5,570	5,577	7	0.1	0.71	0.71
Apartment	300,000	300,000	0	2,404	2,407	3	0.1	0.80	0.80
Seas Rec: Lo Val	75,000	75,000	0	469	469	0	0.1	0.63	0.63
Seas Rec: Hi Val	200,000	200,000	0	1,324	1,326	1	0.1	0.66	0.66
Comm/Ind: Lo Val	150,000	150,000	0	1,611	1,643	32	2.0	1.07	1.10
Comm/Ind: Mid Val	300,000	300,000	0	4,309	4,383	74	1.7	1.44	1.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0	16,900	17,171	271	1.6	1.69	1.72

# DAKOTA COUNTY

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	49,124,859	49,124,859	0	0	531,651	555,465	23,814	4.5	1.08	1.13
Res Non-Hmstd	6,584,271	6,584,271	0	0	74,958	78,301	3,342	4.5	1.14	1.19
Apartments	5,784,498	5,784,498	0	0	77,142	79,651	2,510	3.3	1.33	1.38
Low-income Apts	541,593	541,593	0	0	1,587	1,661	73	4.6	0.29	0.31
Seasonal Rec'l	26,303	26,303	0	0	271	283	13	4.7	1.03	1.08
Com/Ind: Lo tier	558,150	558,150	0	0	9,555	8,951	-604	-6.3	1.71	1.60
Com/Ind: Hi tier	9,529,289	9,529,289	0	0	263,323	244,642	-18,681	-7.1	2.76	2.57
Publ U: Elec Gen	139,710	139,710	0	0	3,049	2,775	-274	-9.0	2.18	1.99
Publ U: Other	767,298	767,298	0	0	21,128	19,720	-1,408	-6.7	2.75	2.57
Ag HGA	322,571	322,571	0	0	2,630	2,726	96	3.7	0.82	0.85
Ag Hmstd Land	1,177,621	1,177,621	0	0	3,117	3,166	48	1.6	0.26	0.27
Ag Non-Hmstd	574,870	574,870	0	0	3,212	3,284	71	2.2	0.56	0.57
Miscellaneous	157,697	157,697	0	0	1,945	2,037	92	4.7	1.23	1.29
<b>Total</b>	<b>75,288,730</b>	<b>75,288,730</b>	<b>0</b>	<b>0</b>	<b>993,568</b>	<b>1,002,662</b>	<b>9,092</b>	<b>0.9</b>	<b>1.32</b>	<b>1.33</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	858,131	858,131	0	0.0
(-) TIF Tax Capacity	15,726	16,076	350	2.2
(-) FD Contrib Tax Cap	67,900	0	-67,900	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>774,505</b>	<b>842,056</b>	<b>67,551</b>	<b>8.7</b>
FD Distrib Tax Cap	86,223	0	-86,223	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.88	0.000	0.000
City/Town	39.90	40.93	0.159	0.159
School District	23.32	23.76	23.125	25.757
Special District	3.44	3.51	0.000	0.000
<b>Total</b>	<b>86.26</b>	<b>88.08</b>	<b>23.284</b>	<b>25.916</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	268,300	268,300	0	2,826	2,861	35	1.2	1.05	1.07
Res Hmstd: AvgVal	402,300	402,300	0	4,398	4,495	97	2.2	1.09	1.12
Res Hmstd: Hi Val	536,200	536,200	0	5,952	6,192	240	4.0	1.11	1.15
Res Hmstd: Ex-Hi Val	804,500	804,500	0	9,470	9,842	372	3.9	1.18	1.22
Apartment	300,000	300,000	0	3,933	4,081	147	3.7	1.31	1.36
Comm/Ind: Lo Val	150,000	150,000	0	2,774	2,590	-184	-6.6	1.85	1.73
Comm/Ind: Mid Val	300,000	300,000	0	6,943	6,499	-443	-6.4	2.31	2.17
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,394	24,742	-1,652	-6.3	2.64	2.47

# HENNEPIN COUNTY

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	142,072,403	142,072,403	0	0	1,838,404	1,819,160	-19,244	-1.0	1.29	1.28
Res Non-Hmstd	29,472,986	29,472,986	0	0	407,861	403,083	-4,778	-1.2	1.38	1.37
Apartments	27,221,131	27,221,131	0	0	452,973	446,437	-6,536	-1.4	1.66	1.64
Low-income Apts	4,141,902	4,141,902	0	0	14,502	14,388	-114	-0.8	0.35	0.35
Seasonal Rec'l	1,514,666	1,514,666	0	0	17,326	16,952	-374	-2.2	1.14	1.12
Com/Ind: Lo tier	1,589,960	1,589,960	0	0	31,379	30,363	-1,016	-3.2	1.97	1.91
Com/Ind: Hi tier	41,849,406	41,849,406	0	0	1,293,921	1,243,665	-50,256	-3.9	3.09	2.97
Publ U: Elec Gen	36,594	36,594	0	0	997	1,004	7	0.7	2.73	2.74
Publ U: Other	1,182,670	1,182,670	0	0	36,252	34,683	-1,569	-4.3	3.07	2.93
Ag HGA	246,450	246,450	0	0	2,883	2,859	-24	-0.8	1.17	1.16
Ag Hmstd Land	277,409	277,409	0	0	1,031	1,006	-25	-2.4	0.37	0.36
Ag Non-Hmstd	431,145	431,145	0	0	3,908	3,826	-81	-2.1	0.91	0.89
Miscellaneous	229,718	229,718	0	0	5,076	5,035	-41	-0.8	2.21	2.19
<b>Total</b>	<b>250,266,440</b>	<b>250,266,440</b>	<b>0</b>	<b>0</b>	<b>4,106,513</b>	<b>4,022,461</b>	<b>-84,051</b>	<b>-2.0</b>	<b>1.64</b>	<b>1.61</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,026,897	3,026,897	0	0.0
(-) TIF Tax Capacity	85,693	92,148	6,455	7.5
(-) FD Contrib Tax Cap	308,976	0	-308,976	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,632,228</b>	<b>2,934,749</b>	<b>302,521</b>	<b>11.5</b>
FD Distrib Tax Cap	230,130	0	-230,130	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.69	35.64	0.000	0.000
City/Town	43.76	42.96	0.090	0.090
School District	22.92	22.33	18.312	19.804
Special District	7.71	7.53	0.000	0.000
<b>Total</b>	<b>111.07</b>	<b>108.45</b>	<b>18.402</b>	<b>19.894</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	301,100	301,100	0	3,786	3,654	-132	-3.5	1.26	1.21
Res Hmstd: AvgVal	451,400	451,400	0	5,845	5,729	-115	-2.0	1.29	1.27
Res Hmstd: Hi Val	601,600	601,600	0	8,071	7,997	-75	-0.9	1.34	1.33
Res Hmstd: Ex-Hi Val	902,700	902,700	0	12,806	12,678	-129	-1.0	1.42	1.40
Apartment	300,000	300,000	0	4,717	4,664	-54	-1.1	1.57	1.55
Comm/Ind: Lo Val	150,000	150,000	0	3,098	2,958	-139	-4.5	2.07	1.97
Comm/Ind: Mid Val	300,000	300,000	0	7,721	7,388	-333	-4.3	2.57	2.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0	29,296	28,061	-1,236	-4.2	2.93	2.81

# ITASCA COUNTY

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,024,208	4,024,208	0	0	30,887	30,488	-399	-1.3	0.77	0.76
Res Non-Hmstd	532,082	532,082	0	0	6,128	6,131	3	0.0	1.15	1.15
Apartments	106,551	106,551	0	0	1,876	1,845	-30	-1.6	1.76	1.73
Low-income Apts	29,221	29,221	0	0	108	107	0	-0.3	0.37	0.37
Seasonal Rec'l	1,731,710	1,731,710	0	0	15,577	15,308	-269	-1.7	0.90	0.88
Com/Ind: Lo tier	135,688	135,688	0	0	2,686	2,556	-131	-4.9	1.98	1.88
Com/Ind: Hi tier	362,006	362,006	0	0	11,763	11,226	-538	-4.6	3.25	3.10
Publ U: Elec Gen	249,899	249,899	0	0	5,427	4,885	-542	-10.0	2.17	1.95
Publ U: Other	601,072	601,072	0	0	16,693	15,183	-1,510	-9.0	2.78	2.53
Ag HGA	101,752	101,752	0	0	529	518	-11	-2.1	0.52	0.51
Ag Hmstd Land	157,424	157,424	0	0	289	280	-9	-3.3	0.18	0.18
Ag Non-Hmstd	819,493	819,493	0	0	5,818	5,700	-118	-2.0	0.71	0.70
Miscellaneous	11,314	11,314	0	0	232	227	-5	-2.2	2.05	2.01
<b>Total</b>	<b>8,862,420</b>	<b>8,862,420</b>	<b>0</b>	<b>0</b>	<b>98,013</b>	<b>94,454</b>	<b>-3,559</b>	<b>-3.6</b>	<b>1.11</b>	<b>1.07</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	97,127	97,127	0	0.0
(-) TIF Tax Capacity	1,046	1,058	12	1.1
(-) FD Contrib Tax Cap	5,189	0	-5,189	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>90,892</b>	<b>96,069</b>	<b>5,177</b>	<b>5.7</b>
FD Distrib Tax Cap	3,000	0	-3,000	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.17	45.17	0.000	0.000
City/Town	27.70	27.97	0.000	0.000
School District	18.32	17.99	9.443	9.798
Special District	1.82	1.75	0.000	0.000
<b>Total</b>	<b>94.00</b>	<b>92.89</b>	<b>9.443</b>	<b>9.798</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	181,700	181,700	0	1,393	1,070	-323	-23.2	0.77	0.59
Res Hmstd: AvgVal	272,400	272,400	0	2,408	2,077	-331	-13.7	0.88	0.76
Res Hmstd: Hi Val	363,100	363,100	0	3,423	3,085	-339	-9.9	0.94	0.85
Res Hmstd: Ex-Hi Val	544,800	544,800	0	5,451	5,183	-268	-4.9	1.00	0.95
Apartment	300,000	300,000	0	3,808	3,777	-31	-0.8	1.27	1.26
Seas Rec: Lo Val	75,000	75,000	0	735	727	-8	-1.1	0.98	0.97
Seas Rec: Hi Val	200,000	200,000	0	2,035	2,012	-22	-1.1	1.02	1.01
Comm/Ind: Lo Val	150,000	150,000	0	2,704	2,456	-248	-9.2	1.80	1.64
Comm/Ind: Mid Val	300,000	300,000	0	6,848	6,268	-580	-8.5	2.28	2.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,187	24,055	-2,132	-8.1	2.62	2.41

# KOOCHICHING COUNTY

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	683,454	683,454	0	0	6,993	6,992	0	0	1.02	1.02
Res Non-Hmstd	99,788	99,788	0	0	1,384	1,384	0	0	1.39	1.39
Apartments	6,657	6,657	0	0	140	140	0	0	2.11	2.11
Low-income Apts	6,128	6,128	0	0	27	27	0	0	0.44	0.44
Seasonal Rec'l	272,698	272,698	0	0	2,185	2,185	0	0	0.80	0.80
Com/Ind: Lo tier	40,206	40,206	0	0	900	900	0	0	2.24	2.24
Com/Ind: Hi tier	107,948	107,948	0	0	3,725	3,725	0	0	3.45	3.45
Publ U: Elec Gen	0	0	0	0	0	0	0	0	0.00	0.00
Publ U: Other	18,906	18,906	0	0	586	586	0	0	3.10	3.10
Ag HGA	37,996	37,996	0	0	275	275	0	0	0.72	0.72
Ag Hmstd Land	76,608	76,608	0	0	142	142	0	0	0.19	0.19
Ag Non-Hmstd	367,298	367,298	0	0	2,298	2,298	0	0	0.63	0.63
Miscellaneous	1,930	1,930	0	0	42	42	0	0	2.18	2.18
<b>Total</b>	<b>1,719,617</b>	<b>1,719,617</b>	<b>0</b>	<b>0</b>	<b>18,697</b>	<b>18,696</b>	<b>0</b>	<b>0</b>	<b>1.09</b>	<b>1.09</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	17,071	17,071	0	0
(-) TIF Tax Capacity	1	1	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>17,069</b>	<b>17,069</b>	<b>0</b>	<b>0</b>
FD Distrb Tax Cap	0	0	0	0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	43.98	43.98	0.000	0.000
City/Town	28.68	28.67	0.000	0.000
School District	22.91	22.91	18.075	18.075
Special District	0.71	0.71	0.000	0.000
<b>Total</b>	<b>96.29</b>	<b>96.28</b>	<b>18.075</b>	<b>18.075</b>

## 4. Tax Burdens on Hypothetical 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	1,022	932	-90	-8.8	0.91	0.83
Res Hmstd: AvgVal	168,200	168,200	0	1,711	1,621	-90	-5.2	1.02	0.96
Res Hmstd: Hi Val	224,200	224,200	0	2,400	2,310	-90	-3.7	1.07	1.03
Res Hmstd: Ex-Hi Val	336,400	336,400	0	3,780	3,690	-90	-2.4	1.12	1.10
Apartment	300,000	300,000	0	4,153	4,153	0	0.0	1.38	1.38
Seas Rec: Lo Val	75,000	75,000	0	752	752	0	0.0	1.00	1.00
Seas Rec: Hi Val	200,000	200,000	0	2,080	2,080	0	0.0	1.04	1.04
Comm/Ind: Lo Val	150,000	150,000	0	2,657	2,657	0	0.0	1.77	1.77
Comm/Ind: Mid Val	300,000	300,000	0	6,695	6,694	0	0.0	2.23	2.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,538	25,536	-2	0.0	2.55	2.55

# LAKE COUNTY

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,322,817	1,322,817	0	0	7,821	7,675	-146	-1.9	0.59	0.58
Res Non-Hmstd	318,630	318,630	0	0	2,925	2,878	-47	-1.6	0.92	0.90
Apartments	19,727	19,727	0	0	271	268	-3	-1.1	1.37	1.36
Low-income Apts	4,244	4,244	0	0	12	12	0	-0.9	0.28	0.28
Seasonal Rec'l	1,029,396	1,029,396	0	0	7,216	7,098	-117	-1.6	0.70	0.69
Com/Ind: Lo tier	41,726	41,726	0	0	674	551	-124	-18.4	1.62	1.32
Com/Ind: Hi tier	117,858	117,858	0	0	3,096	2,545	-550	-17.8	2.63	2.16
Publ U: Elec Gen	8,540	8,540	0	0	220	202	-18	-8.1	2.58	2.37
Publ U: Other	34,393	34,393	0	0	966	852	-114	-11.8	2.81	2.48
Ag HGA	2,620	2,620	0	0	9	9	0	-2.7	0.35	0.34
Ag Hmstd Land	4,606	4,606	0	0	7	7	0	-2.4	0.16	0.15
Ag Non-Hmstd	305,781	305,781	0	0	1,584	1,554	-29	-1.8	0.52	0.51
Miscellaneous	1,751	1,751	0	0	41	36	-5	-13.0	2.33	2.03
<b>Total</b>	<b>3,212,089</b>	<b>3,212,089</b>	<b>0</b>	<b>0</b>	<b>24,842</b>	<b>23,687</b>	<b>-1,153</b>	<b>-4.6</b>	<b>0.77</b>	<b>0.74</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	34,097	34,097	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1,235	0	-1,235	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>32,861</b>	<b>34,097</b>	<b>1,236</b>	<b>3.8</b>
FD Distrib Tax Cap	602	0	-602	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	37.54	36.82	0.000	0.000
City/Town	18.77	19.02	0.000	0.000
School District	9.17	9.03	5.273	5.369
Special District	2.95	2.91	0.000	0.000
<b>Total</b>	<b>68.43</b>	<b>67.77</b>	<b>5.273</b>	<b>5.369</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	217,800	217,800	0	1,195	895	-299	-25.1	0.55	0.41
Res Hmstd: AvgVal	326,500	326,500	0	2,063	1,757	-306	-14.8	0.63	0.54
Res Hmstd: Hi Val	435,300	435,300	0	2,918	2,619	-300	-10.3	0.67	0.60
Res Hmstd: Ex-Hi Val	653,000	653,000	0	4,785	4,520	-264	-5.5	0.73	0.69
Apartment	300,000	300,000	0	2,724	2,703	-22	-0.8	0.91	0.90
Seas Rec: Lo Val	75,000	75,000	0	543	538	-5	-0.9	0.72	0.72
Seas Rec: Hi Val	200,000	200,000	0	1,523	1,510	-13	-0.9	0.76	0.76
Comm/Ind: Lo Val	150,000	150,000	0	2,393	1,825	-568	-23.7	1.60	1.22
Comm/Ind: Mid Val	300,000	300,000	0	6,142	4,817	-1,325	-21.6	2.05	1.61
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,639	18,778	-4,861	-20.6	2.36	1.88

# RAMSEY COUNTY

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	43,067,854	43,067,854	0	0	626,776	663,388	36,612	5.8	1.46	1.54
Res Non-Hmstd	8,399,709	8,399,709	0	0	135,159	143,898	8,740	6.5	1.61	1.71
Apartments	8,847,186	8,847,186	0	0	167,517	178,491	10,975	6.6	1.89	2.02
Low-income Apts	2,524,917	2,524,917	0	0	9,933	10,646	713	7.2	0.39	0.42
Seasonal Rec'l	20,460	20,460	0	0	346	358	12	3.3	1.69	1.75
Com/Ind: Lo tier	771,007	771,007	0	0	16,645	18,123	1,477	8.9	2.16	2.35
Com/Ind: Hi tier	11,702,150	11,702,150	0	0	392,659	414,824	22,165	5.6	3.36	3.54
Publ U: Elec Gen	77,885	77,885	0	0	2,286	2,599	313	13.7	2.93	3.34
Publ U: Other	451,164	451,164	0	0	15,211	16,116	905	6.0	3.37	3.57
Ag HGA	705	705	0	0	9	9	0	2.2	1.31	1.34
Ag Hmstd Land	780	780	0	0	3	3	0	2.2	0.39	0.40
Ag Non-Hmstd	16,260	16,260	0	0	176	182	6	3.5	1.08	1.12
Miscellaneous	153,598	153,598	0	0	2,400	2,486	85	3.6	1.56	1.62
<b>Total</b>	<b>76,033,675</b>	<b>76,033,675</b>	<b>0</b>	<b>0</b>	<b>1,369,120</b>	<b>1,451,123</b>	<b>82,003</b>	<b>6.0</b>	<b>1.80</b>	<b>1.91</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	881,979	881,979	0	0.0
(-) TIF Tax Capacity	47,791	49,648	1,857	3.9
(-) FD Contrib Tax Cap	92,608	0	-92,608	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>741,581</b>	<b>832,332</b>	<b>90,751</b>	<b>12.2</b>
FD Distrib Tax Cap	132,256	0	-132,256	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	45.70	47.52	0.000	0.000
City/Town	43.48	45.68	0.057	0.057
School District	30.06	31.28	19.304	22.394
Special District	12.21	12.78	0.000	0.000
<b>Total</b>	<b>131.45</b>	<b>137.26</b>	<b>19.361</b>	<b>22.451</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	233,400	233,400	0	3,306	3,377	71	2.1	1.42	1.45
Res Hmstd: AvgVal	349,900	349,900	0	5,201	5,382	181	3.5	1.49	1.54
Res Hmstd: Hi Val	466,400	466,400	0	7,034	7,386	353	5.0	1.51	1.58
Res Hmstd: Ex-Hi Val	699,700	699,700	0	11,208	11,861	652	5.8	1.60	1.70
Apartment	300,000	300,000	0	5,510	5,821	311	5.6	1.84	1.94
Comm/Ind: Lo Val	150,000	150,000	0	3,406	3,645	239	7.0	2.27	2.43
Comm/Ind: Mid Val	300,000	300,000	0	8,436	8,977	542	6.4	2.81	2.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0	31,908	33,863	1,955	6.1	3.19	3.39

# ST. LOUIS COUNTY

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	14,734,586	14,734,586	0	0	156,529	160,423	3,894	2.5	1.06	1.09
Res Non-Hmstd	3,360,274	3,360,274	0	0	46,722	47,720	997	2.1	1.39	1.42
Apartments	1,140,216	1,140,216	0	0	19,321	19,632	310	1.6	1.69	1.72
Low-income Apts	205,256	205,256	0	0	734	755	21	2.9	0.36	0.37
Seasonal Rec'l	3,096,926	3,096,926	0	0	30,432	30,609	177	0.6	0.98	0.99
Com/Ind: Lo tier	491,223	491,223	0	0	10,280	10,727	447	4.4	2.09	2.18
Com/Ind: Hi tier	2,692,362	2,692,362	0	0	85,296	85,747	450	0.5	3.17	3.18
Publ U: Elec Gen	55,100	55,100	0	0	1,689	1,723	35	2.1	3.06	3.13
Publ U: Other	717,852	717,852	0	0	18,523	18,123	-400	-2.2	2.58	2.52
Ag HGA	118,329	118,329	0	0	802	819	17	2.2	0.68	0.69
Ag Hmstd Land	139,129	139,129	0	0	278	283	5	1.8	0.20	0.20
Ag Non-Hmstd	1,295,617	1,295,617	0	0	11,606	11,739	133	1.1	0.90	0.91
Miscellaneous	102,178	102,178	0	0	2,565	2,608	43	1.7	2.51	2.55
<b>Total</b>	<b>28,149,048</b>	<b>28,149,048</b>	<b>0</b>	<b>0</b>	<b>384,777</b>	<b>390,908</b>	<b>6,129</b>	<b>1.6</b>	<b>1.37</b>	<b>1.39</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	308,187	308,187	0	0.0
(-) TIF Tax Capacity	4,406	4,406	0	0.0
(-) FD Contrib Tax Cap	5,305	0	-5,305	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>298,476</b>	<b>303,781</b>	<b>5,305</b>	<b>1.8</b>
FD Distrib Tax Cap	9,105	0	-9,105	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	56.99	57.56	0.000	0.000
City/Town	34.19	36.05	1.143	1.143
School District	17.50	17.49	10.728	11.031
Special District	4.08	4.05	0.000	0.000
<b>Total</b>	<b>112.76</b>	<b>115.15</b>	<b>11.871</b>	<b>12.174</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	161,500	161,500	0	1,757	1,688	-69	-3.9	1.09	1.05
Res Hmstd: AvgVal	242,100	242,100	0	2,843	2,797	-46	-1.6	1.17	1.16
Res Hmstd: Hi Val	322,700	322,700	0	3,929	3,907	-22	-0.6	1.22	1.21
Res Hmstd: Ex-Hi Val	484,100	484,100	0	6,033	6,129	96	1.6	1.25	1.27
Apartment	300,000	300,000	0	4,585	4,683	99	2.2	1.53	1.56
Seas Rec: Lo Val	75,000	75,000	0	876	894	18	2.0	1.17	1.19
Seas Rec: Hi Val	200,000	200,000	0	2,410	2,458	48	2.0	1.21	1.23
Comm/Ind: Lo Val	150,000	150,000	0	2,762	2,993	231	8.4	1.84	2.00
Comm/Ind: Mid Val	300,000	300,000	0	6,970	7,508	538	7.7	2.32	2.50
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,609	28,578	1,969	7.4	2.66	2.86

# SCOTT COUNTY

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	19,080,659	19,080,659	0	0	193,493	196,400	2,908	1.5	1.01	1.03
Res Non-Hmstd	3,212,281	3,212,281	0	0	33,937	34,418	481	1.4	1.06	1.07
Apartments	1,216,269	1,216,269	0	0	15,510	15,473	-36	-0.2	1.28	1.27
Low-income Apts	254,575	254,575	0	0	676	685	9	1.3	0.27	0.27
Seasonal Rec'l	65,758	65,758	0	0	668	678	9	1.4	1.02	1.03
Com/Ind: Lo tier	268,014	268,014	0	0	4,482	4,058	-424	-9.4	1.67	1.51
Com/Ind: Hi tier	3,998,781	3,998,781	0	0	109,689	98,090	-11,599	-10.6	2.74	2.45
Publ U: Elec Gen	11,913	11,913	0	0	257	217	-40	-15.6	2.15	1.82
Publ U: Other	317,383	317,383	0	0	8,239	7,171	-1,068	-13.0	2.60	2.26
Ag HGA	247,776	247,776	0	0	1,901	1,923	22	1.2	0.77	0.78
Ag Hmstd Land	639,360	639,360	0	0	1,480	1,463	-18	-1.2	0.23	0.23
Ag Non-Hmstd	518,000	518,000	0	0	3,083	3,062	-20	-0.7	0.60	0.59
Miscellaneous	32,520	32,520	0	0	395	410	15	3.9	1.21	1.26
<b>Total</b>	<b>29,863,289</b>	<b>29,863,289</b>	<b>0</b>	<b>0</b>	<b>373,810</b>	<b>364,048</b>	<b>-9,761</b>	<b>-2.6</b>	<b>1.25</b>	<b>1.22</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	344,165	344,165	0	0.0
(-) TIF Tax Capacity	6,311	7,009	698	11.1
(-) FD Contrib Tax Cap	31,620	0	-31,620	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>306,233</b>	<b>337,156</b>	<b>30,923</b>	<b>10.1</b>
FD Distrib Tax Cap	26,195	0	-26,195	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	26.90	26.47	0.000	0.000
City/Town	30.43	30.40	0.093	0.093
School District	23.35	23.36	15.833	17.360
Special District	4.20	4.17	0.000	0.000
<b>Total</b>	<b>84.88</b>	<b>84.41</b>	<b>15.925</b>	<b>17.453</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	296,200	296,200	0	2,896	2,849	-47	-1.6	0.98	0.96
Res Hmstd: AvgVal	444,100	444,100	0	4,477	4,468	-9	-0.2	1.01	1.01
Res Hmstd: Hi Val	592,000	592,000	0	6,163	6,224	61	1.0	1.04	1.05
Res Hmstd: Ex-Hi Val	888,100	888,100	0	9,776	9,865	89	0.9	1.10	1.11
Apartment	300,000	300,000	0	3,661	3,689	28	0.8	1.22	1.23
Comm/Ind: Lo Val	150,000	150,000	0	2,675	2,380	-294	-11.0	1.78	1.59
Comm/Ind: Mid Val	300,000	300,000	0	6,746	6,053	-694	-10.3	2.25	2.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,748	23,189	-2,559	-9.9	2.57	2.32

# WASHINGTON COUNTY

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	36,715,096	36,715,096	0	0	405,669	414,638	8,970	2.2	1.10	1.13
Res Non-Hmstd	5,999,910	5,999,910	0	0	68,384	69,758	1,374	2.0	1.14	1.16
Apartments	2,427,593	2,427,593	0	0	33,217	33,637	419	1.3	1.37	1.39
Low-income Apts	548,441	548,441	0	0	1,583	1,607	24	1.5	0.29	0.29
Seasonal Rec'l	163,055	163,055	0	0	1,573	1,587	14	0.9	0.96	0.97
Com/Ind: Lo tier	318,704	318,704	0	0	5,593	5,151	-442	-7.9	1.75	1.62
Com/Ind: Hi tier	5,159,791	5,159,791	0	0	148,339	138,800	-9,539	-6.4	2.87	2.69
Publ U: Elec Gen	210,682	210,682	0	0	4,968	4,309	-659	-13.3	2.36	2.05
Publ U: Other	356,860	356,860	0	0	10,167	9,412	-755	-7.4	2.85	2.64
Ag HGA	344,828	344,828	0	0	3,178	3,238	59	1.9	0.92	0.94
Ag Hmstd Land	328,280	328,280	0	0	835	843	8	0.9	0.25	0.26
Ag Non-Hmstd	512,383	512,383	0	0	3,579	3,604	25	0.7	0.70	0.70
Miscellaneous	46,312	46,312	0	0	720	708	-13	-1.8	1.56	1.53
<b>Total</b>	<b>53,131,935</b>	<b>53,131,935</b>	<b>0</b>	<b>0</b>	<b>687,805</b>	<b>687,292</b>	<b>-515</b>	<b>-0.1</b>	<b>1.29</b>	<b>1.29</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	595,674	595,674	0	0.0
(-) TIF Tax Capacity	6,941	7,073	132	1.9
(-) FD Contrib Tax Cap	43,551	0	-43,551	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>545,181</b>	<b>588,601</b>	<b>43,420</b>	<b>8.0</b>
FD Distrib Tax Cap	49,326	0	-49,326	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.57	23.65	0.235	0.235
City/Town	33.64	33.98	0.000	0.000
School District	28.17	28.51	20.433	22.350
Special District	4.30	4.30	0.000	0.000
<b>Total</b>	<b>89.67</b>	<b>90.44</b>	<b>20.669</b>	<b>22.586</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	312,700	312,700	0	3,369	3,368	-1	0.0	1.08	1.08
Res Hmstd: AvgVal	468,800	468,800	0	5,173	5,259	87	1.7	1.10	1.12
Res Hmstd: Hi Val	624,900	624,900	0	7,175	7,346	170	2.4	1.15	1.18
Res Hmstd: Ex-Hi Val	937,500	937,500	0	11,326	11,586	260	2.3	1.21	1.24
Apartment	300,000	300,000	0	3,983	4,069	86	2.2	1.33	1.36
Comm/Ind: Lo Val	150,000	150,000	0	2,828	2,593	-234	-8.3	1.89	1.73
Comm/Ind: Mid Val	300,000	300,000	0	7,080	6,523	-556	-7.9	2.36	2.17
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,923	24,864	-2,059	-7.6	2.69	2.49

# AITKIN TOWNSHIP

- Rep25B3
- **Baseline:** Certified Pay 2025
- **Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	104,649	104,649	0	0	432	432	0	0.0	0.41	0.41
Res Non-Hmstd	14,658	14,658	0	0	88	88	0	0.0	0.60	0.60
Apartments	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	0.00	0.00
Seasonal Rec'l	40,523	40,523	0	0	249	249	-1	-0.2	0.62	0.61
Com/Ind: Lo tier	2,810	2,810	0	0	36	23	-12	-34.9	1.28	0.83
Com/Ind: Hi tier	6,239	6,239	0	0	141	104	-37	-26.2	2.26	1.67
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	497	497	0	0	11	8	-3	-26.2	2.26	1.67
Ag HGA	9,075	9,075	0	0	26	26	0	-0.1	0.29	0.28
Ag Hmstd Land	15,654	15,654	0	0	20	20	0	-0.3	0.13	0.13
Ag Non-Hmstd	19,851	19,851	0	0	100	100	0	-0.2	0.51	0.50
Miscellaneous	898	898	0	0	6	6	0	-0.1	0.70	0.70
<b>Total</b>	<b>214,854</b>	<b>214,854</b>	<b>0</b>	<b>0</b>	<b>1,109</b>	<b>1,056</b>	<b>-53</b>	<b>-4.8</b>	<b>0.52</b>	<b>0.49</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,146	2,146	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	55	0	-55	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,091</b>	<b>2,146</b>	<b>55</b>	<b>2.6</b>
FD Distrb Tax Cap	79	0	-79	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	31.46	31.27	0.000	0.000
City/Town	12.44	12.58	0.000	0.000
School District	7.13	7.05	6.392	6.495
Special District	0.13	0.13	0.000	0.000
<b>Total</b>	<b>51.16</b>	<b>51.03</b>	<b>6.392</b>	<b>6.495</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	256,300	256,300	0	1,113	840	-273	-24.5	0.43	0.33
Res Hmstd: AvgVal	384,200	384,200	0	1,908	1,634	-273	-14.3	0.50	0.43
Res Hmstd: Hi Val	512,100	512,100	0	2,673	2,444	-229	-8.6	0.52	0.48
Res Hmstd: Ex-Hi Val	768,400	768,400	0	4,475	4,248	-227	-5.1	0.58	0.55
Seas Rec: Lo Val	75,000	75,000	0	414	413	-1	-0.2	0.55	0.55
Seas Rec: Hi Val	200,000	200,000	0	1,178	1,175	-2	-0.2	0.59	0.59
Comm/Ind: Lo Val	150,000	150,000	0	2,132	1,465	-667	-31.3	1.42	0.98
Comm/Ind: Mid Val	300,000	300,000	0	5,529	3,972	-1,557	-28.2	1.84	1.32
Comm/Ind: Hi Val	1,000,000	1,000,000	0	21,379	15,668	-5,710	-26.7	2.14	1.57

# FARM ISLAND TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	206,824	206,824	0	0	858	854	-3	-0.4	0.41	0.41
Res Non-Hmstd	20,089	20,089	0	0	113	113	0	-0.3	0.56	0.56
Apartments	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	0.00	0.00
Seasonal Rec'l	295,473	295,473	0	0	1,685	1,676	-8	-0.5	0.57	0.57
Com/Ind: Lo tier	1,458	1,458	0	0	18	11	-7	-39.7	1.27	0.76
Com/Ind: Hi tier	1,345	1,345	0	0	30	21	-9	-29.8	2.25	1.58
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	729	729	0	0	16	12	-5	-29.8	2.25	1.58
Ag HGA	7,157	7,157	0	0	24	24	0	-0.5	0.33	0.33
Ag Hmstd Land	6,847	6,847	0	0	6	6	0	-0.8	0.09	0.09
Ag Non-Hmstd	36,662	36,662	0	0	170	169	-1	-0.6	0.46	0.46
Miscellaneous	533	533	0	0	3	3	0	-0.4	0.65	0.65
<b>Total</b>	<b>577,117</b>	<b>577,117</b>	<b>0</b>	<b>0</b>	<b>2,923</b>	<b>2,889</b>	<b>-33</b>	<b>-1.1</b>	<b>0.51</b>	<b>0.50</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	5,860	5,860	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	21	0	-21	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>5,838</b>	<b>5,860</b>	<b>22</b>	<b>0.4</b>
FD Distrb Tax Cap	18	0	-18	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	31.46	31.27	0.000	0.000
City/Town	8.12	8.11	0.000	0.000
School District	7.13	7.05	6.391	6.494
Special District	0.13	0.13	0.000	0.000
<b>Total</b>	<b>46.83</b>	<b>46.56</b>	<b>6.391</b>	<b>6.494</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	301,800	301,800	0	1,269	996	-273	-21.5	0.42	0.33
Res Hmstd: AvgVal	452,400	452,400	0	2,118	1,858	-260	-12.3	0.47	0.41
Res Hmstd: Hi Val	603,000	603,000	0	3,040	2,804	-236	-7.8	0.50	0.47
Res Hmstd: Ex-Hi Val	904,800	904,800	0	5,000	4,757	-243	-4.9	0.55	0.53
Seas Rec: Lo Val	75,000	75,000	0	381	379	-2	-0.5	0.51	0.51
Seas Rec: Hi Val	200,000	200,000	0	1,091	1,086	-5	-0.5	0.55	0.54
Comm/Ind: Lo Val	150,000	150,000	0	2,119	1,365	-754	-35.6	1.41	0.91
Comm/Ind: Mid Val	300,000	300,000	0	5,497	3,737	-1,760	-32.0	1.83	1.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0	21,262	14,807	-6,455	-30.4	2.13	1.48

# FLEMING TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	38,698	38,698	0	0	130	130	0	-0.3	0.34	0.34
Res Non-Hmstd	5,302	5,302	0	0	30	30	0	-0.2	0.57	0.57
Apartments	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	0.00	0.00
Seasonal Rec'l	105,864	105,864	0	0	611	609	-2	-0.4	0.58	0.57
Com/Ind: Lo tier	26	26	0	0	0	0	0	-42.0	1.38	0.80
Com/Ind: Hi tier	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	0.00	0.00
Publ U: Other	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag HGA	3,543	3,543	0	0	8	8	0	-0.5	0.22	0.22
Ag Hmstd Land	9,700	9,700	0	0	15	15	0	-0.5	0.15	0.15
Ag Non-Hmstd	17,509	17,509	0	0	84	84	0	-0.4	0.48	0.48
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>180,642</b>	<b>180,642</b>	<b>0</b>	<b>0</b>	<b>878</b>	<b>876</b>	<b>-2</b>	<b>-0.2</b>	<b>0.49</b>	<b>0.48</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,733	1,733	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>1,733</b>	<b>1,733</b>	<b>0</b>	<b>0</b>
FD Distrib Tax Cap	6	0	-6	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	31.46	31.27	0.000	0.000
City/Town	10.53	10.56	0.000	0.000
School District	7.13	7.05	6.355	6.457
Special District	0.13	0.13	0.000	0.000
<b>Total</b>	<b>49.24</b>	<b>49.01</b>	<b>6.355</b>	<b>6.457</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	213,400	213,400	0	808	535	-273	-33.8	0.38	0.25
Res Hmstd: AvgVal	319,800	319,800	0	1,446	1,172	-275	-19.0	0.45	0.37
Res Hmstd: Hi Val	426,300	426,300	0	2,080	1,810	-271	-13.0	0.49	0.42
Res Hmstd: Ex-Hi Val	639,600	639,600	0	3,438	3,204	-234	-6.8	0.54	0.50
Seas Rec: Lo Val	75,000	75,000	0	399	398	-2	-0.4	0.53	0.53
Seas Rec: Hi Val	200,000	200,000	0	1,139	1,135	-5	-0.4	0.57	0.57

# GLEN TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	66,662	66,662	0	0	213	212	-1	-0.5	0.32	0.32
Res Non-Hmstd	7,617	7,617	0	0	39	39	0	-0.3	0.51	0.51
Apartments	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	0.00	0.00
Seasonal Rec'l	116,499	116,499	0	0	606	603	-3	-0.5	0.52	0.52
Com/Ind: Lo tier	1,138	1,138	0	0	14	8	-6	-43.2	1.24	0.71
Com/Ind: Hi tier	700	700	0	0	16	11	-5	-32.3	2.22	1.51
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	5,459	5,459	0	0	15	15	0	-0.6	0.27	0.27
Ag Hmstd Land	11,132	11,132	0	0	14	14	0	-0.7	0.13	0.13
Ag Non-Hmstd	23,496	23,496	0	0	100	99	-1	-0.6	0.43	0.42
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>232,703</b>	<b>232,703</b>	<b>0</b>	<b>0</b>	<b>1,017</b>	<b>1,001</b>	<b>-16</b>	<b>-1.6</b>	<b>0.44</b>	<b>0.43</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,266	2,266	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	11	0	-11	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,256</b>	<b>2,266</b>	<b>10</b>	<b>0.4</b>
FD Distrb Tax Cap	7	0	-7	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	31.46	31.27	0.000	0.000
City/Town	4.37	4.37	0.000	0.000
School District	7.13	7.05	6.391	6.495
Special District	0.13	0.13	0.000	0.000
<b>Total</b>	<b>43.09</b>	<b>42.82</b>	<b>6.391</b>	<b>6.495</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	239,600	239,600	0	828	560	-269	-32.4	0.35	0.23
Res Hmstd: AvgVal	359,200	359,200	0	1,466	1,196	-271	-18.5	0.41	0.33
Res Hmstd: Hi Val	478,900	478,900	0	2,080	1,832	-248	-11.9	0.43	0.38
Res Hmstd: Ex-Hi Val	718,400	718,400	0	3,500	3,262	-238	-6.8	0.49	0.45
Seas Rec: Lo Val	75,000	75,000	0	353	351	-2	-0.6	0.47	0.47
Seas Rec: Hi Val	200,000	200,000	0	1,016	1,011	-5	-0.5	0.51	0.51
Comm/Ind: Lo Val	150,000	150,000	0	2,087	1,280	-807	-38.6	1.39	0.85
Comm/Ind: Mid Val	300,000	300,000	0	5,423	3,540	-1,882	-34.7	1.81	1.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0	20,991	14,087	-6,903	-32.9	2.10	1.41

# HAZELTON TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	148,035	148,035	0	0	586	583	-2	-0.4	0.40	0.39
Res Non-Hmstd	16,224	16,224	0	0	93	93	0	-0.3	0.57	0.57
Apartments	917	917	0	0	6	6	0	-0.3	0.64	0.64
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	208,898	208,898	0	0	1,154	1,149	-5	-0.5	0.55	0.55
Com/Ind: Lo tier	1,085	1,085	0	0	9	8	-1	-12.0	0.85	0.75
Com/Ind: Hi tier	7,361	7,361	0	0	125	115	-10	-8.0	1.70	1.56
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	304	304	0	0	5	5	0	-8.0	1.70	1.56
Ag HGA	5,991	5,991	0	0	22	21	0	-0.4	0.36	0.36
Ag Hmstd Land	6,871	6,871	0	0	8	8	0	-0.7	0.12	0.12
Ag Non-Hmstd	20,672	20,672	0	0	94	93	-1	-0.5	0.45	0.45
Miscellaneous	90	90	0	0	1	1	0	-0.3	0.64	0.64
<b>Total</b>	<b>416,448</b>	<b>416,448</b>	<b>0</b>	<b>0</b>	<b>2,103</b>	<b>2,082</b>	<b>-19</b>	<b>-0.9</b>	<b>0.50</b>	<b>0.50</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	4,273	4,273	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	11	0	-11	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>4,262</b>	<b>4,273</b>	<b>11</b>	<b>0.3</b>
FD Distrb Tax Cap	15	0	-15	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	31.46	31.27	0.000	0.000
City/Town	7.20	7.21	0.000	0.000
School District	7.13	7.06	6.391	6.495
Special District	0.13	0.13	0.000	0.000
<b>Total</b>	<b>45.92</b>	<b>45.66</b>	<b>6.391</b>	<b>6.495</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	291,800	291,800	0	1,186	914	-272	-22.9	0.41	0.31
Res Hmstd: AvgVal	437,500	437,500	0	1,999	1,734	-264	-13.2	0.46	0.40
Res Hmstd: Hi Val	583,100	583,100	0	2,856	2,621	-234	-8.2	0.49	0.45
Res Hmstd: Ex-Hi Val	874,900	874,900	0	4,717	4,476	-241	-5.1	0.54	0.51
Apartment	300,000	300,000	0	1,914	1,907	-6	-0.3	0.64	0.64
Seas Rec: Lo Val	75,000	75,000	0	374	373	-2	-0.5	0.50	0.50
Seas Rec: Hi Val	200,000	200,000	0	1,073	1,068	-5	-0.5	0.54	0.53
Comm/Ind: Lo Val	150,000	150,000	0	1,498	1,344	-153	-10.2	1.00	0.90
Comm/Ind: Mid Val	300,000	300,000	0	4,048	3,690	-358	-8.9	1.35	1.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0	15,949	14,634	-1,315	-8.2	1.59	1.46

# KIMBERLY TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	14,269	14,269	0	0	60	59	-1	-1.8	0.42	0.41
Res Non-Hmstd	3,580	3,580	0	0	27	26	0	-1.2	0.74	0.73
Apartments	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	0.00	0.00
Seasonal Rec'l	17,452	17,452	0	0	129	128	-2	-1.3	0.74	0.73
Com/Ind: Lo tier	123	123	0	0	2	1	0	-26.5	1.42	1.04
Com/Ind: Hi tier	3,044	3,044	0	0	75	60	-15	-20.4	2.46	1.96
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	398	398	0	0	10	8	-2	-20.4	2.46	1.96
Ag HGA	5,373	5,373	0	0	20	19	0	-2.3	0.36	0.36
Ag Hmstd Land	9,340	9,340	0	0	15	15	0	-2.5	0.16	0.16
Ag Non-Hmstd	14,610	14,610	0	0	96	94	-1	-1.5	0.65	0.64
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>68,189</b>	<b>68,189</b>	<b>0</b>	<b>0</b>	<b>434</b>	<b>410</b>	<b>-21</b>	<b>-4.8</b>	<b>0.64</b>	<b>0.60</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	646	646	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	22	0	-22	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>624</b>	<b>646</b>	<b>22</b>	<b>3.5</b>
FD Distrb Tax Cap	5	0	-5	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	31.46	31.28	0.000	0.000
City/Town	27.51	26.80	0.000	0.000
School District	7.13	7.06	6.392	6.495
Special District	0.13	0.13	0.000	0.000
<b>Total</b>	<b>66.22</b>	<b>65.25</b>	<b>6.392</b>	<b>6.495</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	170,200	170,200	0	801	502	-299	-37.3	0.47	0.29
Res Hmstd: AvgVal	255,200	255,200	0	1,469	1,162	-307	-20.9	0.58	0.46
Res Hmstd: Hi Val	340,100	340,100	0	2,136	1,821	-315	-14.7	0.63	0.54
Res Hmstd: Ex-Hi Val	510,300	510,300	0	3,433	3,158	-275	-8.0	0.67	0.62
Seas Rec: Lo Val	75,000	75,000	0	527	519	-7	-1.4	0.70	0.69
Seas Rec: Hi Val	200,000	200,000	0	1,479	1,460	-19	-1.3	0.74	0.73
Comm/Ind: Lo Val	150,000	150,000	0	2,350	1,785	-565	-24.0	1.57	1.19
Comm/Ind: Mid Val	300,000	300,000	0	6,036	4,718	-1,318	-21.8	2.01	1.57
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,239	18,405	-4,834	-20.8	2.32	1.84

# LEE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,325	3,325	0	0	11	11	0	-0.3	0.33	0.32
Res Non-Hmstd	742	742	0	0	5	5	0	-0.2	0.72	0.72
Apartments	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	0.00	0.00
Seasonal Rec'l	1,815	1,815	0	0	12	12	0	-0.3	0.64	0.64
Com/Ind: Lo tier	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	0.00	0.00
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	771	771	0	0	2	2	0	-0.1	0.26	0.26
Ag Hmstd Land	4,779	4,779	0	0	11	11	0	-0.4	0.23	0.23
Ag Non-Hmstd	8,290	8,290	0	0	47	47	0	-0.3	0.57	0.56
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>19,722</b>	<b>19,722</b>	<b>0</b>	<b>0</b>	<b>88</b>	<b>88</b>	<b>0</b>	<b>0.0</b>	<b>0.45</b>	<b>0.45</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	166	166	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>166</b>	<b>166</b>	<b>0</b>	<b>0</b>
FD Distrib Tax Cap	1	0	-1	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	31.46	31.27	0.000	0.000
City/Town	20.60	20.63	0.000	0.000
School District	7.10	7.06	5.816	5.901
Special District	0.13	0.13	0.000	0.000
<b>Total</b>	<b>59.29</b>	<b>59.09</b>	<b>5.816</b>	<b>5.901</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	116,400	116,400	0	309	234	-76	-24.5	0.27	0.20
Res Hmstd: AvgVal	174,600	174,600	0	719	438	-282	-39.2	0.41	0.25
Res Hmstd: Hi Val	232,700	232,700	0	1,129	846	-283	-25.0	0.49	0.36
Res Hmstd: Ex-Hi Val	349,100	349,100	0	1,949	1,664	-284	-14.6	0.56	0.48
Seas Rec: Lo Val	75,000	75,000	0	475	473	-2	-0.3	0.63	0.63
Seas Rec: Hi Val	200,000	200,000	0	1,340	1,336	-4	-0.3	0.67	0.67

# LOGAN TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	9,644	9,644	0	0	15	15	0	0.0	0.16	0.16
Res Non-Hmstd	4,480	4,480	0	0	29	29	0	0.0	0.65	0.65
Apartments	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	0.00	0.00
Seasonal Rec'l	6,876	6,876	0	0	44	44	0	-0.2	0.64	0.64
Com/Ind: Lo tier	258	258	0	0	3	2	-1	-28.4	1.30	0.93
Com/Ind: Hi tier	75	75	0	0	2	1	0	-21.4	2.29	1.80
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	266	266	0	0	6	5	-1	-21.4	2.29	1.80
Ag HGA	7,507	7,507	0	0	24	24	0	0.0	0.32	0.32
Ag Hmstd Land	11,238	11,238	0	0	15	15	0	-0.2	0.14	0.14
Ag Non-Hmstd	14,340	14,340	0	0	82	82	0	-0.2	0.57	0.57
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>54,684</b>	<b>54,684</b>	<b>0</b>	<b>0</b>	<b>220</b>	<b>217</b>	<b>-2</b>	<b>-0.9</b>	<b>0.40</b>	<b>0.40</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	471	471	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	3	0	-3	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>468</b>	<b>471</b>	<b>3</b>	<b>0.6</b>
FD Distrb Tax Cap	6	0	-6	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	31.46	31.27	0.000	0.000
City/Town	18.97	19.11	0.000	0.000
School District	7.13	7.05	6.391	6.494
Special District	0.13	0.13	0.000	0.000
<b>Total</b>	<b>57.68</b>	<b>57.56</b>	<b>6.391</b>	<b>6.494</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	125,700	125,700	0	366	259	-107	-29.2	0.29	0.21
Res Hmstd: AvgVal	188,500	188,500	0	801	522	-279	-34.8	0.42	0.28
Res Hmstd: Hi Val	251,300	251,300	0	1,236	957	-279	-22.6	0.49	0.38
Res Hmstd: Ex-Hi Val	377,000	377,000	0	2,107	1,827	-279	-13.3	0.56	0.48
Seas Rec: Lo Val	75,000	75,000	0	463	462	-1	-0.2	0.62	0.62
Seas Rec: Hi Val	200,000	200,000	0	1,308	1,306	-2	-0.2	0.65	0.65
Comm/Ind: Lo Val	150,000	150,000	0	2,165	1,612	-553	-25.5	1.44	1.07
Comm/Ind: Mid Val	300,000	300,000	0	5,604	4,314	-1,290	-23.0	1.87	1.44
Comm/Ind: Hi Val	1,000,000	1,000,000	0	21,656	16,925	-4,730	-21.8	2.17	1.69

# MALMO TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	40,801	40,801	0	0	140	139	-1	-0.6	0.34	0.34
Res Non-Hmstd	6,460	6,460	0	0	36	36	0	-0.4	0.56	0.56
Apartments	417	417	0	0	3	3	0	-0.5	0.65	0.65
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	52,246	52,246	0	0	287	285	-2	-0.6	0.55	0.55
Com/Ind: Lo tier	1,357	1,357	0	0	17	10	-6	-37.7	1.22	0.76
Com/Ind: Hi tier	1,346	1,346	0	0	30	21	-8	-28.0	2.19	1.58
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	516	516	0	0	11	8	-3	-28.0	2.19	1.58
Ag HGA	5,097	5,097	0	0	16	16	0	-0.7	0.31	0.31
Ag Hmstd Land	6,802	6,802	0	0	7	7	0	-0.9	0.10	0.10
Ag Non-Hmstd	18,840	18,840	0	0	87	86	-1	-0.7	0.46	0.46
Miscellaneous	92	92	0	0	1	1	0	-0.5	0.65	0.65
<b>Total</b>	<b>133,974</b>	<b>133,974</b>	<b>0</b>	<b>0</b>	<b>635</b>	<b>612</b>	<b>-21</b>	<b>-3.3</b>	<b>0.47</b>	<b>0.46</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,317	1,317	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	18	0	-18	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,300</b>	<b>1,317</b>	<b>17</b>	<b>1.3</b>
FD Distrb Tax Cap	8	0	-8	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	31.46	31.27	0.000	0.000
City/Town	8.03	7.97	0.000	0.000
School District	7.13	7.05	6.391	6.495
Special District	0.13	0.13	0.000	0.000
<b>Total</b>	<b>46.74</b>	<b>46.42</b>	<b>6.391</b>	<b>6.495</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	238,100	238,100	0	901	628	-273	-30.3	0.38	0.26
Res Hmstd: AvgVal	356,900	356,900	0	1,583	1,307	-276	-17.4	0.44	0.37
Res Hmstd: Hi Val	475,700	475,700	0	2,238	1,985	-253	-11.3	0.47	0.42
Res Hmstd: Ex-Hi Val	713,700	713,700	0	3,752	3,510	-242	-6.5	0.53	0.49
Apartment	300,000	300,000	0	1,945	1,936	-9	-0.5	0.65	0.65
Seas Rec: Lo Val	75,000	75,000	0	381	378	-2	-0.6	0.51	0.50
Seas Rec: Hi Val	200,000	200,000	0	1,089	1,083	-6	-0.6	0.54	0.54
Comm/Ind: Lo Val	150,000	150,000	0	2,051	1,361	-690	-33.6	1.37	0.91
Comm/Ind: Mid Val	300,000	300,000	0	5,339	3,730	-1,610	-30.1	1.78	1.24
Comm/Ind: Hi Val	1,000,000	1,000,000	0	20,684	14,781	-5,903	-28.5	2.07	1.48

# MORRISON TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	7,451	7,451	0	0	11	11	0	0.2	0.15	0.15
Res Non-Hmstd	2,817	2,817	0	0	20	20	0	0.0	0.70	0.70
Apartments	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	0.00	0.00
Seasonal Rec'l	4,166	4,166	0	0	27	27	0	-0.1	0.65	0.65
Com/Ind: Lo tier	283	283	0	0	4	3	-2	-36.4	1.49	0.95
Com/Ind: Hi tier	163	163	0	0	4	3	-1	-28.4	2.55	1.83
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	4,028	4,028	0	0	9	9	0	0.1	0.23	0.23
Ag Hmstd Land	12,068	12,068	0	0	28	28	0	-0.1	0.23	0.23
Ag Non-Hmstd	12,077	12,077	0	0	70	70	0	-0.1	0.58	0.58
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>43,053</b>	<b>43,053</b>	<b>0</b>	<b>0</b>	<b>173</b>	<b>171</b>	<b>-3</b>	<b>-1.7</b>	<b>0.40</b>	<b>0.40</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	361	361	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	3	0	-3	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>357</b>	<b>361</b>	<b>4</b>	<b>1.1</b>
FD Distrb Tax Cap	7	0	-7	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	31.46	31.27	0.000	0.000
City/Town	20.21	20.40	0.000	0.000
School District	7.13	7.05	6.391	6.495
Special District	0.13	0.13	0.000	0.000
<b>Total</b>	<b>58.92</b>	<b>58.85</b>	<b>6.391</b>	<b>6.495</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	121,400	121,400	0	348	251	-97	-27.9	0.29	0.21
Res Hmstd: AvgVal	182,000	182,000	0	776	497	-279	-36.0	0.43	0.27
Res Hmstd: Hi Val	242,700	242,700	0	1,205	926	-279	-23.2	0.50	0.38
Res Hmstd: Ex-Hi Val	364,000	364,000	0	2,061	1,782	-279	-13.5	0.57	0.49
Seas Rec: Lo Val	75,000	75,000	0	472	471	-1	-0.1	0.63	0.63
Seas Rec: Hi Val	200,000	200,000	0	1,333	1,332	-1	-0.1	0.67	0.67
Comm/Ind: Lo Val	150,000	150,000	0	2,456	1,641	-815	-33.2	1.64	1.09
Comm/Ind: Mid Val	300,000	300,000	0	6,283	4,382	-1,901	-30.3	2.09	1.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,146	17,173	-6,973	-28.9	2.41	1.72

# NORDLAND TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	159,671	159,671	0	0	637	636	-2	-0.3	0.40	0.40
Res Non-Hmstd	16,620	16,620	0	0	97	97	0	-0.2	0.59	0.58
Apartments	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	0.00	0.00
Seasonal Rec'l	137,048	137,048	0	0	794	791	-3	-0.4	0.58	0.58
Com/Ind: Lo tier	524	524	0	0	7	4	-3	-37.8	1.27	0.79
Com/Ind: Hi tier	253	253	0	0	6	4	-2	-28.3	2.26	1.62
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	10,443	10,443	0	0	30	30	0	-0.4	0.29	0.29
Ag Hmstd Land	17,072	17,072	0	0	20	20	0	-0.5	0.12	0.12
Ag Non-Hmstd	27,062	27,062	0	0	130	129	-1	-0.4	0.48	0.48
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>368,693</b>	<b>368,693</b>	<b>0</b>	<b>0</b>	<b>1,721</b>	<b>1,711</b>	<b>-11</b>	<b>-0.6</b>	<b>0.47</b>	<b>0.46</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,603	3,603	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	4	0	-4	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>3,599</b>	<b>3,603</b>	<b>4</b>	<b>0.1</b>
FD Distrb Tax Cap	24	0	-24	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	31.46	31.27	0.000	0.000
City/Town	9.82	9.87	0.000	0.000
School District	7.13	7.05	6.391	6.495
Special District	0.13	0.13	0.000	0.000
<b>Total</b>	<b>48.53</b>	<b>48.32</b>	<b>6.391</b>	<b>6.495</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	265,300	265,300	0	1,103	830	-273	-24.7	0.42	0.31
Res Hmstd: AvgVal	397,700	397,700	0	1,888	1,613	-275	-14.5	0.47	0.41
Res Hmstd: Hi Val	530,200	530,200	0	2,659	2,428	-231	-8.7	0.50	0.46
Res Hmstd: Ex-Hi Val	795,400	795,400	0	4,437	4,202	-236	-5.3	0.56	0.53
Seas Rec: Lo Val	75,000	75,000	0	394	392	-2	-0.4	0.53	0.52
Seas Rec: Hi Val	200,000	200,000	0	1,125	1,121	-4	-0.4	0.56	0.56
Comm/Ind: Lo Val	150,000	150,000	0	2,123	1,404	-719	-33.9	1.42	0.94
Comm/Ind: Mid Val	300,000	300,000	0	5,508	3,829	-1,679	-30.5	1.84	1.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0	21,302	15,146	-6,156	-28.9	2.13	1.51

# SPENCER TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	43,502	43,502	0	0	140	138	-2	-1.3	0.32	0.32
Res Non-Hmstd	7,282	7,282	0	0	44	44	0	-0.8	0.61	0.60
Apartments	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	0.00	0.00
Seasonal Rec'l	3,590	3,590	0	0	22	21	0	-1.0	0.60	0.60
Com/Ind: Lo tier	1,229	1,229	0	0	15	11	-5	-30.3	1.23	0.86
Com/Ind: Hi tier	6,409	6,409	0	0	141	110	-32	-22.6	2.21	1.71
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	700	700	0	0	15	12	-3	-22.6	2.21	1.71
Ag HGA	10,088	10,088	0	0	36	36	0	-1.2	0.36	0.36
Ag Hmstd Land	10,836	10,836	0	0	12	12	0	-1.5	0.11	0.11
Ag Non-Hmstd	21,868	21,868	0	0	116	115	-1	-1.1	0.53	0.52
Miscellaneous	1,114	1,114	0	0	25	19	-6	-22.6	2.21	1.71
<b>Total</b>	<b>106,618</b>	<b>106,618</b>	<b>0</b>	<b>0</b>	<b>566</b>	<b>518</b>	<b>-49</b>	<b>-8.7</b>	<b>0.53</b>	<b>0.49</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,044	1,044	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	48	0	-48	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>995</b>	<b>1,044</b>	<b>49</b>	<b>4.9</b>
FD Distrb Tax Cap	25	0	-25	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	31.46	31.27	0.000	0.000
City/Town	14.80	14.47	0.000	0.000
School District	7.13	7.05	6.391	6.494
Special District	0.13	0.13	0.000	0.000
<b>Total</b>	<b>53.51</b>	<b>52.92</b>	<b>6.391</b>	<b>6.494</b>

## 4. Tax Burdens on Hypothetical 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	666	387	-279	-42.0	0.37	0.22
Res Hmstd: AvgVal	267,600	267,600	0	1,243	956	-287	-23.1	0.46	0.36
Res Hmstd: Hi Val	356,700	356,700	0	1,819	1,528	-291	-16.0	0.51	0.43
Res Hmstd: Ex-Hi Val	535,200	535,200	0	2,963	2,712	-252	-8.5	0.55	0.51
Comm/Ind: Lo Val	150,000	150,000	0	2,067	1,508	-560	-27.1	1.38	1.01
Comm/Ind: Mid Val	300,000	300,000	0	5,377	4,071	-1,307	-24.3	1.79	1.36
Comm/Ind: Hi Val	1,000,000	1,000,000	0	20,824	16,032	-4,792	-23.0	2.08	1.60

# WAUKENABO TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	37,568	37,568	0	0	123	122	0	-0.3	0.33	0.33
Res Non-Hmstd	4,211	4,211	0	0	24	24	0	-0.2	0.57	0.57
Apartments	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	0.00	0.00
Seasonal Rec'l	85,829	85,829	0	0	489	487	-2	-0.4	0.57	0.57
Com/Ind: Lo tier	322	322	0	0	4	3	-1	-36.0	1.22	0.78
Com/Ind: Hi tier	24	24	0	0	1	0	0	-26.8	2.20	1.61
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	3,897	3,897	0	0	8	8	0	-0.5	0.22	0.22
Ag Hmstd Land	7,369	7,369	0	0	9	9	0	-0.6	0.12	0.12
Ag Non-Hmstd	16,362	16,362	0	0	78	77	0	-0.5	0.48	0.47
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>155,582</b>	<b>155,582</b>	<b>0</b>	<b>0</b>	<b>736</b>	<b>730</b>	<b>-3</b>	<b>-0.4</b>	<b>0.47</b>	<b>0.47</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,495	1,495	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	2	0	-2	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,494</b>	<b>1,495</b>	<b>1</b>	<b>0.1</b>
FD Distrb Tax Cap	6	0	-6	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	31.46	31.27	0.000	0.000
City/Town	9.37	9.40	0.000	0.000
School District	7.13	7.05	6.391	6.495
Special District	0.13	0.13	0.000	0.000
<b>Total</b>	<b>48.08</b>	<b>47.85</b>	<b>6.391</b>	<b>6.495</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	207,300	207,300	0	750	478	-272	-36.3	0.36	0.23
Res Hmstd: AvgVal	310,700	310,700	0	1,358	1,085	-273	-20.1	0.44	0.35
Res Hmstd: Hi Val	414,200	414,200	0	1,967	1,692	-275	-14.0	0.47	0.41
Res Hmstd: Ex-Hi Val	621,400	621,400	0	3,241	3,007	-234	-7.2	0.52	0.48
Seas Rec: Lo Val	75,000	75,000	0	391	389	-2	-0.4	0.52	0.52
Seas Rec: Hi Val	200,000	200,000	0	1,116	1,112	-5	-0.4	0.56	0.56
Comm/Ind: Lo Val	150,000	150,000	0	2,055	1,394	-661	-32.2	1.37	0.93
Comm/Ind: Mid Val	300,000	300,000	0	5,348	3,805	-1,543	-28.9	1.78	1.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0	20,716	15,056	-5,660	-27.3	2.07	1.51

# WEALTHWOOD TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	37,495	37,495	0	0	121	121	-1	-0.5	0.32	0.32
Res Non-Hmstd	7,177	7,177	0	0	41	41	0	-0.4	0.57	0.57
Apartments	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	0.00	0.00
Seasonal Rec'l	54,176	54,176	0	0	300	299	-2	-0.5	0.55	0.55
Com/Ind: Lo tier	925	925	0	0	11	7	-4	-38.5	1.20	0.74
Com/Ind: Hi tier	662	662	0	0	14	10	-4	-28.5	2.16	1.55
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	280	280	0	0	6	4	-2	-28.5	2.16	1.55
Ag HGA	1,851	1,851	0	0	4	4	0	-0.3	0.20	0.20
Ag Hmstd Land	2,978	2,978	0	0	3	3	0	-0.7	0.11	0.11
Ag Non-Hmstd	13,782	13,782	0	0	61	61	0	-0.6	0.45	0.44
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>119,326</b>	<b>119,326</b>	<b>0</b>	<b>0</b>	<b>561</b>	<b>550</b>	<b>-13</b>	<b>-2.3</b>	<b>0.47</b>	<b>0.46</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,190	1,190	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	10	0	-10	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,180</b>	<b>1,190</b>	<b>10</b>	<b>0.8</b>
FD Distrb Tax Cap	4	0	-4	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	31.46	31.27	0.000	0.000
City/Town	6.42	6.39	0.000	0.000
School District	7.13	7.05	6.391	6.495
Special District	0.13	0.13	0.000	0.000
<b>Total</b>	<b>45.13</b>	<b>44.84</b>	<b>6.391</b>	<b>6.495</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	246,000	246,000	0	910	638	-271	-29.8	0.37	0.26
Res Hmstd: AvgVal	368,800	368,800	0	1,592	1,318	-274	-17.2	0.43	0.36
Res Hmstd: Hi Val	491,600	491,600	0	2,243	1,998	-245	-10.9	0.46	0.41
Res Hmstd: Ex-Hi Val	737,600	737,600	0	3,779	3,538	-241	-6.4	0.51	0.48
Seas Rec: Lo Val	75,000	75,000	0	369	366	-2	-0.6	0.49	0.49
Seas Rec: Hi Val	200,000	200,000	0	1,057	1,051	-6	-0.6	0.53	0.53
Comm/Ind: Lo Val	150,000	150,000	0	2,019	1,326	-693	-34.3	1.35	0.88
Comm/Ind: Mid Val	300,000	300,000	0	5,264	3,646	-1,618	-30.7	1.75	1.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0	20,409	14,476	-5,932	-29.1	2.04	1.45

# AITKIN CO. UNORGANIZED

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,356	1,356	0	0	7	7	0	-0.6	0.51	0.51
Res Non-Hmstd	376	376	0	0	2	2	0	-0.6	0.62	0.62
Apartments	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	0.00	0.00
Seasonal Rec'l	1,251	1,251	0	0	7	7	0	-0.7	0.57	0.57
Com/Ind: Lo tier	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	0.00	0.00
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	1,052	1,052	0	0	6	6	0	-0.6	0.53	0.53
Ag Hmstd Land	1,204	1,204	0	0	1	1	0	-1.4	0.07	0.07
Ag Non-Hmstd	7,519	7,519	0	0	32	31	0	-1.0	0.42	0.42
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>12,758</b>	<b>12,758</b>	<b>0</b>	<b>0</b>	<b>55</b>	<b>54</b>	<b>0</b>	<b>0.0</b>	<b>0.43</b>	<b>0.42</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	116	116	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>116</b>	<b>116</b>	<b>0</b>	<b>0</b>
FD Distrib Tax Cap	0	0	0	0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	31.47	31.28	0.00	0.00
City/Town	4.22	4.00	0.00	0.00
School District	15.68	15.68	10.45	10.45
Special District	0.13	0.13	0.00	0.00
<b>Total</b>	<b>51.49</b>	<b>51.09</b>	<b>10.45</b>	<b>10.45</b>

## 4. Tax Burdens on Hypothetical 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	447	397	-50	-11.2	0.47	0.41
Res Hmstd: AvgVal	143,900	143,900	0	766	714	-52	-6.8	0.53	0.50
Res Hmstd: Hi Val	191,800	191,800	0	1,085	1,031	-54	-5.0	0.57	0.54
Res Hmstd: Ex-Hi Val	287,800	287,800	0	1,724	1,666	-59	-3.4	0.60	0.58
Seas Rec: Lo Val	75,000	75,000	0	416	413	-3	-0.7	0.55	0.55
Seas Rec: Hi Val	200,000	200,000	0	1,184	1,176	-8	-0.7	0.59	0.59

# AITKIN CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	93,833	93,833	0	0	873	880	7	0.8	0.93	0.94
Res Non-Hmstd	26,260	26,260	0	0	389	391	2	0.6	1.48	1.49
Apartments	19,243	19,243	0	0	340	342	2	0.6	1.77	1.78
Low-income Apts	3,032	3,032	0	0	11	11	0	0.6	0.36	0.36
Seasonal Rec'l	522	522	0	0	9	9	0	0.6	1.80	1.81
Com/Ind: Lo tier	17,647	17,647	0	0	379	374	-5	-1.3	2.15	2.12
Com/Ind: Hi tier	27,617	27,617	0	0	947	936	-11	-1.1	3.43	3.39
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	587	587	0	0	20	20	0	-1.1	3.43	3.39
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	388	388	0	0	5	5	0	0.6	1.36	1.36
Miscellaneous	102	102	0	0	2	2	0	0.6	1.77	1.78
<b>Total</b>	<b>189,231</b>	<b>189,231</b>	<b>0</b>	<b>0</b>	<b>2,975</b>	<b>2,970</b>	<b>-5</b>	<b>-0.2</b>	<b>1.57</b>	<b>1.57</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,145	2,145	0	0
(-) TIF Tax Capacity	36	36	0	0
(-) FD Contrib Tax Cap	243	0	-243	-100
<b>(=) Taxable Tax Capacity</b>	<b>1,866</b>	<b>2,109</b>	<b>243</b>	<b>13</b>
FD Distrb Tax Cap	275	0	-275	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	31.46	31.27	0.000	0.000
City/Town	97.49	98.50	0.000	0.000
School District	7.13	7.05	6.391	6.495
Special District	0.13	0.13	0.000	0.000
<b>Total</b>	<b>136.20</b>	<b>136.96</b>	<b>6.391</b>	<b>6.495</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	126,600	126,600	0	1,163	820	-344	-29.6	0.92	0.65
Res Hmstd: AvgVal	189,700	189,700	0	2,141	1,803	-338	-15.8	1.13	0.95
Res Hmstd: Hi Val	252,900	252,900	0	3,119	2,787	-332	-10.6	1.23	1.10
Res Hmstd: Ex-Hi Val	379,400	379,400	0	5,078	4,758	-320	-6.3	1.34	1.25
Apartment	300,000	300,000	0	5,299	5,331	31	0.6	1.77	1.78
Comm/Ind: Lo Val	150,000	150,000	0	3,442	3,398	-43	-1.3	2.29	2.27
Comm/Ind: Mid Val	300,000	300,000	0	8,584	8,483	-101	-1.2	2.86	2.83
Comm/Ind: Hi Val	1,000,000	1,000,000	0	32,581	32,209	-373	-1.1	3.26	3.22

# PALISADE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	7,215	7,215	0	0	47	58	11	22.9	0.66	0.81
Res Non-Hmstd	2,385	2,385	0	0	37	43	6	16.2	1.54	1.79
Apartments	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	0.00	0.00
Seasonal Rec'l	164	164	0	0	2	3	0	16.4	1.49	1.74
Com/Ind: Lo tier	713	713	0	0	16	19	3	16.4	2.25	2.62
Com/Ind: Hi tier	83	83	0	0	3	3	0	13.8	3.56	4.05
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	459	459	0	0	4	5	1	21.4	0.92	1.12
Ag Hmstd Land	312	312	0	0	1	2	0	25.4	0.46	0.58
Ag Non-Hmstd	107	107	0	0	2	2	0	16.9	1.45	1.70
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>11,438</b>	<b>11,438</b>	<b>0</b>	<b>0</b>	<b>112</b>	<b>135</b>	<b>21</b>	<b>18.8</b>	<b>0.98</b>	<b>1.18</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	94	94	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	3	0	-3	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>91</b>	<b>94</b>	<b>3</b>	<b>3.3</b>
FD Distrb Tax Cap	26	0	-26	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	31.43	31.24	0.000	0.000
City/Town	106.83	131.63	0.000	0.000
School District	7.10	7.03	6.391	6.495
Special District	0.13	0.13	0.000	0.000
<b>Total</b>	<b>145.48</b>	<b>170.02</b>	<b>6.391</b>	<b>6.495</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,600	71,600	0	381	334	-47	-12.3	0.53	0.47
Res Hmstd: AvgVal	107,300	107,300	0	938	752	-187	-19.9	0.87	0.70
Res Hmstd: Hi Val	143,000	143,000	0	1,527	1,437	-91	-5.9	1.07	1.00
Res Hmstd: Ex-Hi Val	214,500	214,500	0	2,707	2,808	101	3.7	1.26	1.31
Comm/Ind: Lo Val	150,000	150,000	0	3,589	4,142	553	15.4	2.39	2.76
Comm/Ind: Mid Val	300,000	300,000	0	8,928	10,219	1,290	14.5	2.98	3.41
Comm/Ind: Hi Val	1,000,000	1,000,000	0	33,843	38,574	4,731	14.0	3.38	3.86

# LINWOOD TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	727,884	727,884	0	0	6,416	6,689	272	4.2	0.88	0.92
Res Non-Hmstd	78,448	78,448	0	0	737	768	31	4.2	0.94	0.98
Apartments	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	0.00	0.00
Seasonal Rec'l	17,612	17,612	0	0	153	158	5	3.4	0.87	0.90
Com/Ind: Lo tier	1,431	1,431	0	0	22	19	-3	-12.8	1.55	1.35
Com/Ind: Hi tier	3,031	3,031	0	0	79	71	-8	-10.3	2.62	2.35
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,915	8,915	0	0	233	209	-24	-10.3	2.62	2.35
Ag HGA	11,622	11,622	0	0	101	106	4	4.3	0.87	0.91
Ag Hmstd Land	8,672	8,672	0	0	18	19	1	6.7	0.21	0.22
Ag Non-Hmstd	10,596	10,596	0	0	74	76	3	3.9	0.69	0.72
Miscellaneous	4,164	4,164	0	0	38	39	2	4.2	0.91	0.95
<b>Total</b>	<b>872,375</b>	<b>872,375</b>	<b>0</b>	<b>0</b>	<b>7,871</b>	<b>8,154</b>	<b>283</b>	<b>3.6</b>	<b>0.90</b>	<b>0.93</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	8,607	8,607	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	97	0	-97	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>8,510</b>	<b>8,607</b>	<b>97</b>	<b>1.1</b>
FD Distrb Tax Cap	883	0	-883	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.08	30.64	0.000	0.000
City/Town	22.25	24.13	0.000	0.000
School District	23.92	24.30	12.161	13.088
Special District	2.38	2.50	0.000	0.000
<b>Total</b>	<b>78.63</b>	<b>81.56</b>	<b>12.161</b>	<b>13.088</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	273,600	273,600	0	2,385	2,411	26	1.1	0.87	0.88
Res Hmstd: AvgVal	410,200	410,200	0	3,722	3,804	82	2.2	0.91	0.93
Res Hmstd: Hi Val	546,800	546,800	0	5,057	5,271	214	4.2	0.92	0.96
Res Hmstd: Ex-Hi Val	820,400	820,400	0	8,079	8,418	340	4.2	0.98	1.03
Comm/Ind: Lo Val	150,000	150,000	0	2,550	2,251	-299	-11.7	1.70	1.50
Comm/Ind: Mid Val	300,000	300,000	0	6,474	5,772	-702	-10.8	2.16	1.92
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,786	22,204	-2,582	-10.4	2.48	2.22

# ANOKA CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,321,209	1,321,209	0	0	13,512	14,083	571	4.2	1.02	1.07
Res Non-Hmstd	174,391	174,391	0	0	1,968	2,047	79	4.0	1.13	1.17
Apartments	332,352	332,352	0	0	4,340	4,500	161	3.7	1.31	1.35
Low-income Apts	66,865	66,865	0	0	181	189	7	4.1	0.27	0.28
Seasonal Rec'l	1,590	1,590	0	0	19	20	1	3.7	1.22	1.26
Com/Ind: Lo tier	39,873	39,873	0	0	686	630	-56	-8.2	1.72	1.58
Com/Ind: Hi tier	441,016	441,016	0	0	12,414	11,539	-875	-7.0	2.81	2.62
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,214	10,214	0	0	287	267	-20	-7.0	2.81	2.62
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>2,387,510</b>	<b>2,387,510</b>	<b>0</b>	<b>0</b>	<b>33,407</b>	<b>33,275</b>	<b>-132</b>	<b>-0.4</b>	<b>1.40</b>	<b>1.39</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	28,133	28,133	0	0.0
(-) TIF Tax Capacity	1,596	1,596	0	0.0
(-) FD Contrib Tax Cap	3,534	0	-3,534	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>23,003</b>	<b>26,537</b>	<b>3,534</b>	<b>15.4</b>
FD Distrb Tax Cap	4,261	0	-4,261	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.08	30.64	0.000	0.000
City/Town	41.82	42.12	0.000	0.000
School District	13.50	14.14	19.611	22.576
Special District	3.37	3.37	0.000	0.000
<b>Total</b>	<b>88.77</b>	<b>90.27</b>	<b>19.611</b>	<b>22.576</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	212,900	212,900	0	2,147	2,155	8	0.4	1.01	1.01
Res Hmstd: AvgVal	319,200	319,200	0	3,384	3,441	57	1.7	1.06	1.08
Res Hmstd: Hi Val	425,500	425,500	0	4,612	4,727	115	2.5	1.08	1.11
Res Hmstd: Ex-Hi Val	638,300	638,300	0	7,225	7,515	290	4.0	1.13	1.18
Apartment	300,000	300,000	0	3,917	4,062	145	3.7	1.31	1.35
Comm/Ind: Lo Val	150,000	150,000	0	2,801	2,589	-212	-7.6	1.87	1.73
Comm/Ind: Mid Val	300,000	300,000	0	7,023	6,514	-510	-7.3	2.34	2.17
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,727	24,829	-1,898	-7.1	2.67	2.48

# BETHEL CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	38,735	38,735	0	0	341	364	23	6.8	0.88	0.94
Res Non-Hmstd	8,631	8,631	0	0	87	93	6	6.7	1.00	1.07
Apartments	451	451	0	0	5	6	0	6.7	1.21	1.29
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	2,337	2,337	0	0	38	36	-2	-6.1	1.63	1.53
Com/Ind: Hi tier	6,321	6,321	0	0	173	164	-9	-4.9	2.73	2.60
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	732	732	0	0	20	19	-1	-4.9	2.73	2.60
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	667	667	0	0	6	6	0	5.8	0.84	0.89
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>57,874</b>	<b>57,874</b>	<b>0</b>	<b>0</b>	<b>670</b>	<b>688</b>	<b>17</b>	<b>2.5</b>	<b>1.16</b>	<b>1.19</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	622	622	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	68	0	-68	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>554</b>	<b>622</b>	<b>68</b>	<b>12.3</b>
FD Distrb Tax Cap	129	0	-129	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.08	30.64	0.000	0.000
City/Town	43.32	47.10	0.000	0.000
School District	15.01	16.19	7.201	8.201
Special District	2.38	2.50	0.000	0.000
<b>Total</b>	<b>90.80</b>	<b>96.42</b>	<b>7.201</b>	<b>8.201</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	171,400	171,400	0	1,482	1,493	12	0.8	0.86	0.87
Res Hmstd: AvgVal	257,000	257,000	0	2,390	2,463	73	3.0	0.93	0.96
Res Hmstd: Hi Val	342,600	342,600	0	3,299	3,433	134	4.0	0.96	1.00
Res Hmstd: Ex-Hi Val	514,000	514,000	0	5,069	5,408	339	6.7	0.99	1.05
Apartment	300,000	300,000	0	3,621	3,862	241	6.7	1.21	1.29
Comm/Ind: Lo Val	150,000	150,000	0	2,660	2,512	-148	-5.6	1.77	1.67
Comm/Ind: Mid Val	300,000	300,000	0	6,755	6,406	-350	-5.2	2.25	2.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,868	24,576	-1,292	-5.0	2.59	2.46

# ANDOVER CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,298,692	4,298,692	0	0	42,541	45,329	2,788	6.6	0.99	1.05
Res Non-Hmstd	395,664	395,664	0	0	4,121	4,388	267	6.5	1.04	1.11
Apartments	92,180	92,180	0	0	1,126	1,197	70	6.2	1.22	1.30
Low-income Apts	5,567	5,567	0	0	14	15	1	6.6	0.25	0.27
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	16,853	16,853	0	0	277	255	-23	-8.1	1.65	1.51
Com/Ind: Hi tier	198,727	198,727	0	0	5,394	5,021	-374	-6.9	2.71	2.53
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	43,594	43,594	0	0	1,181	1,099	-82	-7.0	2.71	2.52
Ag HGA	14,324	14,324	0	0	143	152	9	6.5	1.00	1.06
Ag Hmstd Land	10,779	10,779	0	0	32	34	2	6.0	0.30	0.31
Ag Non-Hmstd	15,614	15,614	0	0	125	130	6	4.6	0.80	0.84
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>5,091,994</b>	<b>5,091,994</b>	<b>0</b>	<b>0</b>	<b>54,954</b>	<b>57,620</b>	<b>2,664</b>	<b>4.8</b>	<b>1.08</b>	<b>1.13</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	52,794	52,794	0	0.0
(-) TIF Tax Capacity	122	143	21	17.2
(-) FD Contrib Tax Cap	1,781	0	-1,781	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>50,892</b>	<b>52,651</b>	<b>1,759</b>	<b>3.5</b>
FD Distrb Tax Cap	6,030	0	-6,030	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.08	30.64	0.000	0.000
City/Town	36.27	38.75	0.000	0.000
School District	13.59	14.25	18.889	21.739
Special District	2.13	2.19	0.000	0.000
<b>Total</b>	<b>82.08</b>	<b>85.83</b>	<b>18.889</b>	<b>21.739</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	283,200	283,200	0	2,763	2,866	103	3.7	0.98	1.01
Res Hmstd: AvgVal	424,600	424,600	0	4,287	4,496	209	4.9	1.01	1.06
Res Hmstd: Hi Val	565,900	565,900	0	5,849	6,229	380	6.5	1.03	1.10
Res Hmstd: Ex-Hi Val	849,100	849,100	0	9,290	9,883	593	6.4	1.09	1.16
Apartment	300,000	300,000	0	3,645	3,871	226	6.2	1.22	1.29
Comm/Ind: Lo Val	150,000	150,000	0	2,678	2,477	-201	-7.5	1.79	1.65
Comm/Ind: Mid Val	300,000	300,000	0	6,740	6,256	-484	-7.2	2.25	2.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,695	23,892	-1,803	-7.0	2.57	2.39

# CENTERVILLE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	536,086	536,086	0	0	6,404	6,617	214	3.3	1.19	1.23
Res Non-Hmstd	54,675	54,675	0	0	688	710	22	3.3	1.26	1.30
Apartments	9,492	9,492	0	0	139	143	4	3.0	1.46	1.51
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	7,983	7,983	0	0	145	141	-4	-2.8	1.81	1.76
Com/Ind: Hi tier	93,453	93,453	0	0	2,741	2,670	-71	-2.6	2.93	2.86
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,236	1,236	0	0	36	35	-1	-2.6	2.93	2.86
Ag HGA	287	287	0	0	3	3	0	3.4	1.14	1.18
Ag Hmstd Land	466	466	0	0	2	2	0	2.0	0.35	0.36
Ag Non-Hmstd	10	10	0	0	0	0	0	1.5	0.92	0.93
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>703,688</b>	<b>703,688</b>	<b>0</b>	<b>0</b>	<b>10,158</b>	<b>10,321</b>	<b>164</b>	<b>1.6</b>	<b>1.44</b>	<b>1.47</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	7,979	7,979	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	560	0	-560	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>7,419</b>	<b>7,979</b>	<b>560</b>	<b>7.5</b>
FD Distrb Tax Cap	696	0	-696	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.08	30.64	0.00	0.000
City/Town	40.24	40.80	0.00	0.000
School District	25.08	25.43	21.11	23.613
Special District	4.85	4.93	0.00	0.000
<b>Total</b>	<b>100.26</b>	<b>101.80</b>	<b>21.11</b>	<b>23.613</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	274,600	274,600	0	3,207	3,221	14	0.4	1.17	1.17
Res Hmstd: AvgVal	411,700	411,700	0	4,995	5,066	72	1.4	1.21	1.23
Res Hmstd: Hi Val	548,700	548,700	0	6,782	7,005	224	3.3	1.24	1.28
Res Hmstd: Ex-Hi Val	823,300	823,300	0	10,803	11,148	345	3.2	1.31	1.35
Apartment	300,000	300,000	0	4,393	4,526	133	3.0	1.46	1.51
Comm/Ind: Lo Val	150,000	150,000	0	2,940	2,864	-76	-2.6	1.96	1.91
Comm/Ind: Mid Val	300,000	300,000	0	7,339	7,150	-189	-2.6	2.45	2.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,870	27,152	-718	-2.6	2.79	2.72

# COLUMBIA HEIGHTS CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,442,616	1,442,616	0	0	19,309	22,248	2,939	15.2	1.34	1.54
Res Non-Hmstd	354,896	354,896	0	0	5,442	6,258	817	15.0	1.53	1.76
Apartments	191,486	191,486	0	0	3,384	3,885	501	14.8	1.77	2.03
Low-income Apts	119,816	119,816	0	0	433	499	65	15.1	0.36	0.42
Seasonal Rec'l	412	412	0	0	6	7	1	14.1	1.55	1.76
Com/Ind: Lo tier	26,398	26,398	0	0	546	632	86	15.7	2.07	2.39
Com/Ind: Hi tier	149,964	149,964	0	0	4,931	5,557	627	12.7	3.29	3.71
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,309	6,309	0	0	207	234	26	12.7	3.29	3.71
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>2,291,897</b>	<b>2,291,897</b>	<b>0</b>	<b>0</b>	<b>34,258</b>	<b>39,320</b>	<b>5,062</b>	<b>14.8</b>	<b>1.49</b>	<b>1.72</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	23,231	23,231	0	0.0
(-) TIF Tax Capacity	1,546	1,562	16	1.0
(-) FD Contrib Tax Cap	1,075	0	-1,075	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>20,611</b>	<b>21,669</b>	<b>1,058</b>	<b>5.1</b>
FD Distrb Tax Cap	5,905	0	-5,905	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	28.30	28.82	0.000	0.000
City/Town	72.26	86.86	0.000	0.000
School District	21.36	23.17	16.321	20.927
Special District	6.40	6.70	0.000	0.000
<b>Total</b>	<b>128.32</b>	<b>145.56</b>	<b>16.321</b>	<b>20.927</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	184,400	184,400	0	2,402	2,634	232	9.6	1.30	1.43
Res Hmstd: AvgVal	276,400	276,400	0	3,839	4,286	447	11.6	1.39	1.55
Res Hmstd: Hi Val	368,500	368,500	0	5,278	5,940	662	12.5	1.43	1.61
Res Hmstd: Ex-Hi Val	552,800	552,800	0	8,165	9,395	1,230	15.1	1.48	1.70
Apartment	300,000	300,000	0	5,302	6,086	784	14.8	1.77	2.03
Comm/Ind: Lo Val	150,000	150,000	0	3,321	3,808	487	14.7	2.21	2.54
Comm/Ind: Mid Val	300,000	300,000	0	8,253	9,367	1,114	13.5	2.75	3.12
Comm/Ind: Hi Val	1,000,000	1,000,000	0	31,268	35,307	4,039	12.9	3.13	3.53

# CIRCLE PINES CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	519,513	519,513	0	0	6,218	6,724	506	8.1	1.20	1.29
Res Non-Hmstd	60,094	60,094	0	0	763	825	62	8.1	1.27	1.37
Apartments	25,809	25,809	0	0	394	426	31	8.0	1.53	1.65
Low-income Apts	6,411	6,411	0	0	20	22	2	8.1	0.32	0.34
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	2,092	2,092	0	0	39	40	1	2.5	1.89	1.93
Com/Ind: Hi tier	17,955	17,955	0	0	544	554	10	1.8	3.03	3.08
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	441	441	0	0	13	14	0	1.8	3.03	3.08
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>632,315</b>	<b>632,315</b>	<b>0</b>	<b>0</b>	<b>7,991</b>	<b>8,605</b>	<b>612</b>	<b>7.7</b>	<b>1.26</b>	<b>1.36</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	6,210	6,210	0	0.0
(-) TIF Tax Capacity	227	227	0	0.0
(-) FD Contrib Tax Cap	136	0	-136	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>5,848</b>	<b>5,983</b>	<b>135</b>	<b>2.3</b>
FD Distrb Tax Cap	1,132	0	-1,132	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.08	30.64	0.00	0.000
City/Town	47.01	53.86	0.00	0.000
School District	25.08	25.43	21.11	23.613
Special District	3.20	3.18	0.00	0.000
<b>Total</b>	<b>105.37</b>	<b>113.12</b>	<b>21.11</b>	<b>23.613</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	211,500	211,500	0	2,483	2,581	97	3.9	1.17	1.22
Res Hmstd: AvgVal	317,000	317,000	0	3,918	4,131	213	5.4	1.24	1.30
Res Hmstd: Hi Val	422,600	422,600	0	5,345	5,682	337	6.3	1.26	1.34
Res Hmstd: Ex-Hi Val	634,000	634,000	0	8,372	9,048	676	8.1	1.32	1.43
Apartment	300,000	300,000	0	4,585	4,950	366	8.0	1.53	1.65
Comm/Ind: Lo Val	150,000	150,000	0	3,049	3,119	70	2.3	2.03	2.08
Comm/Ind: Mid Val	300,000	300,000	0	7,593	7,745	151	2.0	2.53	2.58
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,801	29,332	530	1.8	2.88	2.93

# NOWTHEN CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	654,052	654,052	0	0	5,873	6,065	192	3.3	0.90	0.93
Res Non-Hmstd	56,017	56,017	0	0	517	534	17	3.2	0.92	0.95
Apartments	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	0.00	0.00
Seasonal Rec'l	493	493	0	0	4	4	0	0.6	0.88	0.88
Com/Ind: Lo tier	10,403	10,403	0	0	161	142	-19	-11.9	1.55	1.36
Com/Ind: Hi tier	35,690	35,690	0	0	936	848	-88	-9.4	2.62	2.38
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	19,644	19,644	0	0	485	435	-50	-10.3	2.47	2.21
Ag HGA	53,139	53,139	0	0	492	504	12	2.5	0.93	0.95
Ag Hmstd Land	33,952	33,952	0	0	68	70	2	3.2	0.20	0.21
Ag Non-Hmstd	28,550	28,550	0	0	186	190	4	2.0	0.65	0.66
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>891,940</b>	<b>891,940</b>	<b>0</b>	<b>0</b>	<b>8,722</b>	<b>8,792</b>	<b>70</b>	<b>0.8</b>	<b>0.98</b>	<b>0.99</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	9,363	9,363	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	370	0	-370	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>8,993</b>	<b>9,363</b>	<b>370</b>	<b>4.1</b>
FD Distrb Tax Cap	669	0	-669	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.08	30.64	0.000	0.000
City/Town	22.13	22.74	0.000	0.000
School District	18.79	19.15	17.314	18.576
Special District	2.38	2.50	0.000	0.000
<b>Total</b>	<b>73.38</b>	<b>75.02</b>	<b>17.314</b>	<b>18.576</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	318,500	318,500	0	2,826	2,847	21	0.7	0.89	0.89
Res Hmstd: AvgVal	477,500	477,500	0	4,331	4,442	112	2.6	0.91	0.93
Res Hmstd: Hi Val	636,400	636,400	0	6,022	6,212	190	3.2	0.95	0.98
Res Hmstd: Ex-Hi Val	954,900	954,900	0	9,495	9,791	296	3.1	0.99	1.03
Comm/Ind: Lo Val	150,000	150,000	0	2,463	2,186	-277	-11.2	1.64	1.46
Comm/Ind: Mid Val	300,000	300,000	0	6,246	5,593	-653	-10.5	2.08	1.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,901	21,494	-2,407	-10.1	2.39	2.15

# FRIDLEY CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,045,403	2,045,403	0	0	24,937	25,522	586	2.3	1.22	1.25
Res Non-Hmstd	317,656	317,656	0	0	4,251	4,336	86	2.0	1.34	1.37
Apartments	560,326	560,326	0	0	9,067	9,198	131	1.4	1.62	1.64
Low-income Apts	50,067	50,067	0	0	174	178	4	2.3	0.35	0.35
Seasonal Rec'l	721	721	0	0	9	9	0	-1.0	1.28	1.27
Com/Ind: Lo tier	51,683	51,683	0	0	970	937	-33	-3.4	1.88	1.81
Com/Ind: Hi tier	1,433,327	1,433,327	0	0	42,991	41,534	-1,457	-3.4	3.00	2.90
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	26,250	26,250	0	0	800	779	-21	-2.7	3.05	2.97
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	24,299	24,299	0	0	273	270	-3	-1.0	1.12	1.11
<b>Total</b>	<b>4,509,732</b>	<b>4,509,732</b>	<b>0</b>	<b>0</b>	<b>83,472</b>	<b>82,763</b>	<b>-707</b>	<b>-0.8</b>	<b>1.85</b>	<b>1.84</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	59,630	59,630	0	0.0
(-) TIF Tax Capacity	8,191	8,191	0	0.0
(-) FD Contrib Tax Cap	9,851	0	-9,851	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>41,587</b>	<b>51,439</b>	<b>9,852</b>	<b>23.7</b>
FD Distrb Tax Cap	6,750	0	-6,750	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.08	30.64	0.000	0.000
City/Town	43.82	41.76	1.306	1.306
School District	31.17	31.24	17.024	20.303
Special District	5.02	4.91	0.000	0.000
<b>Total</b>	<b>110.10</b>	<b>108.54</b>	<b>18.330</b>	<b>21.608</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	201,600	201,600	0	2,379	2,316	-63	-2.7	1.18	1.15
Res Hmstd: AvgVal	302,300	302,300	0	3,772	3,725	-47	-1.3	1.25	1.23
Res Hmstd: Hi Val	402,900	402,900	0	5,164	5,132	-31	-0.6	1.28	1.27
Res Hmstd: Ex-Hi Val	604,500	604,500	0	8,051	8,151	100	1.2	1.33	1.35
Apartment	300,000	300,000	0	4,679	4,719	40	0.9	1.56	1.57
Comm/Ind: Lo Val	150,000	150,000	0	3,074	2,986	-88	-2.9	2.05	1.99
Comm/Ind: Mid Val	300,000	300,000	0	7,666	7,444	-221	-2.9	2.56	2.48
Comm/Ind: Hi Val	1,000,000	1,000,000	0	29,094	28,250	-844	-2.9	2.91	2.83

# LEXINGTON CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	126,067	126,067	0	0	1,441	1,552	110	7.7	1.14	1.23
Res Non-Hmstd	31,473	31,473	0	0	420	452	32	7.5	1.33	1.43
Apartments	105,767	105,767	0	0	1,553	1,669	116	7.5	1.47	1.58
Low-income Apts	42,341	42,341	0	0	129	139	10	7.6	0.30	0.33
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	4,602	4,602	0	0	85	85	0	-0.2	1.85	1.85
Com/Ind: Hi tier	20,704	20,704	0	0	617	615	-3	-0.4	2.98	2.97
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	427	427	0	0	13	13	0	-0.4	2.98	2.97
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	5,412	5,412	0	0	66	71	5	7.6	1.22	1.31
<b>Total</b>	<b>336,793</b>	<b>336,793</b>	<b>0</b>	<b>0</b>	<b>4,324</b>	<b>4,596</b>	<b>270</b>	<b>6.2</b>	<b>1.28</b>	<b>1.36</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,495	3,495	0	0.0
(-) TIF Tax Capacity	95	95	0	0.0
(-) FD Contrib Tax Cap	183	0	-183	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>3,218</b>	<b>3,400</b>	<b>182</b>	<b>5.7</b>
FD Distrb Tax Cap	698	0	-698	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.08	30.64	0.00	0.000
City/Town	40.58	46.36	0.00	0.000
School District	25.08	25.43	21.11	23.613
Special District	4.85	4.93	0.00	0.000
<b>Total</b>	<b>100.59</b>	<b>107.35</b>	<b>21.11</b>	<b>23.613</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	200,800	200,800	0	2,251	2,324	73	3.2	1.12	1.16
Res Hmstd: AvgVal	301,000	301,000	0	3,561	3,733	172	4.8	1.18	1.24
Res Hmstd: Hi Val	401,200	401,200	0	4,871	5,142	271	5.6	1.21	1.28
Res Hmstd: Ex-Hi Val	602,000	602,000	0	7,583	8,158	575	7.6	1.26	1.36
Apartment	300,000	300,000	0	4,406	4,734	329	7.5	1.47	1.58
Comm/Ind: Lo Val	150,000	150,000	0	2,994	2,989	-5	-0.2	2.00	1.99
Comm/Ind: Mid Val	300,000	300,000	0	7,466	7,442	-24	-0.3	2.49	2.48
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,335	28,221	-114	-0.4	2.83	2.82

# COON RAPIDS CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,557,213	5,557,213	0	0	56,130	59,239	3,109	5.5	1.01	1.07
Res Non-Hmstd	707,049	707,049	0	0	7,667	8,082	415	5.4	1.08	1.14
Apartments	608,893	608,893	0	0	7,863	8,261	398	5.1	1.29	1.36
Low-income Apts	162,117	162,117	0	0	435	458	24	5.4	0.27	0.28
Seasonal Rec'l	1,881	1,881	0	0	20	21	1	4.2	1.08	1.13
Com/Ind: Lo tier	62,437	62,437	0	0	1,065	988	-77	-7.2	1.71	1.58
Com/Ind: Hi tier	1,285,202	1,285,202	0	0	35,909	33,681	-2,228	-6.2	2.79	2.62
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	53,720	53,720	0	0	1,501	1,408	-93	-6.2	2.79	2.62
Ag HGA	733	733	0	0	8	8	0	5.5	1.04	1.10
Ag Hmstd Land	750	750	0	0	2	2	0	4.5	0.30	0.32
Ag Non-Hmstd	123	123	0	0	1	1	0	3.2	0.85	0.88
Miscellaneous	11,962	11,962	0	0	154	162	8	5.1	1.29	1.36
<b>Total</b>	<b>8,452,080</b>	<b>8,452,080</b>	<b>0</b>	<b>0</b>	<b>110,755</b>	<b>112,311</b>	<b>1,557</b>	<b>1.4</b>	<b>1.31</b>	<b>1.33</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	94,841	94,841	0	0.0
(-) TIF Tax Capacity	1,274	1,274	0	0.0
(-) FD Contrib Tax Cap	9,941	0	-9,941	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>83,625</b>	<b>93,566</b>	<b>9,941</b>	<b>11.9</b>
FD Distrb Tax Cap	14,749	0	-14,749	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.08	30.64	0.000	0.000
City/Town	39.40	41.00	0.000	0.000
School District	13.50	14.14	19.611	22.576
Special District	4.63	4.70	0.000	0.000
<b>Total</b>	<b>87.62</b>	<b>90.48</b>	<b>19.611</b>	<b>22.576</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	204,400	204,400	0	2,027	2,056	29	1.5	0.99	1.01
Res Hmstd: AvgVal	306,400	306,400	0	3,201	3,292	91	2.9	1.04	1.07
Res Hmstd: Hi Val	408,500	408,500	0	4,376	4,530	154	3.5	1.07	1.11
Res Hmstd: Ex-Hi Val	612,800	612,800	0	6,818	7,183	365	5.4	1.11	1.17
Apartment	300,000	300,000	0	3,874	4,070	196	5.1	1.29	1.36
Comm/Ind: Lo Val	150,000	150,000	0	2,778	2,594	-184	-6.6	1.85	1.73
Comm/Ind: Mid Val	300,000	300,000	0	6,969	6,525	-444	-6.4	2.32	2.17
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,527	24,870	-1,657	-6.2	2.65	2.49

# RAMSEY CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,201,335	3,201,335	0	0	35,431	36,624	1,193	3.4	1.11	1.14
Res Non-Hmstd	394,488	394,488	0	0	4,577	4,734	158	3.4	1.16	1.20
Apartments	168,568	168,568	0	0	2,286	2,363	77	3.4	1.36	1.40
Low-income Apts	36,889	36,889	0	0	104	108	4	3.8	0.28	0.29
Seasonal Rec'l	2,499	2,499	0	0	37	37	1	1.4	1.48	1.50
Com/Ind: Lo tier	35,897	35,897	0	0	636	591	-45	-7.1	1.77	1.65
Com/Ind: Hi tier	624,193	624,193	0	0	17,963	16,853	-1,110	-6.2	2.88	2.70
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	34,988	34,988	0	0	1,020	959	-60	-5.9	2.91	2.74
Ag HGA	8,973	8,973	0	0	105	108	3	3.1	1.17	1.21
Ag Hmstd Land	5,370	5,370	0	0	17	18	0	1.4	0.32	0.33
Ag Non-Hmstd	19,378	19,378	0	0	174	176	2	1.1	0.90	0.91
Miscellaneous	6,447	6,447	0	0	144	138	-6	-4.4	2.23	2.13
<b>Total</b>	<b>4,539,025</b>	<b>4,539,025</b>	<b>0</b>	<b>0</b>	<b>62,494</b>	<b>62,709</b>	<b>217</b>	<b>0.3</b>	<b>1.38</b>	<b>1.38</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	51,220	51,220	0	0.0
(-) TIF Tax Capacity	3,234	3,385	151	4.7
(-) FD Contrib Tax Cap	5,205	0	-5,205	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>42,781</b>	<b>47,835</b>	<b>5,054</b>	<b>11.8</b>
FD Distrib Tax Cap	5,609	0	-5,609	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.08	30.64	0.000	0.000
City/Town	45.88	45.89	0.000	0.000
School District	14.67	15.10	20.147	22.875
Special District	3.35	3.43	0.000	0.000
<b>Total</b>	<b>93.98</b>	<b>95.06</b>	<b>20.147</b>	<b>22.875</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	253,500	253,500	0	2,758	2,764	6	0.2	1.09	1.09
Res Hmstd: AvgVal	380,000	380,000	0	4,308	4,364	56	1.3	1.13	1.15
Res Hmstd: Hi Val	506,500	506,500	0	5,796	5,977	182	3.1	1.14	1.18
Res Hmstd: Ex-Hi Val	759,900	759,900	0	9,283	9,579	296	3.2	1.22	1.26
Apartment	300,000	300,000	0	4,129	4,251	122	3.0	1.38	1.42
Comm/Ind: Lo Val	150,000	150,000	0	2,890	2,701	-189	-6.5	1.93	1.80
Comm/Ind: Mid Val	300,000	300,000	0	7,228	6,774	-454	-6.3	2.41	2.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,471	25,781	-1,690	-6.2	2.75	2.58

# LINO LAKES CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,876,670	2,876,670	0	0	33,487	34,770	1,283	3.8	1.16	1.21
Res Non-Hmstd	318,391	318,391	0	0	3,904	4,039	135	3.5	1.23	1.27
Apartments	60,655	60,655	0	0	857	889	32	3.8	1.41	1.47
Low-income Apts	21,211	21,211	0	0	60	62	2	3.6	0.28	0.29
Seasonal Rec'l	895	895	0	0	11	11	0	2.8	1.22	1.25
Com/Ind: Lo tier	23,267	23,267	0	0	416	397	-18	-4.4	1.79	1.71
Com/Ind: Hi tier	290,088	290,088	0	0	8,476	8,162	-314	-3.7	2.92	2.81
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	25,022	25,022	0	0	733	707	-26	-3.6	2.93	2.82
Ag HGA	13,613	13,613	0	0	153	158	5	3.5	1.12	1.16
Ag Hmstd Land	10,871	10,871	0	0	34	36	1	3.6	0.32	0.33
Ag Non-Hmstd	21,061	21,061	0	0	188	193	5	2.4	0.89	0.91
Miscellaneous	11,115	11,115	0	0	161	167	6	3.8	1.45	1.50
<b>Total</b>	<b>3,672,859</b>	<b>3,672,859</b>	<b>0</b>	<b>0</b>	<b>48,480</b>	<b>49,591</b>	<b>1,111</b>	<b>2.3</b>	<b>1.32</b>	<b>1.35</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	39,616	39,616	0	0.0
(-) TIF Tax Capacity	1,498	1,698	200	13.4
(-) FD Contrib Tax Cap	2,348	0	-2,348	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>35,769</b>	<b>37,917</b>	<b>2,148</b>	<b>6.0</b>
FD Distrib Tax Cap	4,046	0	-4,046	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.08	30.64	0.000	0.000
City/Town	39.51	41.12	0.000	0.000
School District	26.45	26.68	18.925	21.004
Special District	3.18	3.16	0.000	0.000
<b>Total</b>	<b>99.22</b>	<b>101.60</b>	<b>18.925</b>	<b>21.004</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	286,800	286,800	0	3,275	3,305	31	0.9	1.14	1.15
Res Hmstd: AvgVal	429,900	429,900	0	5,079	5,191	112	2.2	1.18	1.21
Res Hmstd: Hi Val	573,000	573,000	0	6,951	7,210	260	3.7	1.21	1.26
Res Hmstd: Ex-Hi Val	859,700	859,700	0	11,049	11,454	405	3.7	1.29	1.33
Apartment	300,000	300,000	0	4,288	4,440	152	3.5	1.43	1.48
Comm/Ind: Lo Val	150,000	150,000	0	2,932	2,820	-111	-3.8	1.95	1.88
Comm/Ind: Mid Val	300,000	300,000	0	7,331	7,061	-270	-3.7	2.44	2.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,863	26,852	-1,011	-3.6	2.79	2.69

# EAST BETHEL CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,461,973	1,461,973	0	0	12,379	13,128	748	6.0	0.85	0.90
Res Non-Hmstd	140,802	140,802	0	0	1,289	1,365	76	5.9	0.92	0.97
Apartments	38,081	38,081	0	0	402	427	25	6.2	1.06	1.12
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	11,951	11,951	0	0	112	117	5	4.4	0.94	0.98
Com/Ind: Lo tier	18,308	18,308	0	0	267	245	-23	-8.5	1.46	1.34
Com/Ind: Hi tier	102,404	102,404	0	0	2,564	2,390	-175	-6.8	2.50	2.33
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,897	11,897	0	0	300	280	-20	-6.6	2.52	2.35
Ag HGA	16,565	16,565	0	0	140	149	9	6.3	0.85	0.90
Ag Hmstd Land	16,138	16,138	0	0	41	44	3	7.3	0.25	0.27
Ag Non-Hmstd	19,935	19,935	0	0	143	151	7	5.1	0.72	0.76
Miscellaneous	12,579	12,579	0	0	120	128	8	6.2	0.96	1.01
<b>Total</b>	<b>1,850,633</b>	<b>1,850,633</b>	<b>0</b>	<b>0</b>	<b>17,757</b>	<b>18,424</b>	<b>663</b>	<b>3.7</b>	<b>0.96</b>	<b>1.00</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	19,261	19,261	0	0.0
(-) TIF Tax Capacity	651	654	3	0.5
(-) FD Contrib Tax Cap	763	0	-763	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>17,846</b>	<b>18,607</b>	<b>761</b>	<b>4.3</b>
FD Distrb Tax Cap	2,292	0	-2,292	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.08	30.64	0.000	0.00
City/Town	31.79	34.36	0.000	0.00
School District	16.24	17.27	7.859	8.85
Special District	1.78	1.90	0.000	0.00
<b>Total</b>	<b>79.89</b>	<b>84.17</b>	<b>7.859</b>	<b>8.85</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	257,700	257,700	0	2,149	2,200	51	2.4	0.83	0.85
Res Hmstd: AvgVal	386,400	386,400	0	3,371	3,495	124	3.7	0.87	0.90
Res Hmstd: Hi Val	515,000	515,000	0	4,549	4,820	271	6.0	0.88	0.94
Res Hmstd: Ex-Hi Val	772,700	772,700	0	7,325	7,761	436	6.0	0.95	1.00
Apartment	300,000	300,000	0	3,232	3,422	190	5.9	1.08	1.14
Comm/Ind: Lo Val	150,000	150,000	0	2,430	2,246	-184	-7.6	1.62	1.50
Comm/Ind: Mid Val	300,000	300,000	0	6,216	5,782	-435	-7.0	2.07	1.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,885	22,282	-1,603	-6.7	2.39	2.23

# HILLTOP CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,872	2,872	0	0	39	54	15	39.3	1.36	1.90
Res Non-Hmstd	2,548	2,548	0	0	48	67	19	39.6	1.87	2.62
Apartments	8,367	8,367	0	0	176	246	70	39.7	2.10	2.94
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	1,350	1,350	0	0	31	47	16	50.3	2.32	3.49
Com/Ind: Hi tier	25,061	25,061	0	0	908	1,294	386	42.5	3.62	5.16
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	6	6	0	0	0	0	0	42.5	3.62	5.16
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	11,180	11,180	0	0	205	286	81	39.6	1.83	2.55
<b>Total</b>	<b>51,384</b>	<b>51,384</b>	<b>0</b>	<b>0</b>	<b>1,407</b>	<b>1,994</b>	<b>587</b>	<b>41.7</b>	<b>2.74</b>	<b>3.88</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	797	797	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	192	0	-192	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>605</b>	<b>797</b>	<b>192</b>	<b>31.7</b>
FD Distrb Tax Cap	680	0	-680	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.06	30.62	0.000	0.000
City/Town	99.22	159.98	0.000	0.000
School District	21.33	23.15	16.321	20.927
Special District	4.65	4.72	0.000	0.000
<b>Total</b>	<b>155.27</b>	<b>218.47</b>	<b>16.321</b>	<b>20.927</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	117,100	117,100	0	1,595	2,017	422	26.5	1.36	1.72
Res Hmstd: AvgVal	175,500	175,500	0	2,678	3,530	851	31.8	1.53	2.01
Res Hmstd: Hi Val	234,000	234,000	0	3,764	5,045	1,281	34.0	1.61	2.16
Res Hmstd: Ex-Hi Val	351,000	351,000	0	5,935	8,076	2,141	36.1	1.69	2.30
Apartment	300,000	300,000	0	6,312	8,821	2,508	39.7	2.10	2.94
Comm/Ind: Lo Val	150,000	150,000	0	3,698	5,449	1,751	47.4	2.47	3.63
Comm/Ind: Mid Val	300,000	300,000	0	9,132	13,195	4,063	44.5	3.04	4.40
Comm/Ind: Hi Val	1,000,000	1,000,000	0	34,492	49,344	14,852	43.1	3.45	4.93

# ST. FRANCIS CITY (PART)

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	746,412	746,412	0	0	7,598	8,421	824	10.8	1.02	1.13
Res Non-Hmstd	85,486	85,486	0	0	947	1,049	102	10.8	1.11	1.23
Apartments	12,452	12,452	0	0	166	184	18	10.8	1.34	1.48
Low-income Apts	11,245	11,245	0	0	30	34	3	10.8	0.27	0.30
Seasonal Rec'l	1,482	1,482	0	0	19	21	2	10.6	1.30	1.44
Com/Ind: Lo tier	8,162	8,162	0	0	139	144	5	3.3	1.70	1.76
Com/Ind: Hi tier	48,253	48,253	0	0	1,367	1,402	35	2.5	2.83	2.91
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,728	5,728	0	0	162	166	4	2.5	2.83	2.90
Ag HGA	13,358	13,358	0	0	142	158	15	10.8	1.06	1.18
Ag Hmstd Land	10,663	10,663	0	0	36	42	5	14.7	0.34	0.39
Ag Non-Hmstd	24,510	24,510	0	0	227	252	24	10.6	0.93	1.03
Miscellaneous	17,457	17,457	0	0	191	212	21	10.8	1.10	1.22
<b>Total</b>	<b>985,208</b>	<b>985,208</b>	<b>0</b>	<b>0</b>	<b>11,024</b>	<b>12,085</b>	<b>1,058</b>	<b>9.6</b>	<b>1.12</b>	<b>1.23</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	9,869	9,869	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	405	0	-405	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>9,465</b>	<b>9,869</b>	<b>404</b>	<b>4.3</b>
FD Distrb Tax Cap	2,191	0	-2,191	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.08	30.64	0.000	0.000
City/Town	53.67	62.56	0.000	0.000
School District	15.01	16.19	7.202	8.202
Special District	2.38	2.50	0.000	0.000
<b>Total</b>	<b>101.15</b>	<b>111.89</b>	<b>7.202</b>	<b>8.202</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	219,300	219,300	0	2,199	2,334	134	6.1	1.00	1.06
Res Hmstd: AvgVal	328,800	328,800	0	3,485	3,759	273	7.8	1.06	1.14
Res Hmstd: Hi Val	438,200	438,200	0	4,748	5,183	435	9.2	1.08	1.18
Res Hmstd: Ex-Hi Val	657,500	657,500	0	7,523	8,336	814	10.8	1.14	1.27
Apartment	300,000	300,000	0	4,009	4,442	433	10.8	1.34	1.48
Comm/Ind: Lo Val	150,000	150,000	0	2,776	2,860	84	3.0	1.85	1.91
Comm/Ind: Mid Val	300,000	300,000	0	7,026	7,218	192	2.7	2.34	2.41
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,860	27,553	693	2.6	2.69	2.76

# HAM LAKE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,456,303	2,456,303	0	0	21,378	22,452	1,074	5.0	0.87	0.91
Res Non-Hmstd	276,285	276,285	0	0	2,531	2,655	124	4.9	0.92	0.96
Apartments	14,370	14,370	0	0	149	156	7	4.8	1.04	1.09
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	6,354	6,354	0	0	58	60	2	3.7	0.92	0.95
Com/Ind: Lo tier	37,514	37,514	0	0	563	473	-91	-16.1	1.50	1.26
Com/Ind: Hi tier	251,234	251,234	0	0	6,334	5,497	-837	-13.2	2.52	2.19
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	22,709	22,709	0	0	573	498	-75	-13.1	2.52	2.19
Ag HGA	9,904	9,904	0	0	84	88	4	4.8	0.85	0.89
Ag Hmstd Land	14,276	14,276	0	0	36	37	1	2.8	0.26	0.26
Ag Non-Hmstd	19,269	19,269	0	0	126	129	3	2.1	0.65	0.67
Miscellaneous	14,019	14,019	0	0	145	152	7	4.8	1.04	1.09
<b>Total</b>	<b>3,122,237</b>	<b>3,122,237</b>	<b>0</b>	<b>0</b>	<b>31,977</b>	<b>32,197</b>	<b>219</b>	<b>0.7</b>	<b>1.02</b>	<b>1.03</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	34,420	34,420	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	2,105	0	-2,105	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>32,315</b>	<b>34,420</b>	<b>2,105</b>	<b>6.5</b>
FD Distrb Tax Cap	2,581	0	-2,581	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.08	30.64	0.000	0.000
City/Town	19.16	19.42	0.000	0.000
School District	14.18	14.77	19.124	21.955
Special District	4.42	4.57	0.000	0.000
<b>Total</b>	<b>67.85</b>	<b>69.40</b>	<b>19.124</b>	<b>21.955</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	318,200	318,200	0	2,709	2,783	73	2.7	0.85	0.87
Res Hmstd: AvgVal	477,000	477,000	0	4,149	4,333	184	4.4	0.87	0.91
Res Hmstd: Hi Val	635,800	635,800	0	5,760	6,044	284	4.9	0.91	0.95
Res Hmstd: Ex-Hi Val	954,000	954,000	0	9,068	9,503	435	4.8	0.95	1.00
Apartment	300,000	300,000	0	3,118	3,261	143	4.6	1.04	1.09
Comm/Ind: Lo Val	150,000	150,000	0	2,472	2,110	-362	-14.6	1.65	1.41
Comm/Ind: Mid Val	300,000	300,000	0	6,259	5,400	-859	-13.7	2.09	1.80
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,928	20,750	-3,178	-13.3	2.39	2.08

# OAK GROVE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,358,398	1,358,398	0	0	10,812	11,398	586	5.4	0.80	0.84
Res Non-Hmstd	126,910	126,910	0	0	1,081	1,139	58	5.4	0.85	0.90
Apartments	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	0.00	0.00
Seasonal Rec'l	6,620	6,620	0	0	58	60	3	4.4	0.87	0.91
Com/Ind: Lo tier	7,518	7,518	0	0	106	93	-13	-12.4	1.41	1.23
Com/Ind: Hi tier	37,775	37,775	0	0	920	831	-89	-9.7	2.44	2.20
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,516	15,516	0	0	378	342	-37	-9.7	2.44	2.20
Ag HGA	15,707	15,707	0	0	128	135	7	5.4	0.82	0.86
Ag Hmstd Land	8,960	8,960	0	0	16	17	1	7.5	0.18	0.19
Ag Non-Hmstd	18,511	18,511	0	0	120	125	5	4.0	0.65	0.68
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,595,915</b>	<b>1,595,915</b>	<b>0</b>	<b>0</b>	<b>13,619</b>	<b>14,140</b>	<b>521</b>	<b>3.8</b>	<b>0.85</b>	<b>0.89</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	16,388	16,388	0	0.0
(-) TIF Tax Capacity	53	53	0	0.0
(-) FD Contrib Tax Cap	365	0	-365	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>15,971</b>	<b>16,335</b>	<b>364</b>	<b>2.3</b>
FD Distrb Tax Cap	1,523	0	-1,523	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.08	30.64	0.000	0.000
City/Town	25.82	27.32	0.000	0.000
School District	14.99	16.16	7.379	8.408
Special District	2.38	2.50	0.000	0.000
<b>Total</b>	<b>73.27</b>	<b>76.61</b>	<b>7.379</b>	<b>8.408</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	297,800	297,800	0	2,325	2,381	55	2.4	0.78	0.80
Res Hmstd: AvgVal	446,500	446,500	0	3,601	3,747	146	4.1	0.81	0.84
Res Hmstd: Hi Val	595,200	595,200	0	4,975	5,243	268	5.4	0.84	0.88
Res Hmstd: Ex-Hi Val	893,000	893,000	0	7,922	8,345	423	5.3	0.89	0.93
Comm/Ind: Lo Val	150,000	150,000	0	2,331	2,069	-262	-11.2	1.55	1.38
Comm/Ind: Mid Val	300,000	300,000	0	5,988	5,372	-616	-10.3	2.00	1.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,052	20,783	-2,269	-9.8	2.31	2.08

# COLUMBUS CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	666,953	666,953	0	0	7,409	7,364	-45	-0.6	1.11	1.10
Res Non-Hmstd	101,237	101,237	0	0	1,168	1,160	-7	-0.6	1.15	1.15
Apartments	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	0.00	0.00
Seasonal Rec'l	3,207	3,207	0	0	37	36	-1	-1.5	1.15	1.13
Com/Ind: Lo tier	13,535	13,535	0	0	237	216	-21	-8.8	1.75	1.60
Com/Ind: Hi tier	152,948	152,948	0	0	4,402	4,084	-317	-7.2	2.88	2.67
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,358	8,358	0	0	240	223	-17	-7.2	2.88	2.67
Ag HGA	12,138	12,138	0	0	135	134	-1	-0.6	1.11	1.11
Ag Hmstd Land	12,967	12,967	0	0	62	61	-1	-2.3	0.48	0.47
Ag Non-Hmstd	20,096	20,096	0	0	183	179	-4	-1.9	0.91	0.89
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>991,439</b>	<b>991,439</b>	<b>0</b>	<b>0</b>	<b>13,873</b>	<b>13,457</b>	<b>-414</b>	<b>-3.0</b>	<b>1.40</b>	<b>1.36</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	11,570	11,570	0	0.0
(-) TIF Tax Capacity	126	190	64	50.8
(-) FD Contrib Tax Cap	1,289	0	-1,289	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>10,155</b>	<b>11,380</b>	<b>1,225</b>	<b>12.1</b>
FD Distrb Tax Cap	507	0	-507	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.08	30.64	0.000	0.000
City/Town	39.72	37.18	0.000	0.000
School District	23.95	24.32	12.172	13.099
Special District	5.56	5.56	0.000	0.000
<b>Total</b>	<b>99.30</b>	<b>97.70</b>	<b>12.172</b>	<b>13.099</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	314,200	314,200	0	3,414	3,303	-111	-3.2	1.09	1.05
Res Hmstd: AvgVal	471,100	471,100	0	5,252	5,179	-72	-1.4	1.11	1.10
Res Hmstd: Hi Val	627,900	627,900	0	7,317	7,270	-47	-0.6	1.17	1.16
Res Hmstd: Ex-Hi Val	942,100	942,100	0	11,600	11,519	-81	-0.7	1.23	1.22
Comm/Ind: Lo Val	150,000	150,000	0	2,844	2,614	-230	-8.1	1.90	1.74
Comm/Ind: Mid Val	300,000	300,000	0	7,161	6,620	-541	-7.6	2.39	2.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,307	25,312	-1,994	-7.3	2.73	2.53

# BLAINE CITY (PART)

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	7,643,649	7,643,649	0	0	80,722	82,907	2,185	2.7	1.06	1.08
Res Non-Hmstd	1,166,560	1,166,560	0	0	12,912	13,248	336	2.6	1.11	1.14
Apartments	457,516	457,516	0	0	6,026	6,158	132	2.2	1.32	1.35
Low-income Apts	69,687	69,687	0	0	199	205	5	2.6	0.29	0.29
Seasonal Rec'l	3,552	3,552	0	0	51	52	1	1.3	1.44	1.46
Com/Ind: Lo tier	100,844	100,844	0	0	1,740	1,609	-130	-7.5	1.73	1.60
Com/Ind: Hi tier	1,699,829	1,699,829	0	0	48,507	45,559	-2,947	-6.1	2.85	2.68
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	67,173	67,173	0	0	1,895	1,766	-129	-6.8	2.82	2.63
Ag HGA	2,011	2,011	0	0	20	21	1	3.8	1.02	1.05
Ag Hmstd Land	1,922	1,922	0	0	6	6	0	1.6	0.29	0.29
Ag Non-Hmstd	3,576	3,576	0	0	28	28	0	1.0	0.78	0.79
Miscellaneous	148,961	148,961	0	0	2,359	2,322	-37	-1.6	1.58	1.56
<b>Total</b>	<b>11,365,280</b>	<b>11,365,280</b>	<b>0</b>	<b>0</b>	<b>154,465</b>	<b>153,881</b>	<b>-583</b>	<b>-0.4</b>	<b>1.36</b>	<b>1.35</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	130,846	130,846	0	0.0
(-) TIF Tax Capacity	1,594	1,824	230	14.4
(-) FD Contrib Tax Cap	13,100	0	-13,100	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>116,152</b>	<b>129,022</b>	<b>12,870</b>	<b>11.1</b>
FD Distrib Tax Cap	14,707	0	-14,707	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.08	30.64	0.000	0.000
City/Town	37.96	37.81	0.000	0.000
School District	19.71	20.01	16.801	19.138
Special District	4.62	4.62	0.000	0.000
<b>Total</b>	<b>92.37</b>	<b>93.07</b>	<b>16.801</b>	<b>19.138</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	257,400	257,400	0	2,680	2,671	-9	-0.4	1.04	1.04
Res Hmstd: AvgVal	385,900	385,900	0	4,190	4,220	30	0.7	1.09	1.09
Res Hmstd: Hi Val	514,400	514,400	0	5,649	5,803	154	2.7	1.10	1.13
Res Hmstd: Ex-Hi Val	771,800	771,800	0	9,053	9,293	239	2.6	1.17	1.20
Apartment	300,000	300,000	0	3,968	4,064	96	2.4	1.32	1.35
Comm/Ind: Lo Val	150,000	150,000	0	2,796	2,601	-196	-7.0	1.86	1.73
Comm/Ind: Mid Val	300,000	300,000	0	7,026	6,558	-468	-6.7	2.34	2.19
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,766	25,025	-1,741	-6.5	2.68	2.50

# SPRING LAKE PARK CITY (P

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	517,628	517,628	0	0	5,715	5,815	101	1.8	1.10	1.12
Res Non-Hmstd	67,740	67,740	0	0	814	828	14	1.7	1.20	1.22
Apartments	69,650	69,650	0	0	1,016	1,031	15	1.5	1.46	1.48
Low-income Apts	59,567	59,567	0	0	177	180	3	1.7	0.30	0.30
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	21,626	21,626	0	0	393	379	-15	-3.7	1.82	1.75
Com/Ind: Hi tier	152,707	152,707	0	0	4,542	4,396	-145	-3.2	2.97	2.88
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,132	1,132	0	0	34	33	-1	-3.2	2.97	2.88
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	4,969	4,969	0	0	59	60	1	1.7	1.19	1.21
<b>Total</b>	<b>895,019</b>	<b>895,019</b>	<b>0</b>	<b>0</b>	<b>12,750</b>	<b>12,722</b>	<b>-27</b>	<b>-0.2</b>	<b>1.42</b>	<b>1.42</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	9,928	9,928	0	0
(-) TIF Tax Capacity	98	98	0	0
(-) FD Contrib Tax Cap	1,284	0	-1,284	-100
<b>(=) Taxable Tax Capacity</b>	<b>8,545</b>	<b>9,829</b>	<b>1,284</b>	<b>15</b>
FD Distrb Tax Cap	1,782	0	-1,782	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.08	30.64	0.000	0.000
City/Town	46.06	47.02	0.000	0.000
School District	26.30	25.33	11.169	12.532
Special District	5.32	5.42	0.000	0.000
<b>Total</b>	<b>107.77</b>	<b>108.41</b>	<b>11.169</b>	<b>12.532</b>

## 4. Tax Burdens on Hypothetical 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	2,137	2,074	-63	-2.9	1.08	1.05
Res Hmstd: AvgVal	295,800	295,800	0	3,404	3,362	-42	-1.2	1.15	1.14
Res Hmstd: Hi Val	394,300	394,300	0	4,671	4,649	-22	-0.5	1.18	1.18
Res Hmstd: Ex-Hi Val	591,600	591,600	0	7,283	7,403	120	1.7	1.23	1.25
Apartment	300,000	300,000	0	4,376	4,441	65	1.5	1.46	1.48
Comm/Ind: Lo Val	150,000	150,000	0	2,949	2,847	-102	-3.5	1.97	1.90
Comm/Ind: Mid Val	300,000	300,000	0	7,410	7,165	-245	-3.3	2.47	2.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,228	27,318	-911	-3.2	2.82	2.73

# BENTON TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	74,195	74,195	0	0	640	664	23	3.6	0.86	0.89
Res Non-Hmstd	15,925	15,925	0	0	144	149	5	3.5	0.90	0.94
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,870	1,870	0	0	29	24	-5	-17.6	1.54	1.27
Com/Ind: Hi tier	7,044	7,044	0	0	183	157	-26	-14.3	2.60	2.23
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,411	10,411	0	0	271	232	-39	-14.2	2.60	2.23
Ag HGA	31,250	31,250	0	0	258	268	10	3.7	0.83	0.86
Ag Hmstd Land	124,939	124,939	0	0	382	386	4	1.0	0.31	0.31
Ag Non-Hmstd	34,155	34,155	0	0	205	207	2	1.0	0.60	0.61
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>299,789</b>	<b>299,789</b>	<b>0</b>	<b>0</b>	<b>2,112</b>	<b>2,087</b>	<b>-26</b>	<b>-1.2</b>	<b>0.70</b>	<b>0.70</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,638	2,638	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	157	0	-157	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,481</b>	<b>2,638</b>	<b>157</b>	<b>6.3</b>
FD Distrb Tax Cap	51	0	-51	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.84	31.23	0.000	0.000
City/Town	13.05	12.51	0.000	0.000
School District	26.43	27.98	13.213	14.914
Special District	3.06	3.13	0.000	0.000
<b>Total</b>	<b>73.37</b>	<b>74.86</b>	<b>13.213</b>	<b>14.914</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	294,400	294,400	0	2,470	2,493	22	0.9	0.84	0.85
Res Hmstd: AvgVal	441,300	441,300	0	3,821	3,910	89	2.3	0.87	0.89
Res Hmstd: Hi Val	588,300	588,300	0	5,256	5,446	191	3.6	0.89	0.93
Res Hmstd: Ex-Hi Val	882,600	882,600	0	8,344	8,639	295	3.5	0.95	0.98
Comm/Ind: Lo Val	150,000	150,000	0	2,541	2,127	-413	-16.3	1.69	1.42
Comm/Ind: Mid Val	300,000	300,000	0	6,447	5,475	-973	-15.1	2.15	1.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,679	21,096	-3,583	-14.5	2.47	2.11

# CAMDEN TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	91,555	91,555	0	0	814	844	29	3.6	0.89	0.92
Res Non-Hmstd	13,995	13,995	0	0	132	136	4	3.2	0.94	0.97
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	488	488	0	0	9	6	-3	-28.3	1.83	1.31
Com/Ind: Hi tier	247	247	0	0	8	6	-2	-28.0	3.15	2.27
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,478	4,478	0	0	121	100	-21	-17.1	2.70	2.24
Ag HGA	37,857	37,857	0	0	323	335	12	3.8	0.85	0.88
Ag Hmstd Land	120,649	120,649	0	0	373	380	7	1.9	0.31	0.32
Ag Non-Hmstd	30,204	30,204	0	0	183	185	3	1.5	0.60	0.61
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>299,473</b>	<b>299,473</b>	<b>0</b>	<b>0</b>	<b>1,963</b>	<b>1,992</b>	<b>29</b>	<b>1.5</b>	<b>0.66</b>	<b>0.67</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,521	2,521	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	55	0	-55	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,466</b>	<b>2,521</b>	<b>55</b>	<b>2.2</b>
FD Distrb Tax Cap	73	0	-73	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.84	31.23	0.000	0.000
City/Town	14.58	14.66	0.000	0.000
School District	25.23	26.29	15.867	17.521
Special District	3.09	3.15	0.000	0.000
<b>Total</b>	<b>73.74</b>	<b>75.33</b>	<b>15.867</b>	<b>17.521</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	291,700	291,700	0	2,533	2,556	23	0.9	0.87	0.88
Res Hmstd: AvgVal	437,300	437,300	0	3,918	4,006	88	2.2	0.90	0.92
Res Hmstd: Hi Val	582,800	582,800	0	5,375	5,567	193	3.6	0.92	0.96
Res Hmstd: Ex-Hi Val	874,500	874,500	0	8,526	8,825	299	3.5	0.97	1.01
Comm/Ind: Lo Val	150,000	150,000	0	2,730	2,177	-552	-20.2	1.82	1.45
Comm/Ind: Mid Val	300,000	300,000	0	6,875	5,578	-1,297	-18.9	2.29	1.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,220	21,448	-4,772	-18.2	2.62	2.14

# DAHLGREN TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	209,138	209,138	0	0	1,861	1,896	35	1.9	0.89	0.91
Res Non-Hmstd	40,002	40,002	0	0	364	371	7	1.9	0.91	0.93
Apartments	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	0.00	0.00
Seasonal Rec'l	1,343	1,343	0	0	14	14	0	1.5	1.03	1.05
Com/Ind: Lo tier	2,946	2,946	0	0	45	36	-9	-20.2	1.52	1.21
Com/Ind: Hi tier	11,283	11,283	0	0	288	242	-46	-15.9	2.55	2.15
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	26,423	26,423	0	0	673	566	-107	-15.9	2.55	2.14
Ag HGA	42,826	42,826	0	0	366	373	7	2.0	0.85	0.87
Ag Hmstd Land	123,024	123,024	0	0	351	352	2	0.4	0.28	0.29
Ag Non-Hmstd	34,031	34,031	0	0	194	195	1	0.4	0.57	0.57
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>491,016</b>	<b>491,016</b>	<b>0</b>	<b>0</b>	<b>4,156</b>	<b>4,045</b>	<b>-110</b>	<b>-2.6</b>	<b>0.85</b>	<b>0.82</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	4,922	4,922	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	304	0	-304	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>4,618</b>	<b>4,922</b>	<b>304</b>	<b>6.6</b>
FD Distrb Tax Cap	120	0	-120	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.84	31.23	0.000	0.000
City/Town	7.37	7.11	0.000	0.000
School District	26.26	26.33	18.033	19.489
Special District	3.06	3.13	0.000	0.000
<b>Total</b>	<b>67.54</b>	<b>67.81</b>	<b>18.033</b>	<b>19.489</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	378,100	378,100	0	3,214	3,216	2	0.1	0.85	0.85
Res Hmstd: AvgVal	566,800	566,800	0	4,963	5,061	98	2.0	0.88	0.89
Res Hmstd: Hi Val	755,500	755,500	0	6,896	7,029	132	1.9	0.91	0.93
Res Hmstd: Ex-Hi Val	1,133,600	1,133,600	0	10,770	10,970	200	1.9	0.95	0.97
Comm/Ind: Lo Val	150,000	150,000	0	2,493	2,038	-456	-18.3	1.66	1.36
Comm/Ind: Mid Val	300,000	300,000	0	6,313	5,242	-1,071	-17.0	2.10	1.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,139	20,197	-3,942	-16.3	2.41	2.02

# HANCOCK TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	24,691	24,691	0	0	203	212	9	4.3	0.82	0.86
Res Non-Hmstd	3,695	3,695	0	0	31	33	1	4.2	0.85	0.89
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	330	330	0	0	5	4	-1	-18.7	1.51	1.23
Com/Ind: Hi tier	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	0.00	0.00
Publ U: Other	672	672	0	0	17	14	-3	-15.6	2.51	2.12
Ag HGA	17,176	17,176	0	0	135	140	6	4.4	0.78	0.82
Ag Hmstd Land	78,552	78,552	0	0	244	249	5	2.2	0.31	0.32
Ag Non-Hmstd	14,281	14,281	0	0	83	85	2	1.9	0.58	0.59
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>139,397</b>	<b>139,397</b>	<b>0</b>	<b>0</b>	<b>718</b>	<b>737</b>	<b>19</b>	<b>2.6</b>	<b>0.52</b>	<b>0.53</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,063	1,063	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	7	0	-7	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,055</b>	<b>1,063</b>	<b>8</b>	<b>0.8</b>
FD Distrb Tax Cap	19	0	-19	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.84	31.23	0.000	0.000
City/Town	13.04	13.17	0.000	0.000
School District	24.74	26.18	11.677	13.196
Special District	3.06	3.13	0.000	0.000
<b>Total</b>	<b>71.68</b>	<b>73.72</b>	<b>11.677</b>	<b>13.196</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	274,800	274,800	0	2,201	2,228	27	1.2	0.80	0.81
Res Hmstd: AvgVal	411,900	411,900	0	3,432	3,510	78	2.3	0.83	0.85
Res Hmstd: Hi Val	549,100	549,100	0	4,665	4,863	198	4.2	0.85	0.89
Res Hmstd: Ex-Hi Val	823,800	823,800	0	7,447	7,757	310	4.2	0.90	0.94

# HOLLYWOOD TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	87,628	87,628	0	0	847	878	31	3.7	0.97	1.00
Res Non-Hmstd	20,589	20,589	0	0	209	217	8	3.6	1.02	1.05
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	3,395	3,395	0	0	57	49	-8	-14.0	1.69	1.45
Com/Ind: Hi tier	4,614	4,614	0	0	129	114	-15	-11.7	2.79	2.47
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,616	1,616	0	0	46	40	-6	-12.5	2.82	2.47
Ag HGA	41,436	41,436	0	0	385	399	14	3.7	0.93	0.96
Ag Hmstd Land	128,141	128,141	0	0	432	439	8	1.8	0.34	0.34
Ag Non-Hmstd	38,716	38,716	0	0	273	278	4	1.5	0.71	0.72
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>326,135</b>	<b>326,135</b>	<b>0</b>	<b>0</b>	<b>2,378</b>	<b>2,414</b>	<b>36</b>	<b>1.5</b>	<b>0.73</b>	<b>0.74</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,742	2,742	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	86	0	-86	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,656</b>	<b>2,742</b>	<b>86</b>	<b>3.2</b>
FD Distrb Tax Cap	90	0	-90	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.84	31.23	0.00	0.000
City/Town	25.61	25.67	0.00	0.000
School District	25.19	26.85	12.99	14.379
Special District	3.06	3.13	0.00	0.000
<b>Total</b>	<b>84.71</b>	<b>86.88</b>	<b>12.99</b>	<b>14.379</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	277,700	277,700	0	2,609	2,625	15	0.6	0.94	0.95
Res Hmstd: AvgVal	416,300	416,300	0	4,067	4,137	69	1.7	0.98	0.99
Res Hmstd: Hi Val	554,900	554,900	0	5,538	5,738	201	3.6	1.00	1.03
Res Hmstd: Ex-Hi Val	832,500	832,500	0	8,838	9,152	315	3.6	1.06	1.10
Comm/Ind: Lo Val	150,000	150,000	0	2,752	2,390	-362	-13.2	1.83	1.59
Comm/Ind: Mid Val	300,000	300,000	0	6,942	6,090	-852	-12.3	2.31	2.03
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,496	23,358	-3,138	-11.8	2.65	2.34

# LAKETOWN TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	289,143	289,143	0	0	2,685	2,758	73	2.7	0.93	0.95
Res Non-Hmstd	48,790	48,790	0	0	462	474	12	2.7	0.95	0.97
Apartments	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	0.00	0.00
Seasonal Rec'l	8,693	8,693	0	0	74	75	1	1.6	0.85	0.87
Com/Ind: Lo tier	1,874	1,874	0	0	29	24	-5	-17.4	1.54	1.27
Com/Ind: Hi tier	1,991	1,991	0	0	51	44	-7	-14.2	2.56	2.20
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,787	8,787	0	0	228	196	-32	-13.9	2.59	2.23
Ag HGA	38,050	38,050	0	0	354	363	10	2.8	0.93	0.96
Ag Hmstd Land	48,792	48,792	0	0	112	114	2	1.6	0.23	0.23
Ag Non-Hmstd	40,011	40,011	0	0	235	238	3	1.4	0.59	0.60
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>486,131</b>	<b>486,131</b>	<b>0</b>	<b>0</b>	<b>4,230</b>	<b>4,286</b>	<b>57</b>	<b>1.3</b>	<b>0.87</b>	<b>0.88</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	4,966	4,966	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	91	0	-91	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>4,875</b>	<b>4,966</b>	<b>91</b>	<b>1.9</b>
FD Distrb Tax Cap	221	0	-221	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.84	31.23	0.000	0.000
City/Town	11.37	11.66	0.000	0.000
School District	24.48	24.68	19.165	20.717
Special District	3.22	3.28	0.000	0.000
<b>Total</b>	<b>69.91</b>	<b>70.85</b>	<b>19.165</b>	<b>20.717</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	404,800	404,800	0	3,600	3,635	35	1.0	0.89	0.90
Res Hmstd: AvgVal	606,900	606,900	0	5,593	5,747	154	2.7	0.92	0.95
Res Hmstd: Hi Val	809,000	809,000	0	7,747	7,955	209	2.7	0.96	0.98
Res Hmstd: Ex-Hi Val	1,213,700	1,213,700	0	12,059	12,378	319	2.6	0.99	1.02
Comm/Ind: Lo Val	150,000	150,000	0	2,532	2,124	-407	-16.1	1.69	1.42
Comm/Ind: Mid Val	300,000	300,000	0	6,397	5,439	-958	-15.0	2.13	1.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,433	20,906	-3,527	-14.4	2.44	2.09

# SAN FRANCISCO TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	143,199	143,199	0	0	1,290	1,327	38	2.9	0.90	0.93
Res Non-Hmstd	20,685	20,685	0	0	194	200	6	3.0	0.94	0.97
Apartments	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	0.00	0.00
Seasonal Rec'l	429	429	0	0	4	4	0	1.0	0.85	0.85
Com/Ind: Lo tier	916	916	0	0	14	12	-2	-14.9	1.48	1.26
Com/Ind: Hi tier	233	233	0	0	6	5	-1	-9.6	2.52	2.27
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,530	1,530	0	0	39	35	-3	-8.2	2.52	2.31
Ag HGA	24,580	24,580	0	0	205	212	7	3.6	0.83	0.86
Ag Hmstd Land	55,660	55,660	0	0	169	172	4	2.1	0.30	0.31
Ag Non-Hmstd	24,628	24,628	0	0	146	149	3	2.0	0.59	0.60
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>271,860</b>	<b>271,860</b>	<b>0</b>	<b>0</b>	<b>2,067</b>	<b>2,116</b>	<b>52</b>	<b>2.5</b>	<b>0.76</b>	<b>0.78</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,588	2,588	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	13	0	-13	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,575</b>	<b>2,588</b>	<b>13</b>	<b>0.5</b>
FD Distrb Tax Cap	82	0	-82	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.84	31.23	0.000	0.000
City/Town	14.73	15.17	0.000	0.000
School District	23.96	24.52	13.618	14.892
Special District	3.06	3.13	0.000	0.000
<b>Total</b>	<b>72.59</b>	<b>74.06</b>	<b>13.618</b>	<b>14.892</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	375,300	375,300	0	3,210	3,244	33	1.0	0.86	0.86
Res Hmstd: AvgVal	562,600	562,600	0	4,964	5,120	156	3.1	0.88	0.91
Res Hmstd: Hi Val	750,000	750,000	0	6,920	7,134	215	3.1	0.92	0.95
Res Hmstd: Ex-Hi Val	1,125,200	1,125,200	0	10,835	11,166	331	3.1	0.96	0.99
Comm/Ind: Lo Val	150,000	150,000	0	2,372	2,109	-263	-11.1	1.58	1.41
Comm/Ind: Mid Val	300,000	300,000	0	6,052	5,432	-620	-10.2	2.02	1.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,226	20,940	-2,286	-9.8	2.32	2.09

# WACONIA TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	185,515	185,515	0	0	1,761	1,805	43	2.5	0.95	0.97
Res Non-Hmstd	43,158	43,158	0	0	427	437	10	2.4	0.99	1.01
Apartments	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	0.00	0.00
Seasonal Rec'l	758	758	0	0	6	6	0	1.4	0.80	0.81
Com/Ind: Lo tier	3,282	3,282	0	0	51	42	-8	-16.5	1.55	1.29
Com/Ind: Hi tier	2,393	2,393	0	0	62	53	-8	-13.5	2.58	2.24
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,735	10,735	0	0	277	240	-37	-13.4	2.58	2.24
Ag HGA	30,690	30,690	0	0	276	283	7	2.6	0.90	0.92
Ag Hmstd Land	76,120	76,120	0	0	201	203	2	0.9	0.26	0.27
Ag Non-Hmstd	28,571	28,571	0	0	168	169	1	0.7	0.59	0.59
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>381,222</b>	<b>381,222</b>	<b>0</b>	<b>0</b>	<b>3,229</b>	<b>3,238</b>	<b>10</b>	<b>0.3</b>	<b>0.85</b>	<b>0.85</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,765	3,765	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	111	0	-111	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>3,653</b>	<b>3,765</b>	<b>112</b>	<b>3.1</b>
FD Distrb Tax Cap	84	0	-84	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.84	31.23	0.000	0.000
City/Town	14.01	13.85	0.000	0.000
School District	23.44	23.82	19.425	21.037
Special District	3.06	3.13	0.000	0.000
<b>Total</b>	<b>71.35</b>	<b>72.03</b>	<b>19.425</b>	<b>21.037</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	403,000	403,000	0	3,651	3,677	25	0.7	0.91	0.91
Res Hmstd: AvgVal	604,200	604,200	0	5,671	5,811	140	2.5	0.94	0.96
Res Hmstd: Hi Val	805,400	805,400	0	7,856	8,046	190	2.4	0.98	1.00
Res Hmstd: Ex-Hi Val	1,208,400	1,208,400	0	12,233	12,522	289	2.4	1.01	1.04
Comm/Ind: Lo Val	150,000	150,000	0	2,537	2,156	-382	-15.0	1.69	1.44
Comm/Ind: Mid Val	300,000	300,000	0	6,409	5,510	-898	-14.0	2.14	1.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,475	21,165	-3,310	-13.5	2.45	2.12

# WATERTOWN TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	159,921	159,921	0	0	1,332	1,385	54	4.0	0.83	0.87
Res Non-Hmstd	44,706	44,706	0	0	390	405	15	3.9	0.87	0.91
Apartments	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	0.00	0.00
Seasonal Rec'l	1,930	1,930	0	0	18	19	1	3.8	0.95	0.98
Com/Ind: Lo tier	2,510	2,510	0	0	41	30	-11	-25.9	1.63	1.21
Com/Ind: Hi tier	1,547	1,547	0	0	41	33	-8	-19.3	2.65	2.14
Publ U: Elec Gen	5,469	5,469	0	0	109	85	-23	-21.4	1.99	1.56
Publ U: Other	11,925	11,925	0	0	313	256	-57	-18.3	2.62	2.14
Ag HGA	54,706	54,706	0	0	457	475	18	4.0	0.84	0.87
Ag Hmstd Land	86,946	86,946	0	0	194	196	3	1.5	0.22	0.23
Ag Non-Hmstd	41,037	41,037	0	0	224	227	3	1.4	0.55	0.55
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>410,697</b>	<b>410,697</b>	<b>0</b>	<b>0</b>	<b>3,119</b>	<b>3,111</b>	<b>-5</b>	<b>-0.2</b>	<b>0.76</b>	<b>0.76</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,981	3,981	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	188	0	-188	-100
<b>(=) Taxable Tax Capacity</b>	<b>3,793</b>	<b>3,981</b>	<b>188</b>	<b>5</b>
FD Distrb Tax Cap	90	0	-90	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.84	31.23	0.000	0.00
City/Town	9.60	9.37	0.000	0.00
School District	25.01	26.50	13.551	14.99
Special District	3.07	3.14	0.000	0.00
<b>Total</b>	<b>68.52</b>	<b>70.23</b>	<b>13.551</b>	<b>14.99</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	349,400	349,400	0	2,828	2,872	44	1.5	0.81	0.82
Res Hmstd: AvgVal	523,800	523,800	0	4,340	4,506	166	3.8	0.83	0.86
Res Hmstd: Hi Val	698,200	698,200	0	6,070	6,298	229	3.8	0.87	0.90
Res Hmstd: Ex-Hi Val	1,047,600	1,047,600	0	9,536	9,889	354	3.7	0.91	0.94
Comm/Ind: Lo Val	150,000	150,000	0	2,528	2,025	-503	-19.9	1.69	1.35
Comm/Ind: Mid Val	300,000	300,000	0	6,416	5,234	-1,182	-18.4	2.14	1.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,562	20,214	-4,348	-17.7	2.46	2.02

# YOUNG AMERICA TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	70,712	70,712	0	0	596	621	25	4.3	0.84	0.88
Res Non-Hmstd	13,296	13,296	0	0	117	122	5	4.2	0.88	0.92
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,521	1,521	0	0	23	19	-3	-15.0	1.49	1.26
Com/Ind: Hi tier	1,790	1,790	0	0	45	40	-6	-12.4	2.52	2.21
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,268	10,268	0	0	259	226	-32	-12.5	2.52	2.20
Ag HGA	23,434	23,434	0	0	189	197	8	4.3	0.81	0.84
Ag Hmstd Land	106,593	106,593	0	0	352	358	6	1.7	0.33	0.34
Ag Non-Hmstd	37,849	37,849	0	0	224	228	4	1.6	0.59	0.60
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>265,463</b>	<b>265,463</b>	<b>0</b>	<b>0</b>	<b>1,805</b>	<b>1,811</b>	<b>7</b>	<b>0.4</b>	<b>0.68</b>	<b>0.68</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,356	2,356	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	93	0	-93	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,263</b>	<b>2,356</b>	<b>93</b>	<b>4.1</b>
FD Distrb Tax Cap	52	0	-52	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.84	31.23	0.000	0.000
City/Town	11.99	11.80	0.000	0.000
School District	26.58	28.18	12.667	14.359
Special District	3.14	3.20	0.000	0.000
<b>Total</b>	<b>72.54</b>	<b>74.42</b>	<b>12.667</b>	<b>14.359</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	283,400	283,400	0	2,330	2,359	30	1.3	0.82	0.83
Res Hmstd: AvgVal	424,900	424,900	0	3,621	3,710	90	2.5	0.85	0.87
Res Hmstd: Hi Val	566,300	566,300	0	4,946	5,151	205	4.1	0.87	0.91
Res Hmstd: Ex-Hi Val	849,700	849,700	0	7,875	8,194	319	4.1	0.93	0.96
Comm/Ind: Lo Val	150,000	150,000	0	2,449	2,109	-339	-13.9	1.63	1.41
Comm/Ind: Mid Val	300,000	300,000	0	6,236	5,435	-801	-12.8	2.08	1.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,908	20,956	-2,952	-12.3	2.39	2.10

# CARVER CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	850,381	850,381	0	0	10,163	10,617	454	4.5	1.20	1.25
Res Non-Hmstd	130,799	130,799	0	0	1,645	1,719	73	4.4	1.26	1.31
Apartments	15,458	15,458	0	0	227	237	10	4.4	1.47	1.53
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	4,727	4,727	0	0	87	85	-2	-1.8	1.84	1.80
Com/Ind: Hi tier	47,231	47,231	0	0	1,406	1,383	-24	-1.7	2.98	2.93
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	12,118	12,118	0	0	361	355	-6	-1.7	2.98	2.93
Ag HGA	229	229	0	0	3	3	0	4.5	1.09	1.14
Ag Hmstd Land	428	428	0	0	1	1	0	7.5	0.27	0.29
Ag Non-Hmstd	1,338	1,338	0	0	13	13	1	4.2	0.95	0.99
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,062,709</b>	<b>1,062,709</b>	<b>0</b>	<b>0</b>	<b>13,906</b>	<b>14,413</b>	<b>506</b>	<b>3.6</b>	<b>1.31</b>	<b>1.36</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	11,220	11,220	0	0.0
(-) TIF Tax Capacity	488	633	145	29.7
(-) FD Contrib Tax Cap	449	0	-449	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>10,282</b>	<b>10,587</b>	<b>305</b>	<b>3.0</b>
FD Distrb Tax Cap	1,296	0	-1,296	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.83	31.23	0.000	0.000
City/Town	42.64	46.28	0.000	0.000
School District	27.54	27.45	17.359	18.758
Special District	2.72	2.78	0.000	0.000
<b>Total</b>	<b>103.74</b>	<b>107.74</b>	<b>17.359</b>	<b>18.758</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	291,500	291,500	0	3,416	3,469	53	1.5	1.17	1.19
Res Hmstd: AvgVal	437,000	437,000	0	5,292	5,450	158	3.0	1.21	1.25
Res Hmstd: Hi Val	582,500	582,500	0	7,268	7,591	323	4.4	1.25	1.30
Res Hmstd: Ex-Hi Val	874,000	874,000	0	11,554	12,063	510	4.4	1.32	1.38
Apartment	300,000	300,000	0	4,411	4,603	192	4.4	1.47	1.53
Comm/Ind: Lo Val	150,000	150,000	0	2,976	2,925	-51	-1.7	1.98	1.95
Comm/Ind: Mid Val	300,000	300,000	0	7,442	7,317	-126	-1.7	2.48	2.44
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,285	27,811	-474	-1.7	2.83	2.78

# CHASKA CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,140,564	3,140,564	0	0	37,252	37,781	529	1.4	1.19	1.20
Res Non-Hmstd	539,327	539,327	0	0	6,713	6,805	92	1.4	1.24	1.26
Apartments	331,024	331,024	0	0	4,780	4,839	59	1.2	1.44	1.46
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,582	1,582	0	0	29	30	0	1.0	1.85	1.87
Com/Ind: Lo tier	41,789	41,789	0	0	761	717	-43	-5.7	1.82	1.72
Com/Ind: Hi tier	668,010	668,010	0	0	19,736	18,781	-955	-4.8	2.95	2.81
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	35,470	35,470	0	0	1,048	997	-51	-4.8	2.95	2.81
Ag HGA	7,421	7,421	0	0	93	94	1	1.4	1.25	1.27
Ag Hmstd Land	7,407	7,407	0	0	29	29	0	0.4	0.39	0.39
Ag Non-Hmstd	19,329	19,329	0	0	180	181	1	0.4	0.93	0.93
Miscellaneous	30,213	30,213	0	0	414	420	5	1.3	1.37	1.39
<b>Total</b>	<b>4,822,136</b>	<b>4,822,136</b>	<b>0</b>	<b>0</b>	<b>71,035</b>	<b>70,674</b>	<b>-362</b>	<b>-0.5</b>	<b>1.47</b>	<b>1.47</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	56,531	56,531	0	0.0
(-) TIF Tax Capacity	2,835	2,835	0	0.0
(-) FD Contrib Tax Cap	5,376	0	-5,376	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>48,320</b>	<b>53,696</b>	<b>5,376</b>	<b>11.1</b>
FD Distrb Tax Cap	5,744	0	-5,744	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.84	31.23	0.000	0.000
City/Town	38.79	38.75	0.000	0.000
School District	27.54	27.45	17.359	18.758
Special District	4.47	4.50	0.000	0.000
<b>Total</b>	<b>101.63</b>	<b>101.93</b>	<b>17.359</b>	<b>18.758</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	286,400	286,400	0	3,291	3,245	-47	-1.4	1.15	1.13
Res Hmstd: AvgVal	429,300	429,300	0	5,108	5,100	-8	-0.2	1.19	1.19
Res Hmstd: Hi Val	572,200	572,200	0	6,992	7,090	98	1.4	1.22	1.24
Res Hmstd: Ex-Hi Val	858,500	858,500	0	11,126	11,275	148	1.3	1.30	1.31
Apartment	300,000	300,000	0	4,332	4,385	53	1.2	1.44	1.46
Comm/Ind: Lo Val	150,000	150,000	0	2,950	2,794	-156	-5.3	1.97	1.86
Comm/Ind: Mid Val	300,000	300,000	0	7,381	7,012	-370	-5.0	2.46	2.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,062	26,692	-1,370	-4.9	2.81	2.67

# COLOGNE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	238,332	238,332	0	0	3,051	3,285	234	7.7	1.28	1.38
Res Non-Hmstd	28,657	28,657	0	0	397	427	30	7.6	1.39	1.49
Apartments	1,914	1,914	0	0	31	34	2	7.5	1.64	1.77
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	4,899	4,899	0	0	96	102	6	6.7	1.96	2.09
Com/Ind: Hi tier	13,232	13,232	0	0	418	440	22	5.4	3.16	3.33
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,766	2,766	0	0	87	92	5	5.4	3.16	3.33
Ag HGA	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,488	1,488	0	0	16	17	1	7.0	1.05	1.12
Ag Non-Hmstd	1,811	1,811	0	0	20	21	1	7.0	1.08	1.15
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>293,099</b>	<b>293,099</b>	<b>0</b>	<b>0</b>	<b>4,116</b>	<b>4,418</b>	<b>301</b>	<b>7.3</b>	<b>1.40</b>	<b>1.51</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,015	3,015	0	0.0
(-) TIF Tax Capacity	22	32	10	45.5
(-) FD Contrib Tax Cap	140	0	-140	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,854</b>	<b>2,983</b>	<b>129</b>	<b>4.5</b>
FD Distrb Tax Cap	463	0	-463	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.84	31.23	0.000	0.000
City/Town	60.72	67.13	0.000	0.000
School District	26.71	28.35	12.638	14.347
Special District	3.06	3.13	0.000	0.000
<b>Total</b>	<b>121.33</b>	<b>129.85</b>	<b>12.638</b>	<b>14.347</b>

## 4. Tax Burdens on Hypothetical 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	2,814	2,909	95	3.4	1.25	1.29
Res Hmstd: AvgVal	338,000	338,000	0	4,445	4,664	219	4.9	1.32	1.38
Res Hmstd: Hi Val	450,500	450,500	0	6,035	6,418	383	6.3	1.34	1.42
Res Hmstd: Ex-Hi Val	675,900	675,900	0	9,588	10,317	729	7.6	1.42	1.53
Apartment	300,000	300,000	0	4,929	5,300	371	7.5	1.64	1.77
Comm/Ind: Lo Val	150,000	150,000	0	3,159	3,356	197	6.2	2.11	2.24
Comm/Ind: Mid Val	300,000	300,000	0	7,894	8,345	451	5.7	2.63	2.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0	29,989	31,625	1,636	5.5	3.00	3.16

# HAMBURG CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	43,052	43,052	0	0	620	767	147	23.8	1.44	1.78
Res Non-Hmstd	3,752	3,752	0	0	62	76	15	23.9	1.64	2.04
Apartments	1,486	1,486	0	0	29	36	7	24.0	1.97	2.45
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	881	881	0	0	19	26	6	31.8	2.21	2.91
Com/Ind: Hi tier	1,445	1,445	0	0	50	64	13	26.7	3.48	4.41
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	334	334	0	0	12	15	3	26.7	3.48	4.41
Ag HGA	146	146	0	0	2	2	0	23.6	1.27	1.56
Ag Hmstd Land	0	0	0	0	0	0	0	47.8	0.37	0.55
Ag Non-Hmstd	5	5	0	0	0	0	0	26.5	1.34	1.70
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>51,101</b>	<b>51,101</b>	<b>0</b>	<b>0</b>	<b>794</b>	<b>986</b>	<b>191</b>	<b>24.1</b>	<b>1.55</b>	<b>1.93</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	490	490	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	19	0	-19	-100
<b>(=) Taxable Tax Capacity</b>	<b>471</b>	<b>490</b>	<b>19</b>	<b>4</b>
FD Distrb Tax Cap	205	0	-205	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.67	31.07	0.000	0.000
City/Town	87.51	121.91	0.000	0.000
School District	26.50	28.16	12.638	14.347
Special District	3.06	3.13	0.000	0.000
<b>Total</b>	<b>147.74</b>	<b>184.27</b>	<b>12.638</b>	<b>14.347</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	154,200	154,200	0	2,128	2,461	333	15.6	1.38	1.60
Res Hmstd: AvgVal	231,200	231,200	0	3,465	4,118	652	18.8	1.50	1.78
Res Hmstd: Hi Val	308,200	308,200	0	4,803	5,775	972	20.2	1.56	1.87
Res Hmstd: Ex-Hi Val	462,400	462,400	0	7,416	9,093	1,677	22.6	1.60	1.97
Apartment	300,000	300,000	0	5,920	7,341	1,421	24.0	1.97	2.45
Comm/Ind: Lo Val	150,000	150,000	0	3,528	4,581	1,053	29.9	2.35	3.05
Comm/Ind: Mid Val	300,000	300,000	0	8,753	11,202	2,449	28.0	2.92	3.73
Comm/Ind: Hi Val	1,000,000	1,000,000	0	33,139	42,102	8,963	27.0	3.31	4.21

# MAYER CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	247,626	247,626	0	0	2,558	2,817	259	10.1	1.03	1.14
Res Non-Hmstd	26,562	26,562	0	0	300	330	30	10.1	1.13	1.24
Apartments	320	320	0	0	4	5	0	10.1	1.33	1.47
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	5,786	5,786	0	0	100	100	1	0.5	1.73	1.73
Com/Ind: Hi tier	8,785	8,785	0	0	250	251	1	0.2	2.85	2.85
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,552	2,552	0	0	73	73	0	0.2	2.85	2.85
Ag HGA	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,200	1,200	0	0	7	8	1	10.4	0.58	0.64
Ag Non-Hmstd	402	402	0	0	3	4	0	10.2	0.83	0.91
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>293,233</b>	<b>293,233</b>	<b>0</b>	<b>0</b>	<b>3,295</b>	<b>3,588</b>	<b>292</b>	<b>8.9</b>	<b>1.12</b>	<b>1.22</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,932	2,932	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	116	0	-116	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,817</b>	<b>2,932</b>	<b>115</b>	<b>4.1</b>
FD Distrb Tax Cap	671	0	-671	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.81	31.21	0.000	0.000
City/Town	37.60	44.99	0.000	0.000
School District	25.30	27.09	12.456	13.865
Special District	3.06	3.13	0.000	0.000
<b>Total</b>	<b>96.78</b>	<b>106.42</b>	<b>12.456</b>	<b>13.865</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	214,000	214,000	0	2,164	2,284	120	5.6	1.01	1.07
Res Hmstd: AvgVal	320,800	320,800	0	3,423	3,671	247	7.2	1.07	1.14
Res Hmstd: Hi Val	427,600	427,600	0	4,671	5,058	387	8.3	1.09	1.18
Res Hmstd: Ex-Hi Val	641,500	641,500	0	7,350	8,093	743	10.1	1.15	1.26
Apartment	300,000	300,000	0	4,003	4,407	404	10.1	1.33	1.47
Comm/Ind: Lo Val	150,000	150,000	0	2,809	2,822	13	0.5	1.87	1.88
Comm/Ind: Mid Val	300,000	300,000	0	7,077	7,101	24	0.3	2.36	2.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,995	27,068	73	0.3	2.70	2.71

# NEW GERMANY CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	35,586	35,586	0	0	475	525	50	10.5	1.34	1.48
Res Non-Hmstd	7,888	7,888	0	0	125	138	13	10.6	1.58	1.75
Apartments	1,168	1,168	0	0	21	23	2	10.6	1.79	1.98
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	1,795	1,795	0	0	37	42	4	11.6	2.09	2.33
Com/Ind: Hi tier	2,714	2,714	0	0	90	98	9	9.6	3.30	3.62
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	252	252	0	0	8	9	1	9.6	3.30	3.62
Ag HGA	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,542	1,542	0	0	8	9	1	12.7	0.54	0.61
Ag Non-Hmstd	1,076	1,076	0	0	12	14	1	12.0	1.14	1.28
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>52,021</b>	<b>52,021</b>	<b>0</b>	<b>0</b>	<b>776</b>	<b>858</b>	<b>81</b>	<b>10.4</b>	<b>1.49</b>	<b>1.65</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	524	524	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	32	0	-32	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>492</b>	<b>524</b>	<b>32</b>	<b>6.5</b>
FD Distrb Tax Cap	128	0	-128	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.83	31.23	0.000	0.000
City/Town	69.81	82.94	0.000	0.000
School District	23.23	23.52	19.925	21.542
Special District	3.06	3.13	0.000	0.000
<b>Total</b>	<b>126.94</b>	<b>140.82</b>	<b>19.925</b>	<b>21.542</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	161,700	161,700	0	2,087	2,175	88	4.2	1.29	1.35
Res Hmstd: AvgVal	242,400	242,400	0	3,364	3,587	223	6.6	1.39	1.48
Res Hmstd: Hi Val	323,100	323,100	0	4,641	5,000	359	7.7	1.44	1.55
Res Hmstd: Ex-Hi Val	484,800	484,800	0	7,120	7,830	711	10.0	1.47	1.62
Apartment	300,000	300,000	0	5,358	5,927	569	10.6	1.79	1.98
Comm/Ind: Lo Val	150,000	150,000	0	3,349	3,711	362	10.8	2.23	2.47
Comm/Ind: Mid Val	300,000	300,000	0	8,300	9,137	837	10.1	2.77	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0	31,403	34,458	3,055	9.7	3.14	3.45

# NORWOOD YOUNG AMERICA CI

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	320,979	320,979	0	0	4,456	4,854	398	8.9	1.39	1.51
Res Non-Hmstd	36,726	36,726	0	0	563	613	50	8.9	1.53	1.67
Apartments	20,776	20,776	0	0	383	417	34	8.8	1.84	2.01
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	14,060	14,060	0	0	297	335	38	12.6	2.11	2.38
Com/Ind: Hi tier	54,235	54,235	0	0	1,823	2,012	190	10.4	3.36	3.71
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,109	3,109	0	0	104	115	11	10.4	3.36	3.71
Ag HGA	266	266	0	0	4	4	0	8.9	1.38	1.51
Ag Hmstd Land	1,265	1,265	0	0	10	11	1	9.0	0.83	0.90
Ag Non-Hmstd	1,386	1,386	0	0	17	19	1	8.6	1.24	1.35
Miscellaneous	164	164	0	0	3	3	0	8.8	1.84	2.01
<b>Total</b>	<b>452,966</b>	<b>452,966</b>	<b>0</b>	<b>0</b>	<b>7,660</b>	<b>8,383</b>	<b>723</b>	<b>9.4</b>	<b>1.69</b>	<b>1.85</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	4,970	4,970	0	0.0
(-) TIF Tax Capacity	221	250	29	13.1
(-) FD Contrib Tax Cap	500	0	-500	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>4,250</b>	<b>4,720</b>	<b>470</b>	<b>11.1</b>
FD Distrb Tax Cap	1,120	0	-1,120	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.84	31.23	0.000	0.000
City/Town	75.33	84.67	0.000	0.000
School District	26.71	28.35	12.638	14.347
Special District	4.55	4.83	0.000	0.000
<b>Total</b>	<b>137.43</b>	<b>149.09</b>	<b>12.638</b>	<b>14.347</b>

## 4. Tax Burdens on Hypothetical 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	2,526	2,613	87	3.5	1.35	1.40
Res Hmstd: AvgVal	280,400	280,400	0	4,043	4,265	222	5.5	1.44	1.52
Res Hmstd: Hi Val	373,700	373,700	0	5,558	5,915	357	6.4	1.49	1.58
Res Hmstd: Ex-Hi Val	560,700	560,700	0	8,623	9,390	767	8.9	1.54	1.67
Apartment	300,000	300,000	0	5,533	6,021	489	8.8	1.84	2.01
Comm/Ind: Lo Val	150,000	150,000	0	3,389	3,789	400	11.8	2.26	2.53
Comm/Ind: Mid Val	300,000	300,000	0	8,430	9,355	925	11.0	2.81	3.12
Comm/Ind: Hi Val	1,000,000	1,000,000	0	31,954	35,329	3,375	10.6	3.20	3.53

# VICTORIA CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,095,712	2,095,712	0	0	23,851	24,469	618	2.6	1.14	1.17
Res Non-Hmstd	497,913	497,913	0	0	5,898	6,046	148	2.5	1.18	1.21
Apartments	39,319	39,319	0	0	520	533	13	2.5	1.32	1.36
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	5,271	5,271	0	0	62	63	1	2.0	1.18	1.20
Com/Ind: Lo tier	6,339	6,339	0	0	109	100	-9	-7.9	1.72	1.58
Com/Ind: Hi tier	28,140	28,140	0	0	793	741	-52	-6.6	2.82	2.63
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	21,076	21,076	0	0	595	556	-39	-6.5	2.82	2.64
Ag HGA	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	413	413	0	0	2	2	0	2.1	0.37	0.38
Ag Non-Hmstd	389	389	0	0	3	3	0	1.8	0.83	0.85
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>2,694,572</b>	<b>2,694,572</b>	<b>0</b>	<b>0</b>	<b>31,833</b>	<b>32,513</b>	<b>680</b>	<b>2.1</b>	<b>1.18</b>	<b>1.21</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	29,061	29,061	0	0.0
(-) TIF Tax Capacity	388	388	0	0.0
(-) FD Contrib Tax Cap	382	0	-382	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>28,291</b>	<b>28,672</b>	<b>381</b>	<b>1.3</b>
FD Distrb Tax Cap	1,566	0	-1,566	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.84	31.23	0.000	0.000
City/Town	30.19	31.33	0.000	0.000
School District	26.17	26.13	18.944	20.279
Special District	3.42	3.46	0.000	0.000
<b>Total</b>	<b>90.61</b>	<b>92.16</b>	<b>18.944</b>	<b>20.279</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	400,400	400,400	0	4,376	4,405	29	0.7	1.09	1.10
Res Hmstd: AvgVal	600,300	600,300	0	6,804	6,981	177	2.6	1.13	1.16
Res Hmstd: Hi Val	800,200	800,200	0	9,446	9,689	242	2.6	1.18	1.21
Res Hmstd: Ex-Hi Val	1,200,600	1,200,600	0	14,740	15,113	373	2.5	1.23	1.26
Apartment	300,000	300,000	0	3,966	4,064	98	2.5	1.32	1.35
Comm/Ind: Lo Val	150,000	150,000	0	2,807	2,597	-210	-7.5	1.87	1.73
Comm/Ind: Mid Val	300,000	300,000	0	7,040	6,544	-496	-7.0	2.35	2.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,795	24,963	-1,833	-6.8	2.68	2.50

# WACONIA CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,678,509	1,678,509	0	0	20,874	21,323	449	2.2	1.24	1.27
Res Non-Hmstd	322,305	322,305	0	0	4,268	4,357	89	2.1	1.32	1.35
Apartments	87,746	87,746	0	0	1,330	1,356	26	2.0	1.52	1.54
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	3,783	3,783	0	0	47	47	1	1.2	1.23	1.25
Com/Ind: Lo tier	31,048	31,048	0	0	584	562	-22	-3.8	1.88	1.81
Com/Ind: Hi tier	252,579	252,579	0	0	7,648	7,395	-253	-3.3	3.03	2.93
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	19,079	19,079	0	0	577	557	-19	-3.3	3.02	2.92
Ag HGA	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0	0	0	0	1.0	0.93	0.93
Ag Non-Hmstd	869	869	0	0	8	8	0	1.0	0.93	0.93
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>2,395,918</b>	<b>2,395,918</b>	<b>0</b>	<b>0</b>	<b>35,336</b>	<b>35,605</b>	<b>271</b>	<b>0.8</b>	<b>1.47</b>	<b>1.49</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	27,159	27,159	0	0.0
(-) TIF Tax Capacity	281	315	34	12.1
(-) FD Contrib Tax Cap	2,183	0	-2,183	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>24,695</b>	<b>26,844</b>	<b>2,149</b>	<b>8.7</b>
FD Distrb Tax Cap	2,505	0	-2,505	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.83	31.23	0.000	0.000
City/Town	48.15	48.48	0.000	0.000
School District	23.23	23.52	19.925	21.541
Special District	3.06	3.13	0.000	0.000
<b>Total</b>	<b>105.28</b>	<b>106.36</b>	<b>19.925</b>	<b>21.541</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	288,400	288,400	0	3,492	3,470	-23	-0.6	1.21	1.20
Res Hmstd: AvgVal	432,400	432,400	0	5,414	5,449	35	0.7	1.25	1.26
Res Hmstd: Hi Val	576,400	576,400	0	7,418	7,575	157	2.1	1.29	1.31
Res Hmstd: Ex-Hi Val	864,800	864,800	0	11,788	12,031	243	2.1	1.36	1.39
Apartment	300,000	300,000	0	4,546	4,635	89	2.0	1.52	1.54
Comm/Ind: Lo Val	150,000	150,000	0	3,042	2,936	-106	-3.5	2.03	1.96
Comm/Ind: Mid Val	300,000	300,000	0	7,584	7,327	-257	-3.4	2.53	2.44
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,780	27,823	-957	-3.3	2.88	2.78

# WATERTOWN CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	426,986	426,986	0	0	5,024	5,523	499	9.9	1.18	1.29
Res Non-Hmstd	65,417	65,417	0	0	835	917	83	9.9	1.28	1.40
Apartments	11,231	11,231	0	0	171	188	17	9.9	1.53	1.68
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	12,316	12,316	0	0	230	245	14	6.1	1.87	1.99
Com/Ind: Hi tier	21,540	21,540	0	0	655	686	32	4.9	3.04	3.19
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,606	3,606	0	0	110	115	5	4.9	3.04	3.19
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	590	590	0	0	6	6	1	10.0	0.98	1.08
Miscellaneous	8,116	8,116	0	0	124	136	12	9.9	1.53	1.68
<b>Total</b>	<b>549,802</b>	<b>549,802</b>	<b>0</b>	<b>0</b>	<b>7,155</b>	<b>7,816</b>	<b>663</b>	<b>9.3</b>	<b>1.30</b>	<b>1.42</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	5,615	5,615	0	0.0
(-) TIF Tax Capacity	38	45	7	18.4
(-) FD Contrib Tax Cap	251	0	-251	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>5,326</b>	<b>5,570</b>	<b>244</b>	<b>4.6</b>
FD Distrb Tax Cap	1,260	0	-1,260	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.84	31.23	0.000	0.000
City/Town	52.45	61.10	0.000	0.000
School District	25.33	27.12	12.456	13.865
Special District	3.55	3.67	0.000	0.000
<b>Total</b>	<b>112.16</b>	<b>123.12</b>	<b>12.456</b>	<b>13.865</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	212,300	212,300	0	2,442	2,570	128	5.2	1.15	1.21
Res Hmstd: AvgVal	318,300	318,300	0	3,870	4,140	269	7.0	1.22	1.30
Res Hmstd: Hi Val	424,200	424,200	0	5,286	5,708	421	8.0	1.25	1.35
Res Hmstd: Ex-Hi Val	636,500	636,500	0	8,315	9,139	824	9.9	1.31	1.44
Apartment	300,000	300,000	0	4,580	5,033	453	9.9	1.53	1.68
Comm/Ind: Lo Val	150,000	150,000	0	3,026	3,198	171	5.7	2.02	2.13
Comm/Ind: Mid Val	300,000	300,000	0	7,584	7,977	393	5.2	2.53	2.66
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,856	30,282	1,426	4.9	2.89	3.03

# CHANHASSEN CITY (PART)

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,432,379	4,432,379	0	0	47,343	47,610	267	0.6	1.07	1.07
Res Non-Hmstd	842,516	842,516	0	0	9,251	9,302	51	0.6	1.10	1.10
Apartments	188,856	188,856	0	0	2,331	2,342	12	0.5	1.23	1.24
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	8,823	8,823	0	0	110	110	0	0.1	1.25	1.25
Com/Ind: Lo tier	36,048	36,048	0	0	599	523	-77	-12.8	1.66	1.45
Com/Ind: Hi tier	637,392	637,392	0	0	17,489	15,654	-1,835	-10.5	2.74	2.46
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	28,562	28,562	0	0	782	699	-83	-10.6	2.74	2.45
Ag HGA	3,366	3,366	0	0	39	39	0	0.6	1.15	1.15
Ag Hmstd Land	2,650	2,650	0	0	11	11	0	-0.9	0.42	0.42
Ag Non-Hmstd	5,626	5,626	0	0	43	43	0	-0.8	0.76	0.76
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>6,186,218</b>	<b>6,186,218</b>	<b>0</b>	<b>0</b>	<b>77,998</b>	<b>76,333</b>	<b>-1,665</b>	<b>-2.1</b>	<b>1.26</b>	<b>1.23</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	71,834	71,834	0	0.0
(-) TIF Tax Capacity	600	627	27	4.5
(-) FD Contrib Tax Cap	5,120	0	-5,120	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>66,114</b>	<b>71,207</b>	<b>5,093</b>	<b>7.7</b>
FD Distrb Tax Cap	3,109	0	-3,109	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	30.84	31.23	0.000	0.000
City/Town	21.76	20.86	0.000	0.000
School District	25.24	25.35	20.639	21.859
Special District	4.65	4.63	0.000	0.000
<b>Total</b>	<b>82.48</b>	<b>82.07</b>	<b>20.639</b>	<b>21.859</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	372,400	372,400	0	3,809	3,763	-46	-1.2	1.02	1.01
Res Hmstd: AvgVal	558,400	558,400	0	5,879	5,923	44	0.8	1.05	1.06
Res Hmstd: Hi Val	744,300	744,300	0	8,179	8,236	58	0.7	1.10	1.11
Res Hmstd: Ex-Hi Val	1,116,700	1,116,700	0	12,787	12,871	84	0.7	1.15	1.15
Apartment	300,000	300,000	0	3,712	3,733	21	0.6	1.24	1.24
Comm/Ind: Lo Val	150,000	150,000	0	2,729	2,394	-335	-12.3	1.82	1.60
Comm/Ind: Mid Val	300,000	300,000	0	6,850	6,062	-788	-11.5	2.28	2.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,081	23,179	-2,902	-11.1	2.61	2.32

# TOFTE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	41,343	41,343	0	0	234	229	-5	-2.2	0.57	0.55
Res Non-Hmstd	106,751	106,751	0	0	875	859	-16	-1.8	0.82	0.80
Apartments	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	0.00	0.00
Seasonal Rec'l	63,872	63,872	0	0	498	490	-9	-1.7	0.78	0.77
Com/Ind: Lo tier	3,432	3,432	0	0	50	34	-16	-33.0	1.46	0.98
Com/Ind: Hi tier	5,304	5,304	0	0	133	99	-34	-25.5	2.51	1.87
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	7,787	7,787	0	0	45	44	-1	-2.0	0.58	0.56
Miscellaneous	1,154	1,154	0	0	28	21	-7	-25.3	2.46	1.84
<b>Total</b>	<b>229,643</b>	<b>229,643</b>	<b>0</b>	<b>0</b>	<b>1,863</b>	<b>1,776</b>	<b>-88</b>	<b>-4.7</b>	<b>0.81</b>	<b>0.77</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,666	2,666	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	67	0	-67	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,598</b>	<b>2,666</b>	<b>68</b>	<b>2.6</b>
FD Distrb Tax Cap	2	0	-2	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	40.34	39.59	0.000	0.000
City/Town	6.23	6.08	0.000	0.000
School District	8.43	8.24	4.906	4.917
Special District	8.05	7.89	0.000	0.000
<b>Total</b>	<b>63.05</b>	<b>61.81</b>	<b>4.906</b>	<b>4.917</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	260,500	260,500	0	1,393	1,080	-313	-22.5	0.53	0.41
Res Hmstd: AvgVal	390,500	390,500	0	2,351	2,020	-331	-14.1	0.60	0.52
Res Hmstd: Hi Val	520,500	520,500	0	3,280	2,990	-290	-8.8	0.63	0.57
Res Hmstd: Ex-Hi Val	780,900	780,900	0	5,460	5,130	-330	-6.0	0.70	0.66
Seas Rec: Lo Val	75,000	75,000	0	503	494	-9	-1.9	0.67	0.66
Seas Rec: Hi Val	200,000	200,000	0	1,416	1,391	-25	-1.8	0.71	0.70
Comm/Ind: Lo Val	150,000	150,000	0	2,405	1,684	-721	-30.0	1.60	1.12
Comm/Ind: Mid Val	300,000	300,000	0	6,172	4,490	-1,682	-27.3	2.06	1.50
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,753	17,584	-6,168	-26.0	2.38	1.76

# LUTSEN TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	84,045	84,045	0	0	482	472	-10	-2.1	0.57	0.56
Res Non-Hmstd	167,957	167,957	0	0	1,340	1,316	-24	-1.8	0.80	0.78
Apartments	5,410	5,410	0	0	44	43	-1	-1.8	0.82	0.80
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	215,036	215,036	0	0	1,626	1,599	-27	-1.6	0.76	0.74
Com/Ind: Lo tier	3,197	3,197	0	0	45	30	-15	-32.6	1.41	0.95
Com/Ind: Hi tier	11,401	11,401	0	0	280	210	-70	-25.1	2.46	1.84
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	521	521	0	0	13	10	-3	-25.1	2.46	1.84
Ag HGA	997	997	0	0	5	5	0	-2.3	0.48	0.47
Ag Hmstd Land	552	552	0	0	0	0	0	-2.7	0.07	0.07
Ag Non-Hmstd	27,516	27,516	0	0	153	150	-3	-1.9	0.56	0.55
Miscellaneous	137	137	0	0	1	1	0	-1.8	0.82	0.80
<b>Total</b>	<b>516,769</b>	<b>516,769</b>	<b>0</b>	<b>0</b>	<b>3,989</b>	<b>3,836</b>	<b>-153</b>	<b>-3.8</b>	<b>0.77</b>	<b>0.74</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	5,842	5,842	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	101	0	-101	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>5,741</b>	<b>5,842</b>	<b>101</b>	<b>1.8</b>
FD Distrb Tax Cap	4	0	-4	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	40.34	39.59	0.000	0.000
City/Town	4.73	4.65	0.000	0.000
School District	8.43	8.24	4.905	4.916
Special District	7.93	7.78	0.000	0.000
<b>Total</b>	<b>61.43</b>	<b>60.27</b>	<b>4.905</b>	<b>4.916</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	300,800	300,800	0	1,643	1,328	-315	-19.2	0.55	0.44
Res Hmstd: AvgVal	450,900	450,900	0	2,701	2,388	-313	-11.6	0.60	0.53
Res Hmstd: Hi Val	601,000	601,000	0	3,852	3,555	-298	-7.7	0.64	0.59
Res Hmstd: Ex-Hi Val	901,700	901,700	0	6,309	5,968	-341	-5.4	0.70	0.66
Apartment	300,000	300,000	0	2,451	2,408	-43	-1.8	0.82	0.80
Seas Rec: Lo Val	75,000	75,000	0	491	482	-9	-1.8	0.65	0.64
Seas Rec: Hi Val	200,000	200,000	0	1,383	1,360	-23	-1.7	0.69	0.68
Comm/Ind: Lo Val	150,000	150,000	0	2,342	1,649	-693	-29.6	1.56	1.10
Comm/Ind: Mid Val	300,000	300,000	0	6,025	4,409	-1,616	-26.8	2.01	1.47
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,214	17,288	-5,927	-25.5	2.32	1.73

# SCHROEDER TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	28,648	28,648	0	0	144	140	-3	-2.3	0.50	0.49
Res Non-Hmstd	36,000	36,000	0	0	269	264	-5	-1.9	0.75	0.73
Apartments	2,162	2,162	0	0	17	17	0	-1.9	0.79	0.77
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	77,759	77,759	0	0	584	573	-10	-1.8	0.75	0.74
Com/Ind: Lo tier	1,441	1,441	0	0	23	13	-9	-41.5	1.57	0.92
Com/Ind: Hi tier	5,616	5,616	0	0	150	101	-49	-32.7	2.66	1.79
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,634	4,634	0	0	123	83	-40	-32.7	2.66	1.79
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	30,115	30,115	0	0	159	156	-3	-2.0	0.53	0.52
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>186,375</b>	<b>186,375</b>	<b>0</b>	<b>0</b>	<b>1,469</b>	<b>1,347</b>	<b>-119</b>	<b>-8.1</b>	<b>0.79</b>	<b>0.72</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,107	2,107	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	111	0	-111	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,996</b>	<b>2,107</b>	<b>111</b>	<b>5.6</b>
FD Distrb Tax Cap	1	0	-1	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	40.34	39.59	0.000	0.000
City/Town	2.50	2.37	0.000	0.000
School District	8.43	8.24	4.905	4.916
Special District	7.93	7.78	0.000	0.000
<b>Total</b>	<b>59.20</b>	<b>57.99</b>	<b>4.905</b>	<b>4.916</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	242,400	242,400	0	1,148	866	-281	-24.5	0.47	0.36
Res Hmstd: AvgVal	363,300	363,300	0	1,987	1,690	-297	-15.0	0.55	0.47
Res Hmstd: Hi Val	484,300	484,300	0	2,790	2,514	-275	-9.9	0.58	0.52
Res Hmstd: Ex-Hi Val	726,600	726,600	0	4,678	4,384	-294	-6.3	0.64	0.60
Apartment	300,000	300,000	0	2,367	2,322	-45	-1.9	0.79	0.77
Seas Rec: Lo Val	75,000	75,000	0	474	465	-9	-1.9	0.63	0.62
Seas Rec: Hi Val	200,000	200,000	0	1,339	1,314	-24	-1.8	0.67	0.66
Comm/Ind: Lo Val	150,000	150,000	0	2,577	1,598	-979	-38.0	1.72	1.07
Comm/Ind: Mid Val	300,000	300,000	0	6,575	4,289	-2,285	-34.8	2.19	1.43
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,229	16,849	-8,380	-33.2	2.52	1.68

# GRAND MARAIS CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	141,363	141,363	0	0	1,010	970	-40	-4.0	0.71	0.69
Res Non-Hmstd	77,754	77,754	0	0	812	785	-27	-3.4	1.04	1.01
Apartments	3,591	3,591	0	0	40	39	-1	-3.4	1.13	1.09
Low-income Apts	5,182	5,182	0	0	12	11	0	-3.3	0.23	0.22
Seasonal Rec'l	40,942	40,942	0	0	423	410	-13	-3.2	1.03	1.00
Com/Ind: Lo tier	18,015	18,015	0	0	288	233	-55	-18.9	1.60	1.29
Com/Ind: Hi tier	39,083	39,083	0	0	1,055	897	-158	-15.0	2.70	2.30
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	38	38	0	0	1	1	0	-15.0	2.70	2.30
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	107	107	0	0	1	1	0	-3.6	0.81	0.78
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>326,075</b>	<b>326,075</b>	<b>0</b>	<b>0</b>	<b>3,642</b>	<b>3,347</b>	<b>-294</b>	<b>-8.1</b>	<b>1.12</b>	<b>1.03</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,790	3,790	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	303	0	-303	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>3,486</b>	<b>3,790</b>	<b>304</b>	<b>8.7</b>
FD Distrb Tax Cap	57	0	-57	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	38.39	37.68	0.000	0.000
City/Town	31.34	29.34	0.000	0.000
School District	8.43	8.24	4.905	4.916
Special District	7.93	7.78	0.000	0.000
<b>Total</b>	<b>86.09</b>	<b>83.04</b>	<b>4.905</b>	<b>4.916</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	206,000	206,000	0	1,424	1,064	-359	-25.2	0.69	0.52
Res Hmstd: AvgVal	308,800	308,800	0	2,439	2,045	-393	-16.1	0.79	0.66
Res Hmstd: Hi Val	411,600	411,600	0	3,454	3,026	-427	-12.4	0.84	0.74
Res Hmstd: Ex-Hi Val	617,500	617,500	0	5,582	5,160	-422	-7.6	0.90	0.84
Apartment	300,000	300,000	0	3,375	3,262	-114	-3.4	1.12	1.09
Seas Rec: Lo Val	75,000	75,000	0	676	653	-23	-3.4	0.90	0.87
Seas Rec: Hi Val	200,000	200,000	0	1,876	1,815	-61	-3.2	0.94	0.91
Comm/Ind: Lo Val	150,000	150,000	0	2,616	2,162	-454	-17.4	1.74	1.44
Comm/Ind: Mid Val	300,000	300,000	0	6,664	5,605	-1,059	-15.9	2.22	1.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,556	21,672	-3,885	-15.2	2.56	2.17

# BAY LAKE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	229,219	229,219	0	0	986	987	1	0.1	0.43	0.43
Res Non-Hmstd	55,163	55,163	0	0	301	301	0	0.1	0.54	0.55
Apartments	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	0.00	0.00
Seasonal Rec'l	555,656	555,656	0	0	2,969	2,969	0	0.0	0.53	0.53
Com/Ind: Lo tier	2,820	2,820	0	0	28	20	-9	-30.5	1.00	0.69
Com/Ind: Hi tier	5,510	5,510	0	0	101	85	-17	-16.3	1.84	1.54
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,935	2,935	0	0	50	49	-1	-2.4	1.71	1.67
Ag HGA	2,037	2,037	0	0	6	6	0	0.1	0.28	0.28
Ag Hmstd Land	4,581	4,581	0	0	5	5	0	0.0	0.11	0.11
Ag Non-Hmstd	23,638	23,638	0	0	88	88	0	0.0	0.37	0.37
Miscellaneous	83	83	0	0	0	0	0	0.1	0.57	0.57
<b>Total</b>	<b>881,642</b>	<b>881,642</b>	<b>0</b>	<b>0</b>	<b>4,534</b>	<b>4,510</b>	<b>-26</b>	<b>-0.6</b>	<b>0.51</b>	<b>0.51</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	9,396	9,396	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	25	0	-25	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>9,372</b>	<b>9,396</b>	<b>24</b>	<b>0.3</b>
FD Distrb Tax Cap	6	0	-6	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	22.29	22.29	0.000	0.000
City/Town	6.64	6.63	0.000	0.000
School District	11.29	11.29	5.805	5.858
Special District	1.63	1.63	0.000	0.000
<b>Total</b>	<b>41.84</b>	<b>41.83</b>	<b>5.805</b>	<b>5.858</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	378,900	378,900	0	1,502	1,240	-262	-17.5	0.40	0.33
Res Hmstd: AvgVal	568,100	568,100	0	2,488	2,266	-223	-9.0	0.44	0.40
Res Hmstd: Hi Val	757,300	757,300	0	3,588	3,366	-222	-6.2	0.47	0.44
Res Hmstd: Ex-Hi Val	1,136,200	1,136,200	0	5,789	5,569	-220	-3.8	0.51	0.49
Seas Rec: Lo Val	75,000	75,000	0	344	344	0	0.0	0.46	0.46
Seas Rec: Hi Val	200,000	200,000	0	991	991	0	0.0	0.50	0.50
Comm/Ind: Lo Val	150,000	150,000	0	1,521	1,249	-272	-17.9	1.01	0.83
Comm/Ind: Mid Val	300,000	300,000	0	4,105	3,469	-635	-15.5	1.37	1.16
Comm/Ind: Hi Val	1,000,000	1,000,000	0	16,164	13,833	-2,330	-14.4	1.62	1.38

# 2ND ASSESSMENT UNORG

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	12,162	12,162	0	0	46	46	0	0.1	0.38	0.38
Res Non-Hmstd	2,299	2,299	0	0	16	16	0	0.1	0.69	0.69
Apartments	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	0.00	0.00
Seasonal Rec'l	7,338	7,338	0	0	47	47	0	-0.1	0.64	0.64
Com/Ind: Lo tier	170	170	0	0	2	2	-1	-33.4	1.36	0.90
Com/Ind: Hi tier	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	0.00	0.00
Publ U: Other	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag HGA	4,271	4,271	0	0	18	18	0	0.1	0.42	0.42
Ag Hmstd Land	8,688	8,688	0	0	17	17	0	-0.1	0.19	0.19
Ag Non-Hmstd	9,678	9,678	0	0	53	53	0	-0.1	0.55	0.55
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>44,606</b>	<b>44,606</b>	<b>0</b>	<b>0</b>	<b>199</b>	<b>199</b>	<b>-1</b>	<b>-0.5</b>	<b>0.45</b>	<b>0.45</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	397	397	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1	0	-1	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>396</b>	<b>397</b>	<b>1</b>	<b>0.3</b>
FD Distrib Tax Cap	4	0	-4	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	22.28	22.28	0.000	0.000
City/Town	25.01	25.03	0.000	0.000
School District	7.13	7.06	6.391	6.494
Special District	1.63	1.63	0.000	0.000
<b>Total</b>	<b>56.05</b>	<b>55.99</b>	<b>6.391</b>	<b>6.494</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	197,900	197,900	0	837	561	-276	-33.0	0.42	0.28
Res Hmstd: AvgVal	296,700	296,700	0	1,504	1,228	-276	-18.4	0.51	0.41
Res Hmstd: Hi Val	395,500	395,500	0	2,171	1,895	-276	-12.7	0.55	0.48
Res Hmstd: Ex-Hi Val	593,400	593,400	0	3,546	3,324	-223	-6.3	0.60	0.56
Seas Rec: Lo Val	75,000	75,000	0	450	450	0	-0.1	0.60	0.60
Seas Rec: Hi Val	200,000	200,000	0	1,276	1,274	-1	-0.1	0.64	0.64

# DEERWOOD TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	246,919	246,919	0	0	956	957	1	0.2	0.39	0.39
Res Non-Hmstd	21,726	21,726	0	0	124	124	0	0.1	0.57	0.57
Apartments	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	0.00	0.00
Seasonal Rec'l	132,812	132,812	0	0	752	752	0	0.0	0.57	0.57
Com/Ind: Lo tier	2,096	2,096	0	0	25	15	-9	-37.2	1.17	0.74
Com/Ind: Hi tier	4,219	4,219	0	0	90	65	-25	-27.3	2.13	1.55
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,244	1,244	0	0	27	19	-7	-27.3	2.13	1.55
Ag HGA	8,309	8,309	0	0	26	26	0	0.2	0.31	0.31
Ag Hmstd Land	14,769	14,769	0	0	19	19	0	0.0	0.13	0.13
Ag Non-Hmstd	27,466	27,466	0	0	113	113	0	0.0	0.41	0.41
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>459,560</b>	<b>459,560</b>	<b>0</b>	<b>0</b>	<b>2,132</b>	<b>2,090</b>	<b>-40</b>	<b>-1.9</b>	<b>0.46</b>	<b>0.45</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	4,650	4,650	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	41	0	-41	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>4,609</b>	<b>4,650</b>	<b>41</b>	<b>0.9</b>
FD Distrb Tax Cap	35	0	-35	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	22.29	22.29	0.000	0.000
City/Town	13.68	13.66	0.000	0.000
School District	8.33	8.35	4.756	4.832
Special District	1.63	1.63	0.000	0.000
<b>Total</b>	<b>45.93</b>	<b>45.92</b>	<b>4.756</b>	<b>4.832</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	323,300	323,300	0	1,311	1,046	-266	-20.3	0.41	0.32
Res Hmstd: AvgVal	484,700	484,700	0	2,167	1,931	-236	-10.9	0.45	0.40
Res Hmstd: Hi Val	646,100	646,100	0	3,153	2,932	-221	-7.0	0.49	0.45
Res Hmstd: Ex-Hi Val	969,400	969,400	0	5,163	4,944	-219	-4.2	0.53	0.51
Seas Rec: Lo Val	75,000	75,000	0	375	374	0	0.0	0.50	0.50
Seas Rec: Hi Val	200,000	200,000	0	1,073	1,073	0	0.0	0.54	0.54
Comm/Ind: Lo Val	150,000	150,000	0	1,981	1,325	-656	-33.1	1.32	0.88
Comm/Ind: Mid Val	300,000	300,000	0	5,183	3,653	-1,530	-29.5	1.73	1.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0	20,128	14,517	-5,611	-27.9	2.01	1.45

# FAIRFIELD TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	50,736	50,736	0	0	174	174	0	0.0	0.34	0.34
Res Non-Hmstd	7,230	7,230	0	0	39	39	0	0.0	0.54	0.54
Apartments	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	0.00	0.00
Seasonal Rec'l	64,773	64,773	0	0	349	349	0	-0.1	0.54	0.54
Com/Ind: Lo tier	1,791	1,791	0	0	21	13	-8	-38.6	1.17	0.72
Com/Ind: Hi tier	450	450	0	0	10	7	-3	-28.3	2.13	1.53
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	322	322	0	0	6	5	-1	-20.9	1.93	1.53
Ag HGA	2,989	2,989	0	0	6	6	0	0.1	0.19	0.19
Ag Hmstd Land	6,632	6,632	0	0	7	7	0	-0.1	0.10	0.10
Ag Non-Hmstd	29,483	29,483	0	0	118	118	0	-0.1	0.40	0.40
Miscellaneous	1	1	0	0	0	0	0	0.0	1.53	1.53
<b>Total</b>	<b>164,407</b>	<b>164,407</b>	<b>0</b>	<b>0</b>	<b>730</b>	<b>718</b>	<b>-12</b>	<b>-1.6</b>	<b>0.44</b>	<b>0.44</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,613	1,613	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	12	0	-12	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,601</b>	<b>1,613</b>	<b>12</b>	<b>0.7</b>
FD Distrb Tax Cap	4	0	-4	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	22.29	22.29	0.000	0.000
City/Town	12.46	12.40	0.000	0.000
School District	8.20	8.21	4.939	5.003
Special District	1.63	1.63	0.000	0.000
<b>Total</b>	<b>44.58</b>	<b>44.53</b>	<b>4.939</b>	<b>5.003</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	270,500	270,500	0	992	726	-266	-26.8	0.37	0.27
Res Hmstd: AvgVal	405,500	405,500	0	1,715	1,449	-266	-15.5	0.42	0.36
Res Hmstd: Hi Val	540,600	540,600	0	2,432	2,208	-224	-9.2	0.45	0.41
Res Hmstd: Ex-Hi Val	811,000	811,000	0	4,073	3,848	-224	-5.5	0.50	0.47
Seas Rec: Lo Val	75,000	75,000	0	364	364	0	-0.1	0.49	0.49
Seas Rec: Hi Val	200,000	200,000	0	1,046	1,045	-1	-0.1	0.52	0.52
Comm/Ind: Lo Val	150,000	150,000	0	1,941	1,296	-645	-33.2	1.29	0.86
Comm/Ind: Mid Val	300,000	300,000	0	5,091	3,585	-1,505	-29.6	1.70	1.20
Comm/Ind: Hi Val	1,000,000	1,000,000	0	19,786	14,267	-5,520	-27.9	1.98	1.43

# IRONDALE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	130,961	130,961	0	0	522	529	8	1.5	0.40	0.40
Res Non-Hmstd	12,694	12,694	0	0	84	85	1	1.1	0.66	0.67
Apartments	1,214	1,214	0	0	9	9	0	1.1	0.75	0.76
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	47,673	47,673	0	0	311	314	3	0.9	0.65	0.66
Com/Ind: Lo tier	1,620	1,620	0	0	16	15	-1	-6.7	0.96	0.90
Com/Ind: Hi tier	5,437	5,437	0	0	101	96	-5	-4.7	1.85	1.77
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,659	2,659	0	0	49	47	-2	-4.7	1.85	1.76
Ag HGA	5,775	5,775	0	0	20	20	0	1.8	0.34	0.35
Ag Hmstd Land	8,771	8,771	0	0	12	12	0	1.4	0.13	0.13
Ag Non-Hmstd	13,194	13,194	0	0	69	69	1	1.1	0.52	0.53
Miscellaneous	4	4	0	0	0	0	0	0.7	1.75	1.77
<b>Total</b>	<b>230,002</b>	<b>230,002</b>	<b>0</b>	<b>0</b>	<b>1,193</b>	<b>1,196</b>	<b>5</b>	<b>0.4</b>	<b>0.52</b>	<b>0.52</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,282	2,282	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	10	0	-10	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,272</b>	<b>2,282</b>	<b>10</b>	<b>0.4</b>
FD Distrb Tax Cap	64	0	-64	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	22.29	22.29	0.00	0.000
City/Town	23.74	24.32	0.00	0.000
School District	8.34	8.35	4.75	4.826
Special District	1.63	1.63	0.00	0.000
<b>Total</b>	<b>55.99</b>	<b>56.59</b>	<b>4.75</b>	<b>4.826</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	215,500	215,500	0	894	655	-239	-26.8	0.41	0.30
Res Hmstd: AvgVal	323,100	323,100	0	1,602	1,370	-231	-14.4	0.50	0.42
Res Hmstd: Hi Val	430,700	430,700	0	2,301	2,086	-215	-9.3	0.53	0.48
Res Hmstd: Ex-Hi Val	646,100	646,100	0	3,814	3,660	-155	-4.1	0.59	0.57
Apartment	300,000	300,000	0	2,242	2,267	25	1.1	0.75	0.76
Seas Rec: Lo Val	75,000	75,000	0	450	454	4	1.0	0.60	0.61
Seas Rec: Hi Val	200,000	200,000	0	1,274	1,286	12	0.9	0.64	0.64
Comm/Ind: Lo Val	150,000	150,000	0	1,662	1,565	-97	-5.8	1.11	1.04
Comm/Ind: Mid Val	300,000	300,000	0	4,440	4,213	-227	-5.1	1.48	1.40
Comm/Ind: Hi Val	1,000,000	1,000,000	0	17,403	16,570	-832	-4.8	1.74	1.66

# LITTLE PINE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	9,235	9,235	0	0	31	31	0	0.2	0.34	0.34
Res Non-Hmstd	2,178	2,178	0	0	13	13	0	0.1	0.61	0.61
Apartments	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	0.00	0.00
Seasonal Rec'l	15,209	15,209	0	0	92	92	0	0.0	0.60	0.60
Com/Ind: Lo tier	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	0.00	0.00
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	511	511	0	0	10	8	-2	-17.7	2.00	1.65
Ag HGA	529	529	0	0	1	1	0	0.4	0.23	0.23
Ag Hmstd Land	1,823	1,823	0	0	3	3	0	0.0	0.15	0.15
Ag Non-Hmstd	16,880	16,880	0	0	79	79	0	0.0	0.47	0.47
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>46,365</b>	<b>46,365</b>	<b>0</b>	<b>0</b>	<b>229</b>	<b>227</b>	<b>-2</b>	<b>-0.9</b>	<b>0.49</b>	<b>0.49</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	456	456	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	2	0	-2	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>454</b>	<b>456</b>	<b>2</b>	<b>0.4</b>
FD Distrib Tax Cap	2	0	-2	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	22.29	22.28	0.00	0.000
City/Town	18.41	18.41	0.00	0.000
School District	8.34	8.35	4.75	4.826
Special District	1.63	1.63	0.00	0.000
<b>Total</b>	<b>50.66</b>	<b>50.67</b>	<b>4.75</b>	<b>4.826</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	171,900	171,900	0	552	342	-210	-38.0	0.32	0.20
Res Hmstd: AvgVal	257,600	257,600	0	1,066	796	-270	-25.3	0.41	0.31
Res Hmstd: Hi Val	343,400	343,400	0	1,581	1,311	-269	-17.0	0.46	0.38
Res Hmstd: Ex-Hi Val	515,200	515,200	0	2,584	2,362	-222	-8.6	0.50	0.46
Seas Rec: Lo Val	75,000	75,000	0	410	410	0	0.0	0.55	0.55
Seas Rec: Hi Val	200,000	200,000	0	1,168	1,168	0	0.0	0.58	0.58

# MISSION TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	211,613	211,613	0	0	811	812	0	0.0	0.38	0.38
Res Non-Hmstd	29,065	29,065	0	0	154	154	0	0.0	0.53	0.53
Apartments	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	0.00	0.00
Seasonal Rec'l	268,446	268,446	0	0	1,447	1,445	-2	-0.1	0.54	0.54
Com/Ind: Lo tier	3,347	3,347	0	0	35	22	-13	-37.4	1.06	0.66
Com/Ind: Hi tier	4,291	4,291	0	0	86	62	-24	-27.4	2.00	1.45
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,344	3,344	0	0	66	48	-19	-28.1	1.98	1.42
Ag HGA	617	617	0	0	1	1	0	0.1	0.20	0.20
Ag Hmstd Land	2,067	2,067	0	0	3	3	0	-0.2	0.13	0.13
Ag Non-Hmstd	32,410	32,410	0	0	120	120	0	-0.2	0.37	0.37
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>555,200</b>	<b>555,200</b>	<b>0</b>	<b>0</b>	<b>2,723</b>	<b>2,667</b>	<b>-58</b>	<b>-2.1</b>	<b>0.49</b>	<b>0.48</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	5,967	5,967	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	53	0	-53	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>5,914</b>	<b>5,967</b>	<b>53</b>	<b>0.9</b>
FD Distrb Tax Cap	10	0	-10	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	22.29	22.29	0.000	0.000
City/Town	9.96	9.89	0.000	0.000
School District	8.33	8.34	4.771	4.845
Special District	0.50	0.50	0.000	0.000
<b>Total</b>	<b>41.07</b>	<b>41.02</b>	<b>4.771</b>	<b>4.845</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	384,200	384,200	0	1,460	1,198	-263	-18.0	0.38	0.31
Res Hmstd: AvgVal	576,100	576,100	0	2,429	2,205	-224	-9.2	0.42	0.38
Res Hmstd: Hi Val	767,900	767,900	0	3,505	3,281	-224	-6.4	0.46	0.43
Res Hmstd: Ex-Hi Val	1,152,100	1,152,100	0	5,661	5,437	-224	-4.0	0.49	0.47
Seas Rec: Lo Val	75,000	75,000	0	338	338	0	-0.1	0.45	0.45
Seas Rec: Hi Val	200,000	200,000	0	976	975	-1	-0.1	0.49	0.49
Comm/Ind: Lo Val	150,000	150,000	0	1,830	1,215	-615	-33.6	1.22	0.81
Comm/Ind: Mid Val	300,000	300,000	0	4,832	3,396	-1,436	-29.7	1.61	1.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0	18,840	13,575	-5,265	-27.9	1.88	1.36

# PERRY LAKE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	36,353	36,353	0	0	86	86	0	0.2	0.24	0.24
Res Non-Hmstd	3,884	3,884	0	0	18	18	0	0.1	0.47	0.47
Apartments	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	0.00	0.00
Seasonal Rec'l	17,218	17,218	0	0	82	82	0	0.0	0.48	0.48
Com/Ind: Lo tier	813	813	0	0	9	5	-4	-44.7	1.15	0.64
Com/Ind: Hi tier	704	704	0	0	15	10	-5	-32.6	2.10	1.42
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	633	633	0	0	13	9	-4	-32.6	2.10	1.42
Ag HGA	3,837	3,837	0	0	11	11	0	0.2	0.28	0.28
Ag Hmstd Land	9,320	9,320	0	0	11	11	0	0.0	0.12	0.12
Ag Non-Hmstd	14,337	14,337	0	0	50	50	0	0.0	0.35	0.35
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>87,099</b>	<b>87,099</b>	<b>0</b>	<b>0</b>	<b>295</b>	<b>282</b>	<b>-13</b>	<b>-4.4</b>	<b>0.34</b>	<b>0.32</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	811	811	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	13	0	-13	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>799</b>	<b>811</b>	<b>12</b>	<b>1.5</b>
FD Distrb Tax Cap	9	0	-9	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	22.29	22.29	0.00	0.000
City/Town	6.97	6.94	0.00	0.000
School District	8.34	8.35	4.75	4.826
Special District	1.63	1.63	0.00	0.000
<b>Total</b>	<b>39.22</b>	<b>39.21</b>	<b>4.75</b>	<b>4.826</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	222,100	222,100	0	619	376	-243	-39.3	0.28	0.17
Res Hmstd: AvgVal	332,900	332,900	0	1,145	886	-259	-22.7	0.34	0.27
Res Hmstd: Hi Val	443,700	443,700	0	1,661	1,413	-248	-14.9	0.37	0.32
Res Hmstd: Ex-Hi Val	665,700	665,700	0	2,800	2,579	-221	-7.9	0.42	0.39
Seas Rec: Lo Val	75,000	75,000	0	324	324	0	0.0	0.43	0.43
Seas Rec: Hi Val	200,000	200,000	0	939	939	0	0.0	0.47	0.47
Comm/Ind: Lo Val	150,000	150,000	0	1,944	1,174	-770	-39.6	1.30	0.78
Comm/Ind: Mid Val	300,000	300,000	0	5,098	3,301	-1,797	-35.3	1.70	1.10
Comm/Ind: Hi Val	1,000,000	1,000,000	0	19,815	13,225	-6,591	-33.3	1.98	1.32

# RABBIT LAKE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	52,268	52,268	0	0	190	190	0	0.2	0.36	0.36
Res Non-Hmstd	1,933	1,933	0	0	10	10	0	0.1	0.54	0.54
Apartments	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	0.00	0.00
Seasonal Rec'l	30,632	30,632	0	0	171	171	0	0.0	0.56	0.56
Com/Ind: Lo tier	751	751	0	0	9	6	-4	-40.7	1.26	0.75
Com/Ind: Hi tier	773	773	0	0	17	12	-5	-30.5	2.24	1.56
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	122	122	0	0	3	2	-1	-30.5	2.24	1.56
Ag HGA	5,847	5,847	0	0	16	16	0	0.1	0.27	0.27
Ag Hmstd Land	11,562	11,562	0	0	16	16	0	-0.2	0.14	0.13
Ag Non-Hmstd	13,299	13,299	0	0	59	59	0	-0.1	0.44	0.44
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>117,187</b>	<b>117,187</b>	<b>0</b>	<b>0</b>	<b>491</b>	<b>482</b>	<b>-10</b>	<b>-2.0</b>	<b>0.42</b>	<b>0.41</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,119	1,119	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	10	0	-10	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,109</b>	<b>1,119</b>	<b>10</b>	<b>0.9</b>
FD Distrb Tax Cap	9	0	-9	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	22.29	22.29	0.000	0.000
City/Town	14.39	14.39	0.000	0.000
School District	7.89	7.87	5.421	5.508
Special District	1.63	1.63	0.000	0.000
<b>Total</b>	<b>46.20</b>	<b>46.17</b>	<b>5.421</b>	<b>5.508</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	272,700	272,700	0	1,034	793	-241	-23.3	0.38	0.29
Res Hmstd: AvgVal	408,900	408,900	0	1,794	1,553	-240	-13.4	0.44	0.38
Res Hmstd: Hi Val	545,000	545,000	0	2,550	2,354	-197	-7.7	0.47	0.43
Res Hmstd: Ex-Hi Val	817,700	817,700	0	4,273	4,078	-195	-4.6	0.52	0.50
Seas Rec: Lo Val	75,000	75,000	0	377	376	0	-0.1	0.50	0.50
Seas Rec: Hi Val	200,000	200,000	0	1,079	1,078	-1	-0.1	0.54	0.54
Comm/Ind: Lo Val	150,000	150,000	0	2,102	1,341	-761	-36.2	1.40	0.89
Comm/Ind: Mid Val	300,000	300,000	0	5,464	3,687	-1,777	-32.5	1.82	1.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0	21,150	14,634	-6,516	-30.8	2.12	1.46

# ROSS LAKE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	40,095	40,095	0	0	135	135	0	0.1	0.34	0.34
Res Non-Hmstd	3,882	3,882	0	0	21	21	0	0.0	0.54	0.54
Apartments	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	0.00	0.00
Seasonal Rec'l	107,506	107,506	0	0	530	529	-1	-0.1	0.49	0.49
Com/Ind: Lo tier	2	2	0	0	0	0	0	-40.9	1.14	0.67
Com/Ind: Hi tier	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	0.00	0.00
Publ U: Other	620	620	0	0	13	9	-4	-28.8	2.05	1.46
Ag HGA	838	838	0	0	1	1	0	0.2	0.18	0.18
Ag Hmstd Land	2,769	2,769	0	0	3	3	0	-0.1	0.12	0.12
Ag Non-Hmstd	21,633	21,633	0	0	86	86	0	-0.2	0.40	0.40
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>177,345</b>	<b>177,345</b>	<b>0</b>	<b>0</b>	<b>789</b>	<b>784</b>	<b>-5</b>	<b>-0.6</b>	<b>0.44</b>	<b>0.44</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,771	1,771	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	3	0	-3	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,767</b>	<b>1,771</b>	<b>4</b>	<b>0.2</b>
FD Distrib Tax Cap	2	0	-2	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	22.29	22.29	0.00	0.00
City/Town	10.51	10.49	0.00	0.00
School District	7.29	7.23	6.17	6.27
Special District	0.50	0.50	0.00	0.00
<b>Total</b>	<b>40.58</b>	<b>40.51</b>	<b>6.17</b>	<b>6.27</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	288,800	288,800	0	1,015	753	-262	-25.8	0.35	0.26
Res Hmstd: AvgVal	433,000	433,000	0	1,735	1,480	-255	-14.7	0.40	0.34
Res Hmstd: Hi Val	577,200	577,200	0	2,487	2,263	-224	-9.0	0.43	0.39
Res Hmstd: Ex-Hi Val	866,000	866,000	0	4,130	3,907	-224	-5.4	0.48	0.45
Seas Rec: Lo Val	75,000	75,000	0	334	334	-1	-0.2	0.45	0.45
Seas Rec: Hi Val	200,000	200,000	0	966	965	-1	-0.2	0.48	0.48

# WOLFORD TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	64,724	64,724	0	0	229	230	1	0.3	0.35	0.36
Res Non-Hmstd	6,794	6,794	0	0	37	37	0	0.2	0.54	0.54
Apartments	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	0.00	0.00
Seasonal Rec'l	43,895	43,895	0	0	229	230	0	0.1	0.52	0.52
Com/Ind: Lo tier	312	312	0	0	4	2	-1	-37.4	1.13	0.71
Com/Ind: Hi tier	13	13	0	0	0	0	0	-27.1	2.07	1.51
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	612	612	0	0	13	9	-3	-27.1	2.07	1.51
Ag HGA	740	740	0	0	2	2	0	0.4	0.25	0.25
Ag Hmstd Land	1,535	1,535	0	0	2	2	0	0.1	0.14	0.14
Ag Non-Hmstd	10,845	10,845	0	0	44	44	0	0.1	0.40	0.40
Miscellaneous	1	1	0	0	0	0	0	0.1	1.51	1.51
<b>Total</b>	<b>129,471</b>	<b>129,471</b>	<b>0</b>	<b>0</b>	<b>560</b>	<b>556</b>	<b>-3</b>	<b>-0.5</b>	<b>0.43</b>	<b>0.43</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,300	1,300	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	5	0	-5	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,295</b>	<b>1,300</b>	<b>5</b>	<b>0.4</b>
FD Distrb Tax Cap	8	0	-8	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	22.28	22.28	0.00	0.000
City/Town	11.60	11.62	0.00	0.000
School District	8.34	8.35	4.75	4.826
Special District	1.63	1.63	0.00	0.000
<b>Total</b>	<b>43.84</b>	<b>43.88</b>	<b>4.75</b>	<b>4.826</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	296,800	296,800	0	1,081	844	-237	-22.0	0.36	0.28
Res Hmstd: AvgVal	445,000	445,000	0	1,847	1,624	-223	-12.1	0.42	0.36
Res Hmstd: Hi Val	593,100	593,100	0	2,669	2,476	-193	-7.2	0.45	0.42
Res Hmstd: Ex-Hi Val	889,900	889,900	0	4,437	4,247	-190	-4.3	0.50	0.48
Seas Rec: Lo Val	75,000	75,000	0	359	359	0	0.1	0.48	0.48
Seas Rec: Hi Val	200,000	200,000	0	1,031	1,032	1	0.1	0.52	0.52
Comm/Ind: Lo Val	150,000	150,000	0	1,911	1,279	-632	-33.1	1.27	0.85
Comm/Ind: Mid Val	300,000	300,000	0	5,022	3,546	-1,476	-29.4	1.67	1.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0	19,536	14,124	-5,412	-27.7	1.95	1.41

# CROSBY CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	133,706	133,706	0	0	900	921	20	2.3	0.67	0.69
Res Non-Hmstd	45,478	45,478	0	0	493	502	9	1.8	1.08	1.10
Apartments	20,170	20,170	0	0	256	261	5	1.8	1.27	1.29
Low-income Apts	352	352	0	0	1	1	0	1.8	0.26	0.26
Seasonal Rec'l	10,736	10,736	0	0	113	115	2	1.7	1.05	1.07
Com/Ind: Lo tier	13,355	13,355	0	0	227	206	-21	-9.4	1.70	1.54
Com/Ind: Hi tier	20,530	20,530	0	0	582	539	-44	-7.5	2.84	2.62
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	983	983	0	0	28	26	-2	-7.5	2.83	2.62
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	1,139	1,139	0	0	11	11	0	1.8	0.94	0.96
Miscellaneous	181	181	0	0	2	2	0	1.8	1.28	1.31
<b>Total</b>	<b>246,630</b>	<b>246,630</b>	<b>0</b>	<b>0</b>	<b>2,613</b>	<b>2,584</b>	<b>-31</b>	<b>-1.2</b>	<b>1.06</b>	<b>1.05</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,659	2,659	0	0.0
(-) TIF Tax Capacity	200	200	0	0.0
(-) FD Contrib Tax Cap	164	0	-164	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,295</b>	<b>2,459</b>	<b>164</b>	<b>7.1</b>
FD Distrb Tax Cap	233	0	-233	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	21.86	21.88	0.00	0.000
City/Town	66.56	68.27	0.00	0.000
School District	8.14	8.17	4.75	4.826
Special District	1.21	1.21	0.00	0.000
<b>Total</b>	<b>97.78</b>	<b>99.53</b>	<b>4.75</b>	<b>4.826</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	152,100	152,100	0	1,014	745	-269	-26.5	0.67	0.49
Res Hmstd: AvgVal	228,100	228,100	0	1,860	1,606	-254	-13.6	0.82	0.70
Res Hmstd: Hi Val	304,000	304,000	0	2,705	2,466	-239	-8.8	0.89	0.81
Res Hmstd: Ex-Hi Val	456,100	456,100	0	4,361	4,190	-171	-3.9	0.96	0.92
Apartment	300,000	300,000	0	3,809	3,877	68	1.8	1.27	1.29
Comm/Ind: Lo Val	150,000	150,000	0	2,771	2,531	-239	-8.6	1.85	1.69
Comm/Ind: Mid Val	300,000	300,000	0	7,026	6,468	-559	-8.0	2.34	2.16
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,886	24,837	-2,049	-7.6	2.69	2.48

# CUYUNA CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	40,322	40,322	0	0	273	277	4	1.3	0.68	0.69
Res Non-Hmstd	7,009	7,009	0	0	69	70	1	1.1	0.99	1.00
Apartments	240	240	0	0	3	3	0	1.1	1.08	1.09
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	18,863	18,863	0	0	176	178	2	1.0	0.93	0.94
Com/Ind: Lo tier	273	273	0	0	4	4	-1	-17.8	1.59	1.30
Com/Ind: Hi tier	36	36	0	0	1	1	0	-14.1	2.68	2.31
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	1,228	1,228	0	0	10	10	0	1.2	0.79	0.80
Miscellaneous	5	5	0	0	0	0	0	0.8	2.29	2.31
<b>Total</b>	<b>67,976</b>	<b>67,976</b>	<b>0</b>	<b>0</b>	<b>536</b>	<b>543</b>	<b>6</b>	<b>1.1</b>	<b>0.79</b>	<b>0.80</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	677	677	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	2	0	-2	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>676</b>	<b>677</b>	<b>1</b>	<b>0.1</b>
FD Distrb Tax Cap	14	0	-14	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	22.29	22.29	0.00	0.000
City/Town	50.48	51.39	0.00	0.000
School District	8.34	8.35	4.75	4.826
Special District	1.63	1.63	0.00	0.000
<b>Total</b>	<b>82.73</b>	<b>83.65</b>	<b>4.75</b>	<b>4.826</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	218,900	218,900	0	1,480	1,197	-283	-19.1	0.68	0.55
Res Hmstd: AvgVal	328,200	328,200	0	2,518	2,247	-271	-10.8	0.77	0.68
Res Hmstd: Hi Val	437,500	437,500	0	3,538	3,296	-242	-6.8	0.81	0.75
Res Hmstd: Ex-Hi Val	656,400	656,400	0	5,776	5,620	-156	-2.7	0.88	0.86
Apartment	300,000	300,000	0	3,245	3,282	37	1.1	1.08	1.09
Seas Rec: Lo Val	75,000	75,000	0	651	657	7	1.1	0.87	0.88
Seas Rec: Hi Val	200,000	200,000	0	1,809	1,828	18	1.0	0.90	0.91
Comm/Ind: Lo Val	150,000	150,000	0	2,599	2,174	-425	-16.3	1.73	1.45
Comm/Ind: Mid Val	300,000	300,000	0	6,625	5,634	-991	-15.0	2.21	1.88
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,415	21,781	-3,634	-14.3	2.54	2.18

# DEERWOOD CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	46,087	46,087	0	0	393	376	-17	-4.2	0.85	0.82
Res Non-Hmstd	7,911	7,911	0	0	88	85	-3	-3.6	1.11	1.07
Apartments	462	462	0	0	6	6	0	-3.6	1.32	1.27
Low-income Apts	1,002	1,002	0	0	3	3	0	-3.6	0.27	0.26
Seasonal Rec'l	25,418	25,418	0	0	297	286	-10	-3.5	1.17	1.13
Com/Ind: Lo tier	5,026	5,026	0	0	90	76	-14	-15.3	1.79	1.51
Com/Ind: Hi tier	10,549	10,549	0	0	311	273	-39	-12.4	2.95	2.58
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	319	319	0	0	9	8	-1	-12.4	2.94	2.57
Ag HGA	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	39	39	0	0	0	0	0	-4.0	0.49	0.47
Ag Non-Hmstd	164	164	0	0	2	2	0	-4.0	0.98	0.94
Miscellaneous	238	238	0	0	3	3	0	-3.8	1.33	1.28
<b>Total</b>	<b>97,215</b>	<b>97,215</b>	<b>0</b>	<b>0</b>	<b>1,202</b>	<b>1,118</b>	<b>-84</b>	<b>-7.0</b>	<b>1.24</b>	<b>1.15</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,100	1,100	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	96	0	-96	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,005</b>	<b>1,100</b>	<b>95</b>	<b>9.5</b>
FD Distrb Tax Cap	27	0	-27	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	22.25	22.25	0.00	0.000
City/Town	69.28	65.36	0.00	0.000
School District	8.29	8.31	4.75	4.826
Special District	1.63	1.63	0.00	0.000
<b>Total</b>	<b>101.44</b>	<b>97.54</b>	<b>4.75</b>	<b>4.826</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	235,900	235,900	0	2,053	1,653	-400	-19.5	0.87	0.70
Res Hmstd: AvgVal	353,600	353,600	0	3,410	2,961	-449	-13.2	0.96	0.84
Res Hmstd: Hi Val	471,400	471,400	0	4,716	4,270	-446	-9.4	1.00	0.91
Res Hmstd: Ex-Hi Val	707,200	707,200	0	7,745	7,229	-516	-6.7	1.10	1.02
Apartment	300,000	300,000	0	3,946	3,802	-144	-3.6	1.32	1.27
Seas Rec: Lo Val	75,000	75,000	0	791	762	-29	-3.7	1.05	1.02
Seas Rec: Hi Val	200,000	200,000	0	2,183	2,105	-78	-3.6	1.09	1.05
Comm/Ind: Lo Val	150,000	150,000	0	2,898	2,487	-411	-14.2	1.93	1.66
Comm/Ind: Mid Val	300,000	300,000	0	7,322	6,363	-959	-13.1	2.44	2.12
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,972	24,454	-3,518	-12.6	2.80	2.45

# IRONTON CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	24,414	24,414	0	0	172	180	9	5.0	0.70	0.74
Res Non-Hmstd	8,616	8,616	0	0	121	125	4	3.5	1.41	1.45
Apartments	2,013	2,013	0	0	34	35	1	3.5	1.70	1.75
Low-income Apts	922	922	0	0	3	3	0	3.5	0.34	0.35
Seasonal Rec'l	397	397	0	0	6	6	0	3.3	1.42	1.47
Com/Ind: Lo tier	3,926	3,926	0	0	83	82	0	-0.3	2.10	2.10
Com/Ind: Hi tier	2,926	2,926	0	0	99	98	0	-0.3	3.37	3.36
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	155	155	0	0	5	5	0	-0.3	3.37	3.36
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	231	231	0	0	3	3	0	3.6	1.29	1.33
Miscellaneous	2	2	0	0	0	0	0	2.9	3.27	3.36
<b>Total</b>	<b>43,602</b>	<b>43,602</b>	<b>0</b>	<b>0</b>	<b>526</b>	<b>537</b>	<b>14</b>	<b>2.7</b>	<b>1.21</b>	<b>1.23</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	431	431	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	46	0	-46	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>386</b>	<b>431</b>	<b>45</b>	<b>11.7</b>
FD Distrb Tax Cap	79	0	-79	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	21.89	21.93	0.000	0.000
City/Town	100.49	105.04	0.000	0.000
School District	7.86	7.93	4.752	4.828
Special District	1.63	1.63	0.000	0.000
<b>Total</b>	<b>131.88</b>	<b>136.53</b>	<b>4.752</b>	<b>4.828</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	117,400	117,400	0	937	653	-284	-30.3	0.80	0.56
Res Hmstd: AvgVal	175,900	175,900	0	1,806	1,552	-254	-14.1	1.03	0.88
Res Hmstd: Hi Val	234,500	234,500	0	2,676	2,452	-224	-8.4	1.14	1.05
Res Hmstd: Ex-Hi Val	351,800	351,800	0	4,418	4,255	-163	-3.7	1.26	1.21
Apartment	300,000	300,000	0	5,088	5,265	177	3.5	1.70	1.75
Comm/Ind: Lo Val	150,000	150,000	0	3,375	3,364	-11	-0.3	2.25	2.24
Comm/Ind: Mid Val	300,000	300,000	0	8,436	8,410	-26	-0.3	2.81	2.80
Comm/Ind: Hi Val	1,000,000	1,000,000	0	32,054	31,959	-94	-0.3	3.21	3.20

# RIVERTON CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	7,430	7,430	0	0	21	22	0	1.9	0.29	0.29
Res Non-Hmstd	1,057	1,057	0	0	7	7	0	1.1	0.69	0.69
Apartments	302	302	0	0	2	2	0	1.1	0.82	0.83
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,761	1,761	0	0	12	13	0	0.9	0.71	0.72
Com/Ind: Lo tier	282	282	0	0	3	3	-1	-18.9	1.21	0.98
Com/Ind: Hi tier	20	20	0	0	0	0	0	-14.0	2.18	1.88
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,630	1,630	0	0	35	30	-5	-14.0	2.17	1.87
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	506	506	0	0	3	3	0	1.1	0.58	0.59
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>12,988</b>	<b>12,988</b>	<b>0</b>	<b>0</b>	<b>83</b>	<b>80</b>	<b>-6</b>	<b>-7.2</b>	<b>0.64</b>	<b>0.62</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	138	138	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	7	0	-7	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>131</b>	<b>138</b>	<b>7</b>	<b>5.3</b>
FD Distrb Tax Cap	12	0	-12	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	22.29	22.29	0.00	0.000
City/Town	29.38	30.01	0.00	0.000
School District	8.34	8.35	4.75	4.826
Special District	1.63	1.63	0.00	0.000
<b>Total</b>	<b>61.63</b>	<b>62.28</b>	<b>4.75</b>	<b>4.826</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	142,300	142,300	0	479	253	-226	-47.1	0.34	0.18
Res Hmstd: AvgVal	213,300	213,300	0	990	746	-244	-24.6	0.46	0.35
Res Hmstd: Hi Val	284,300	284,300	0	1,500	1,262	-238	-15.9	0.53	0.44
Res Hmstd: Ex-Hi Val	426,500	426,500	0	2,516	2,296	-220	-8.7	0.59	0.54
Apartment	300,000	300,000	0	2,454	2,480	27	1.1	0.82	0.83
Seas Rec: Lo Val	75,000	75,000	0	492	497	5	1.0	0.66	0.66
Seas Rec: Hi Val	200,000	200,000	0	1,387	1,400	13	0.9	0.69	0.70
Comm/Ind: Lo Val	150,000	150,000	0	2,037	1,693	-344	-16.9	1.36	1.13
Comm/Ind: Mid Val	300,000	300,000	0	5,314	4,512	-802	-15.1	1.77	1.50
Comm/Ind: Hi Val	1,000,000	1,000,000	0	20,608	17,666	-2,941	-14.3	2.06	1.77

# TROMMALD CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	9,639	9,639	0	0	30	31	1	2.5	0.32	0.32
Res Non-Hmstd	1,324	1,324	0	0	9	9	0	1.9	0.67	0.68
Apartments	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	0.00	0.00
Seasonal Rec'l	1,804	1,804	0	0	11	11	0	1.7	0.60	0.61
Com/Ind: Lo tier	26	26	0	0	0	0	0	-28.9	1.26	0.89
Com/Ind: Hi tier	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	0.00	0.00
Publ U: Other	107	107	0	0	2	2	-1	-21.6	2.24	1.76
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	2,871	2,871	0	0	15	15	0	2.0	0.52	0.53
Miscellaneous	0	0	0	0	0	0	0	1.2	1.74	1.76
<b>Total</b>	<b>15,771</b>	<b>15,771</b>	<b>0</b>	<b>0</b>	<b>67</b>	<b>68</b>	<b>0</b>	<b>0.0</b>	<b>0.42</b>	<b>0.43</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	146	146	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1	0	-1	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>145</b>	<b>146</b>	<b>1</b>	<b>0.7</b>
FD Distrib Tax Cap	7	0	-7	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	22.30	22.30	0.00	0.000
City/Town	23.02	24.04	0.00	0.000
School District	8.34	8.35	4.75	4.826
Special District	1.63	1.63	0.00	0.000
<b>Total</b>	<b>55.29</b>	<b>56.32</b>	<b>4.75</b>	<b>4.826</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	147,300	147,300	0	437	242	-194	-44.5	0.30	0.16
Res Hmstd: AvgVal	220,800	220,800	0	914	685	-230	-25.1	0.41	0.31
Res Hmstd: Hi Val	294,400	294,400	0	1,393	1,172	-221	-15.8	0.47	0.40
Res Hmstd: Ex-Hi Val	441,600	441,600	0	2,336	2,147	-189	-8.1	0.53	0.49
Seas Rec: Lo Val	75,000	75,000	0	445	452	8	1.8	0.59	0.60
Seas Rec: Hi Val	200,000	200,000	0	1,260	1,281	21	1.6	0.63	0.64

# EMILY CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	166,354	166,354	0	0	852	850	-2	-0.2	0.51	0.51
Res Non-Hmstd	24,316	24,316	0	0	181	180	0	-0.2	0.74	0.74
Apartments	980	980	0	0	8	8	0	-0.2	0.83	0.83
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	247,819	247,819	0	0	1,806	1,801	-5	-0.3	0.73	0.73
Com/Ind: Lo tier	5,394	5,394	0	0	74	53	-21	-28.4	1.37	0.98
Com/Ind: Hi tier	3,561	3,561	0	0	86	67	-19	-21.7	2.40	1.88
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	318	318	0	0	8	6	-2	-21.8	2.37	1.85
Ag HGA	1,024	1,024	0	0	3	3	0	-0.3	0.28	0.27
Ag Hmstd Land	1,362	1,362	0	0	1	1	0	-0.5	0.10	0.10
Ag Non-Hmstd	22,411	22,411	0	0	130	129	0	-0.4	0.58	0.58
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>473,539</b>	<b>473,539</b>	<b>0</b>	<b>0</b>	<b>3,149</b>	<b>3,098</b>	<b>-49</b>	<b>-1.6</b>	<b>0.66</b>	<b>0.65</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	4,811	4,811	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	49	0	-49	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>4,761</b>	<b>4,811</b>	<b>50</b>	<b>1.1</b>
FD Distrb Tax Cap	14	0	-14	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	22.29	22.29	0.00	0.000
City/Town	30.28	30.05	0.00	0.000
School District	8.34	8.35	4.75	4.826
Special District	1.63	1.63	0.00	0.000
<b>Total</b>	<b>62.52</b>	<b>62.32</b>	<b>4.75</b>	<b>4.826</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	270,000	270,000	0	1,446	1,159	-287	-19.8	0.54	0.43
Res Hmstd: AvgVal	404,700	404,700	0	2,428	2,139	-289	-11.9	0.60	0.53
Res Hmstd: Hi Val	539,500	539,500	0	3,401	3,169	-233	-6.8	0.63	0.59
Res Hmstd: Ex-Hi Val	809,400	809,400	0	5,639	5,401	-238	-4.2	0.70	0.67
Apartment	300,000	300,000	0	2,487	2,482	-6	-0.2	0.83	0.83
Seas Rec: Lo Val	75,000	75,000	0	499	497	-2	-0.3	0.67	0.66
Seas Rec: Hi Val	200,000	200,000	0	1,405	1,401	-4	-0.3	0.70	0.70
Comm/Ind: Lo Val	150,000	150,000	0	2,280	1,694	-586	-25.7	1.52	1.13
Comm/Ind: Mid Val	300,000	300,000	0	5,882	4,514	-1,368	-23.3	1.96	1.50
Comm/Ind: Hi Val	1,000,000	1,000,000	0	22,689	17,673	-5,016	-22.1	2.27	1.77

# CASTLE ROCK TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	180,988	180,988	0	0	1,478	1,557	79	5.3	0.82	0.86
Res Non-Hmstd	29,378	29,378	0	0	255	266	12	4.6	0.87	0.91
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	4,799	4,799	0	0	71	59	-12	-16.8	1.48	1.23
Com/Ind: Hi tier	15,352	15,352	0	0	383	332	-51	-13.2	2.49	2.16
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,467	16,467	0	0	405	355	-51	-12.5	2.46	2.15
Ag HGA	39,485	39,485	0	0	316	333	17	5.2	0.80	0.84
Ag Hmstd Land	125,917	125,917	0	0	305	311	6	2.1	0.24	0.25
Ag Non-Hmstd	46,440	46,440	0	0	210	215	5	2.5	0.45	0.46
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>458,826</b>	<b>458,826</b>	<b>0</b>	<b>0</b>	<b>3,423</b>	<b>3,428</b>	<b>5</b>	<b>0.1</b>	<b>0.75</b>	<b>0.75</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	4,497	4,497	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	237	0	-237	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>4,260</b>	<b>4,497</b>	<b>237</b>	<b>5.6</b>
FD Distrb Tax Cap	121	0	-121	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.000	0.000
City/Town	7.98	7.78	0.000	0.000
School District	32.84	35.25	17.758	19.563
Special District	2.19	2.25	0.000	0.000
<b>Total</b>	<b>62.62</b>	<b>65.17</b>	<b>17.758</b>	<b>19.563</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	333,300	333,300	0	2,634	2,716	83	3.1	0.79	0.81
Res Hmstd: AvgVal	499,700	499,700	0	4,017	4,224	207	5.2	0.80	0.85
Res Hmstd: Hi Val	666,000	666,000	0	5,613	5,914	300	5.4	0.84	0.89
Res Hmstd: Ex-Hi Val	999,300	999,300	0	8,814	9,281	467	5.3	0.88	0.93
Comm/Ind: Lo Val	150,000	150,000	0	2,357	1,979	-377	-16.0	1.57	1.32
Comm/Ind: Mid Val	300,000	300,000	0	5,995	5,106	-889	-14.8	2.00	1.70
Comm/Ind: Hi Val	1,000,000	1,000,000	0	22,975	19,696	-3,279	-14.3	2.30	1.97

# DOUGLAS TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	87,882	87,882	0	0	655	681	26	3.9	0.75	0.78
Res Non-Hmstd	13,231	13,231	0	0	102	105	3	3.4	0.77	0.80
Apartments	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	0.00	0.00
Seasonal Rec'l	1,844	1,844	0	0	16	16	0	0.4	0.88	0.88
Com/Ind: Lo tier	827	827	0	0	11	9	-3	-23.5	1.39	1.06
Com/Ind: Hi tier	1,834	1,834	0	0	45	35	-10	-21.9	2.46	1.92
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,832	3,832	0	0	92	74	-19	-20.3	2.41	1.92
Ag HGA	26,571	26,571	0	0	196	203	7	3.6	0.74	0.77
Ag Hmstd Land	154,195	154,195	0	0	425	430	6	1.3	0.28	0.28
Ag Non-Hmstd	16,372	16,372	0	0	82	83	1	1.2	0.50	0.51
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>306,588</b>	<b>306,588</b>	<b>0</b>	<b>0</b>	<b>1,624</b>	<b>1,636</b>	<b>11</b>	<b>0.7</b>	<b>0.53</b>	<b>0.53</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,512	2,512	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	50	0	-50	-100
<b>(=) Taxable Tax Capacity</b>	<b>2,462</b>	<b>2,512</b>	<b>50</b>	<b>2</b>
FD Distrb Tax Cap	50	0	-50	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.000	0.000
City/Town	16.73	16.72	0.000	0.000
School District	17.88	18.48	18.318	20.128
Special District	2.12	2.17	0.000	0.000
<b>Total</b>	<b>56.34</b>	<b>57.26</b>	<b>18.318</b>	<b>20.128</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	319,000	319,000	0	2,333	2,367	33	1.4	0.73	0.74
Res Hmstd: AvgVal	478,200	478,200	0	3,570	3,681	111	3.1	0.75	0.77
Res Hmstd: Hi Val	637,400	637,400	0	4,952	5,129	177	3.6	0.78	0.80
Res Hmstd: Ex-Hi Val	956,300	956,300	0	7,782	8,054	272	3.5	0.81	0.84
Comm/Ind: Lo Val	150,000	150,000	0	2,363	1,810	-554	-23.4	1.58	1.21
Comm/Ind: Mid Val	300,000	300,000	0	6,008	4,707	-1,301	-21.6	2.00	1.57
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,017	18,230	-4,787	-20.8	2.30	1.82

# EUREKA TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	206,538	206,538	0	0	1,971	2,033	62	3.2	0.95	0.98
Res Non-Hmstd	27,040	27,040	0	0	276	283	7	2.7	1.02	1.05
Apartments	349	349	0	0	4	4	0	-0.3	1.23	1.23
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	2,602	2,602	0	0	42	35	-7	-16.2	1.60	1.34
Com/Ind: Hi tier	4,945	4,945	0	0	131	114	-17	-12.8	2.65	2.32
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	27,002	27,002	0	0	716	624	-92	-12.9	2.65	2.31
Ag HGA	43,403	43,403	0	0	421	434	13	3.1	0.97	1.00
Ag Hmstd Land	106,044	106,044	0	0	305	307	2	0.7	0.29	0.29
Ag Non-Hmstd	51,823	51,823	0	0	299	302	3	0.9	0.58	0.58
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>469,746</b>	<b>469,746</b>	<b>0</b>	<b>0</b>	<b>4,165</b>	<b>4,136</b>	<b>-29</b>	<b>-0.7</b>	<b>0.89</b>	<b>0.88</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	4,638	4,638	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	268	0	-268	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>4,370</b>	<b>4,638</b>	<b>268</b>	<b>6.1</b>
FD Distrb Tax Cap	119	0	-119	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.000	0.000
City/Town	17.98	17.37	0.000	0.000
School District	32.33	33.83	23.014	25.056
Special District	2.23	2.29	0.000	0.000
<b>Total</b>	<b>72.15</b>	<b>73.38</b>	<b>23.014</b>	<b>25.056</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	344,600	344,600	0	3,234	3,278	44	1.4	0.94	0.95
Res Hmstd: AvgVal	516,600	516,600	0	4,946	5,115	169	3.4	0.96	0.99
Res Hmstd: Hi Val	688,600	688,600	0	6,893	7,124	231	3.4	1.00	1.03
Res Hmstd: Ex-Hi Val	1,033,100	1,033,100	0	10,793	11,148	355	3.3	1.04	1.08
Apartment	300,000	300,000	0	3,396	3,503	107	3.2	1.13	1.17
Comm/Ind: Lo Val	150,000	150,000	0	2,648	2,246	-402	-15.2	1.77	1.50
Comm/Ind: Mid Val	300,000	300,000	0	6,649	5,702	-947	-14.2	2.22	1.90
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,321	21,826	-3,495	-13.8	2.53	2.18

# GREENVALE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	107,589	107,589	0	0	1,128	1,130	2	0.2	1.05	1.05
Res Non-Hmstd	19,251	19,251	0	0	206	206	0	0.2	1.07	1.07
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,258	1,258	0	0	22	17	-4	-19.9	1.73	1.39
Com/Ind: Hi tier	1,052	1,052	0	0	29	25	-5	-16.5	2.79	2.33
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,938	5,938	0	0	166	138	-27	-16.5	2.79	2.33
Ag HGA	26,130	26,130	0	0	268	268	1	0.2	1.02	1.03
Ag Hmstd Land	94,322	94,322	0	0	279	280	1	0.3	0.30	0.30
Ag Non-Hmstd	38,338	38,338	0	0	219	219	1	0.3	0.57	0.57
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>293,878</b>	<b>293,878</b>	<b>0</b>	<b>0</b>	<b>2,317</b>	<b>2,283</b>	<b>-31</b>	<b>-1.3</b>	<b>0.79</b>	<b>0.78</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,650	2,650	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	69	0	-69	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,581</b>	<b>2,650</b>	<b>69</b>	<b>2.7</b>
FD Distrb Tax Cap	58	0	-58	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.000	0.000
City/Town	16.41	16.26	0.000	0.000
School District	32.67	32.62	32.497	32.577
Special District	2.04	2.09	0.000	0.000
<b>Total</b>	<b>70.74</b>	<b>70.86</b>	<b>32.497</b>	<b>32.577</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	373,400	373,400	0	3,829	3,771	-58	-1.5	1.03	1.01
Res Hmstd: AvgVal	559,800	559,800	0	5,885	5,896	12	0.2	1.05	1.05
Res Hmstd: Hi Val	746,200	746,200	0	8,139	8,154	16	0.2	1.09	1.09
Res Hmstd: Ex-Hi Val	1,119,500	1,119,500	0	12,652	12,677	25	0.2	1.13	1.13
Comm/Ind: Lo Val	150,000	150,000	0	2,820	2,302	-518	-18.4	1.88	1.53
Comm/Ind: Mid Val	300,000	300,000	0	7,004	5,795	-1,209	-17.3	2.33	1.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,526	22,093	-4,434	-16.7	2.65	2.21

# HAMPTON TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	111,553	111,553	0	0	696	716	19	2.8	0.62	0.64
Res Non-Hmstd	16,384	16,384	0	0	103	106	3	2.5	0.63	0.64
Apartments	836	836	0	0	7	7	0	4.7	0.79	0.83
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	1,874	1,874	0	0	24	16	-8	-34.0	1.30	0.85
Com/Ind: Hi tier	1,886	1,886	0	0	44	33	-11	-24.5	2.31	1.74
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,198	14,198	0	0	319	233	-85	-26.8	2.24	1.64
Ag HGA	42,167	42,167	0	0	262	269	7	2.8	0.62	0.64
Ag Hmstd Land	138,694	138,694	0	0	290	292	2	0.7	0.21	0.21
Ag Non-Hmstd	38,764	38,764	0	0	152	153	1	0.6	0.39	0.40
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>366,356</b>	<b>366,356</b>	<b>0</b>	<b>0</b>	<b>1,897</b>	<b>1,825</b>	<b>-72</b>	<b>-3.8</b>	<b>0.52</b>	<b>0.50</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,304	3,304	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	136	0	-136	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>3,168</b>	<b>3,304</b>	<b>136</b>	<b>4.3</b>
FD Distrb Tax Cap	55	0	-55	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.00	0.000
City/Town	8.99	8.78	0.00	0.000
School District	14.71	14.97	15.91	17.182
Special District	2.14	2.20	0.00	0.000
<b>Total</b>	<b>45.46</b>	<b>45.83</b>	<b>15.91</b>	<b>17.182</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	336,600	336,600	0	2,034	2,046	12	0.6	0.60	0.61
Res Hmstd: AvgVal	504,600	504,600	0	3,102	3,178	76	2.5	0.61	0.63
Res Hmstd: Hi Val	672,700	672,700	0	4,324	4,437	112	2.6	0.64	0.66
Res Hmstd: Ex-Hi Val	1,009,200	1,009,200	0	6,772	6,943	171	2.5	0.67	0.69
Apartment	300,000	300,000	0	2,182	2,234	52	2.4	0.73	0.74
Comm/Ind: Lo Val	150,000	150,000	0	2,168	1,508	-660	-30.4	1.45	1.01
Comm/Ind: Mid Val	300,000	300,000	0	5,564	4,019	-1,545	-27.8	1.85	1.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0	21,414	15,735	-5,679	-26.5	2.14	1.57

# MARSHAN TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	174,606	174,606	0	0	1,307	1,368	61	4.7	0.75	0.78
Res Non-Hmstd	16,109	16,109	0	0	125	130	6	4.6	0.77	0.81
Apartments	2,196	2,196	0	0	19	20	1	4.3	0.88	0.91
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	3,812	3,812	0	0	33	35	1	4.3	0.87	0.91
Com/Ind: Lo tier	3,362	3,362	0	0	49	35	-13	-27.1	1.44	1.05
Com/Ind: Hi tier	7,208	7,208	0	0	176	138	-38	-21.7	2.44	1.91
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,242	4,242	0	0	104	81	-23	-21.7	2.44	1.91
Ag HGA	30,212	30,212	0	0	227	238	11	4.7	0.75	0.79
Ag Hmstd Land	127,882	127,882	0	0	360	365	5	1.4	0.28	0.29
Ag Non-Hmstd	41,446	41,446	0	0	202	205	3	1.4	0.49	0.49
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>411,075</b>	<b>411,075</b>	<b>0</b>	<b>0</b>	<b>2,602</b>	<b>2,615</b>	<b>14</b>	<b>0.5</b>	<b>0.63</b>	<b>0.64</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,816	3,816	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	115	0	-115	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>3,701</b>	<b>3,816</b>	<b>115</b>	<b>3.1</b>
FD Distrb Tax Cap	96	0	-96	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.00	0.000
City/Town	15.90	15.72	0.00	0.000
School District	16.13	16.99	20.26	22.742
Special District	2.31	2.37	0.00	0.000
<b>Total</b>	<b>53.95</b>	<b>54.98</b>	<b>20.26</b>	<b>22.742</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	332,100	332,100	0	2,425	2,489	65	2.7	0.73	0.75
Res Hmstd: AvgVal	497,900	497,900	0	3,695	3,860	165	4.5	0.74	0.78
Res Hmstd: Hi Val	663,700	663,700	0	5,146	5,383	237	4.6	0.78	0.81
Res Hmstd: Ex-Hi Val	995,800	995,800	0	8,059	8,421	362	4.5	0.81	0.85
Apartment	300,000	300,000	0	2,631	2,744	113	4.3	0.88	0.91
Comm/Ind: Lo Val	150,000	150,000	0	2,385	1,798	-588	-24.6	1.59	1.20
Comm/Ind: Mid Val	300,000	300,000	0	6,050	4,666	-1,384	-22.9	2.02	1.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,152	18,052	-5,100	-22.0	2.32	1.81

# NININGER TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	134,716	134,716	0	0	986	1,035	49	4.9	0.73	0.77
Res Non-Hmstd	13,251	13,251	0	0	103	108	5	4.8	0.77	0.81
Apartments	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	0.00	0.00
Seasonal Rec'l	3,508	3,508	0	0	30	31	1	4.4	0.85	0.89
Com/Ind: Lo tier	699	699	0	0	10	7	-3	-25.9	1.40	1.04
Com/Ind: Hi tier	2,218	2,218	0	0	53	42	-11	-20.6	2.39	1.90
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,177	9,177	0	0	218	173	-45	-20.7	2.37	1.88
Ag HGA	10,283	10,283	0	0	74	78	4	5.0	0.72	0.76
Ag Hmstd Land	40,921	40,921	0	0	100	102	2	1.7	0.25	0.25
Ag Non-Hmstd	13,032	13,032	0	0	62	63	1	1.7	0.48	0.49
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>227,805</b>	<b>227,805</b>	<b>0</b>	<b>0</b>	<b>1,636</b>	<b>1,639</b>	<b>3</b>	<b>0.2</b>	<b>0.72</b>	<b>0.72</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,243	2,243	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	91	0	-91	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,152</b>	<b>2,243</b>	<b>91</b>	<b>4.2</b>
FD Distrb Tax Cap	97	0	-97	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.00	0.000
City/Town	14.99	14.94	0.00	0.000
School District	16.13	16.99	20.26	22.742
Special District	2.30	2.37	0.00	0.000
<b>Total</b>	<b>53.03</b>	<b>54.19</b>	<b>20.26</b>	<b>22.742</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	332,600	332,600	0	2,399	2,469	70	2.9	0.72	0.74
Res Hmstd: AvgVal	498,600	498,600	0	3,654	3,827	172	4.7	0.73	0.77
Res Hmstd: Hi Val	664,600	664,600	0	5,089	5,336	247	4.8	0.77	0.80
Res Hmstd: Ex-Hi Val	997,100	997,100	0	7,967	8,344	377	4.7	0.80	0.84
Comm/Ind: Lo Val	150,000	150,000	0	2,325	1,780	-545	-23.5	1.55	1.19
Comm/Ind: Mid Val	300,000	300,000	0	5,910	4,625	-1,285	-21.7	1.97	1.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0	22,637	17,900	-4,736	-20.9	2.26	1.79

# RANDOLPH TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	135,118	135,118	0	0	748	752	5	0.6	0.55	0.56
Res Non-Hmstd	29,169	29,169	0	0	167	168	1	0.6	0.57	0.58
Apartments	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	0.00	0.00
Seasonal Rec'l	3,937	3,937	0	0	22	22	0	0.2	0.56	0.56
Com/Ind: Lo tier	2,704	2,704	0	0	30	20	-10	-32.2	1.11	0.75
Com/Ind: Hi tier	30,783	30,783	0	0	622	475	-147	-23.6	2.02	1.54
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,537	9,537	0	0	193	147	-46	-23.6	2.02	1.54
Ag HGA	4,631	4,631	0	0	26	26	0	0.6	0.55	0.56
Ag Hmstd Land	18,663	18,663	0	0	42	42	0	-0.1	0.22	0.22
Ag Non-Hmstd	18,098	18,098	0	0	64	64	0	-0.1	0.35	0.35
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>252,640</b>	<b>252,640</b>	<b>0</b>	<b>0</b>	<b>1,914</b>	<b>1,716</b>	<b>-197</b>	<b>-10.3</b>	<b>0.76</b>	<b>0.68</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,948	2,948	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	246	0	-246	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,703</b>	<b>2,948</b>	<b>245</b>	<b>9.1</b>
FD Distrb Tax Cap	67	0	-67	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.000	0.00
City/Town	5.95	5.60	0.000	0.00
School District	13.60	13.51	13.108	13.58
Special District	2.04	2.09	0.000	0.00
<b>Total</b>	<b>41.20</b>	<b>41.09</b>	<b>13.108</b>	<b>13.58</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	398,700	398,700	0	2,160	2,136	-24	-1.1	0.54	0.54
Res Hmstd: AvgVal	597,800	597,800	0	3,347	3,368	21	0.6	0.56	0.56
Res Hmstd: Hi Val	796,800	796,800	0	4,633	4,661	28	0.6	0.58	0.58
Res Hmstd: Ex-Hi Val	1,195,500	1,195,500	0	7,209	7,250	41	0.6	0.60	0.61
Comm/Ind: Lo Val	150,000	150,000	0	1,882	1,348	-535	-28.4	1.25	0.90
Comm/Ind: Mid Val	300,000	300,000	0	4,912	3,662	-1,250	-25.5	1.64	1.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0	19,051	14,462	-4,589	-24.1	1.91	1.45

# RAVENNA TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	384,013	384,013	0	0	2,709	2,879	170	6.3	0.71	0.75
Res Non-Hmstd	24,480	24,480	0	0	180	192	11	6.2	0.74	0.78
Apartments	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	0.00	0.00
Seasonal Rec'l	104	104	0	0	1	1	0	3.5	0.56	0.58
Com/Ind: Lo tier	619	619	0	0	8	6	-2	-23.8	1.33	1.01
Com/Ind: Hi tier	2,774	2,774	0	0	63	52	-12	-18.8	2.29	1.86
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,789	3,789	0	0	87	70	-16	-18.8	2.29	1.86
Ag HGA	7,203	7,203	0	0	50	54	3	6.3	0.70	0.74
Ag Hmstd Land	21,878	21,878	0	0	55	57	2	3.7	0.25	0.26
Ag Non-Hmstd	15,203	15,203	0	0	69	71	2	3.5	0.45	0.47
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>460,063</b>	<b>460,063</b>	<b>0</b>	<b>0</b>	<b>3,222</b>	<b>3,382</b>	<b>158</b>	<b>4.9</b>	<b>0.70</b>	<b>0.74</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	4,620	4,620	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	47	0	-47	-100
<b>(=) Taxable Tax Capacity</b>	<b>4,572</b>	<b>4,620</b>	<b>48</b>	<b>1</b>
FD Distrb Tax Cap	335	0	-335	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.00	0.000
City/Town	12.21	12.96	0.00	0.000
School District	16.13	17.00	20.26	22.742
Special District	2.31	2.37	0.00	0.000
<b>Total</b>	<b>50.27</b>	<b>52.22</b>	<b>20.26</b>	<b>22.742</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	318,800	318,800	0	2,205	2,296	91	4.1	0.69	0.72
Res Hmstd: AvgVal	477,900	477,900	0	3,370	3,564	193	5.7	0.71	0.75
Res Hmstd: Hi Val	637,000	637,000	0	4,665	4,954	289	6.2	0.73	0.78
Res Hmstd: Ex-Hi Val	955,800	955,800	0	7,314	7,760	446	6.1	0.77	0.81
Comm/Ind: Lo Val	150,000	150,000	0	2,209	1,736	-474	-21.4	1.47	1.16
Comm/Ind: Mid Val	300,000	300,000	0	5,639	4,521	-1,117	-19.8	1.88	1.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0	21,643	17,521	-4,122	-19.0	2.16	1.75

# SCIOTA TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	58,440	58,440	0	0	425	429	4	1.0	0.73	0.73
Res Non-Hmstd	6,432	6,432	0	0	47	48	1	1.1	0.74	0.75
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	997	997	0	0	12	9	-4	-29.8	1.24	0.87
Com/Ind: Hi tier	1,412	1,412	0	0	31	24	-7	-22.5	2.19	1.70
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	978	978	0	0	21	17	-5	-22.5	2.19	1.70
Ag HGA	11,836	11,836	0	0	84	84	1	1.0	0.71	0.71
Ag Hmstd Land	57,575	57,575	0	0	135	137	1	1.0	0.23	0.24
Ag Non-Hmstd	18,546	18,546	0	0	87	87	1	0.9	0.47	0.47
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>156,216</b>	<b>156,216</b>	<b>0</b>	<b>0</b>	<b>842</b>	<b>835</b>	<b>-8</b>	<b>-1.0</b>	<b>0.54</b>	<b>0.53</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,345	1,345	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	21	0	-21	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,324</b>	<b>1,345</b>	<b>21</b>	<b>1.6</b>
FD Distrb Tax Cap	38	0	-38	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.62	19.90	0.00	0.000
City/Town	13.24	13.38	0.00	0.000
School District	18.86	18.70	18.32	18.689
Special District	2.04	2.09	0.00	0.000
<b>Total</b>	<b>53.77</b>	<b>54.07</b>	<b>18.32</b>	<b>18.689</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	300,100	300,100	0	2,108	2,078	-31	-1.5	0.70	0.69
Res Hmstd: AvgVal	449,900	449,900	0	3,243	3,241	-3	-0.1	0.72	0.72
Res Hmstd: Hi Val	599,700	599,700	0	4,457	4,498	41	0.9	0.74	0.75
Res Hmstd: Ex-Hi Val	899,800	899,800	0	7,024	7,087	63	0.9	0.78	0.79
Comm/Ind: Lo Val	150,000	150,000	0	2,232	1,716	-516	-23.1	1.49	1.14
Comm/Ind: Mid Val	300,000	300,000	0	5,702	4,497	-1,205	-21.1	1.90	1.50
Comm/Ind: Hi Val	1,000,000	1,000,000	0	21,893	17,472	-4,422	-20.2	2.19	1.75

# VERMILLION TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	157,467	157,467	0	0	1,235	1,299	64	5.2	0.78	0.83
Res Non-Hmstd	15,309	15,309	0	0	127	134	7	5.4	0.83	0.87
Apartments	4,484	4,484	0	0	47	50	3	5.7	1.06	1.12
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	2,553	2,553	0	0	36	28	-8	-22.1	1.41	1.10
Com/Ind: Hi tier	2,679	2,679	0	0	64	52	-12	-18.6	2.37	1.93
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,904	14,904	0	0	359	296	-63	-17.5	2.41	1.99
Ag HGA	38,387	38,387	0	0	297	312	15	5.1	0.77	0.81
Ag Hmstd Land	133,012	133,012	0	0	317	322	5	1.7	0.24	0.24
Ag Non-Hmstd	47,638	47,638	0	0	234	238	4	1.7	0.49	0.50
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>416,433</b>	<b>416,433</b>	<b>0</b>	<b>0</b>	<b>2,716</b>	<b>2,731</b>	<b>15</b>	<b>0.6</b>	<b>0.65</b>	<b>0.66</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,788	3,788	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	139	0	-139	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>3,649</b>	<b>3,788</b>	<b>139</b>	<b>3.8</b>
FD Distrb Tax Cap	116	0	-116	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.000	0.000
City/Town	14.93	14.81	0.000	0.000
School District	20.66	21.93	19.764	22.242
Special District	2.30	2.37	0.000	0.000
<b>Total</b>	<b>57.51</b>	<b>59.00</b>	<b>19.764</b>	<b>22.242</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	329,700	329,700	0	2,504	2,579	75	3.0	0.76	0.78
Res Hmstd: AvgVal	494,300	494,300	0	3,820	4,003	184	4.8	0.77	0.81
Res Hmstd: Hi Val	658,900	658,900	0	5,320	5,587	267	5.0	0.81	0.85
Res Hmstd: Ex-Hi Val	988,600	988,600	0	8,342	8,752	410	4.9	0.84	0.89
Apartment	300,000	300,000	0	2,749	2,880	130	4.7	0.92	0.96
Comm/Ind: Lo Val	150,000	150,000	0	2,343	1,881	-462	-19.7	1.56	1.25
Comm/Ind: Mid Val	300,000	300,000	0	5,952	4,862	-1,090	-18.3	1.98	1.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0	22,799	18,776	-4,023	-17.6	2.28	1.88

# WATERFORD TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	58,271	58,271	0	0	587	587	0	0.0	1.01	1.01
Res Non-Hmstd	10,981	10,981	0	0	116	116	0	0.0	1.06	1.06
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	3,241	3,241	0	0	53	46	-7	-14.0	1.64	1.41
Com/Ind: Hi tier	9,908	9,908	0	0	262	232	-31	-11.7	2.65	2.34
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,116	2,116	0	0	55	48	-7	-12.4	2.59	2.27
Ag HGA	12,488	12,488	0	0	123	123	0	0.0	0.98	0.98
Ag Hmstd Land	49,271	49,271	0	0	144	143	0	-0.2	0.29	0.29
Ag Non-Hmstd	19,758	19,758	0	0	110	110	0	-0.2	0.56	0.56
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>166,034</b>	<b>166,034</b>	<b>0</b>	<b>0</b>	<b>1,450</b>	<b>1,405</b>	<b>-45</b>	<b>-3.1</b>	<b>0.87</b>	<b>0.85</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,574	1,574	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	85	0	-85	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,489</b>	<b>1,574</b>	<b>85</b>	<b>5.7</b>
FD Distrb Tax Cap	48	0	-48	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.000	0.000
City/Town	17.79	17.40	0.000	0.000
School District	30.90	30.90	31.497	31.598
Special District	2.04	2.09	0.000	0.000
<b>Total</b>	<b>70.35</b>	<b>70.27</b>	<b>31.497</b>	<b>31.598</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	270,900	270,900	0	2,669	2,604	-65	-2.4	0.99	0.96
Res Hmstd: AvgVal	406,100	406,100	0	4,131	4,067	-64	-1.6	1.02	1.00
Res Hmstd: Hi Val	541,400	541,400	0	5,587	5,588	1	0.0	1.03	1.03
Res Hmstd: Ex-Hi Val	812,200	812,200	0	8,821	8,823	2	0.0	1.09	1.09
Comm/Ind: Lo Val	150,000	150,000	0	2,629	2,275	-354	-13.5	1.75	1.52
Comm/Ind: Mid Val	300,000	300,000	0	6,562	5,735	-827	-12.6	2.19	1.91
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,915	21,882	-3,033	-12.2	2.49	2.19

# COATES CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	11,664	11,664	0	0	90	93	3	3.3	0.77	0.79
Res Non-Hmstd	2,408	2,408	0	0	21	22	1	2.9	0.89	0.91
Apartments	861	861	0	0	9	9	0	2.4	0.99	1.01
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	2,318	2,318	0	0	35	27	-8	-22.7	1.49	1.15
Com/Ind: Hi tier	10,482	10,482	0	0	260	211	-48	-18.6	2.48	2.02
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,398	1,398	0	0	35	28	-6	-18.6	2.48	2.02
Ag HGA	505	505	0	0	4	4	0	3.1	0.85	0.87
Ag Hmstd Land	3,001	3,001	0	0	7	7	0	-2.4	0.23	0.22
Ag Non-Hmstd	3,544	3,544	0	0	17	17	0	-2.3	0.49	0.48
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>36,181</b>	<b>36,181</b>	<b>0</b>	<b>0</b>	<b>478</b>	<b>418</b>	<b>-58</b>	<b>-12.1</b>	<b>1.32</b>	<b>1.16</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	468	468	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	97	0	-97	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>370</b>	<b>468</b>	<b>98</b>	<b>26.5</b>
FD Distrb Tax Cap	20	0	-20	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.000	0.00
City/Town	12.01	10.00	0.000	0.00
School District	22.64	23.55	28.188	31.55
Special District	2.29	2.35	0.000	0.00
<b>Total</b>	<b>56.55</b>	<b>55.79</b>	<b>28.188</b>	<b>31.55</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	189,300	189,300	0	1,490	1,489	-1	-0.1	0.79	0.79
Res Hmstd: AvgVal	283,700	283,700	0	2,338	2,361	23	1.0	0.82	0.83
Res Hmstd: Hi Val	378,200	378,200	0	3,187	3,233	47	1.5	0.84	0.85
Res Hmstd: Ex-Hi Val	567,400	567,400	0	4,903	5,050	147	3.0	0.86	0.89
Apartment	300,000	300,000	0	2,966	3,039	72	2.4	0.99	1.01
Comm/Ind: Lo Val	150,000	150,000	0	2,455	1,948	-507	-20.7	1.64	1.30
Comm/Ind: Mid Val	300,000	300,000	0	6,173	4,973	-1,201	-19.4	2.06	1.66
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,525	19,089	-4,436	-18.9	2.35	1.91

# FARMINGTON CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,546,341	2,546,341	0	0	29,709	32,339	2,630	8.9	1.17	1.27
Res Non-Hmstd	297,802	297,802	0	0	3,725	4,053	328	8.8	1.25	1.36
Apartments	40,466	40,466	0	0	601	653	52	8.7	1.48	1.61
Low-income Apts	18,614	18,614	0	0	57	62	5	8.8	0.31	0.33
Seasonal Rec'l	1,543	1,543	0	0	23	24	2	8.6	1.46	1.58
Com/Ind: Lo tier	20,858	20,858	0	0	383	396	14	3.6	1.83	1.90
Com/Ind: Hi tier	134,884	134,884	0	0	4,016	4,123	107	2.7	2.98	3.06
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	91,058	91,058	0	0	2,805	2,888	84	3.0	3.08	3.17
Ag HGA	4,303	4,303	0	0	53	58	5	8.8	1.24	1.35
Ag Hmstd Land	18,782	18,782	0	0	100	108	8	8.3	0.53	0.57
Ag Non-Hmstd	25,140	25,140	0	0	216	233	17	7.9	0.86	0.93
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>3,199,791</b>	<b>3,199,791</b>	<b>0</b>	<b>0</b>	<b>41,688</b>	<b>44,937</b>	<b>3,252</b>	<b>7.8</b>	<b>1.30</b>	<b>1.40</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	33,114	33,114	0	0.0
(-) TIF Tax Capacity	116	116	0	0.0
(-) FD Contrib Tax Cap	1,516	0	-1,516	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>31,482</b>	<b>32,998</b>	<b>1,516</b>	<b>4.8</b>
FD Distrb Tax Cap	5,360	0	-5,360	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.000	0.000
City/Town	47.12	52.27	0.000	0.000
School District	36.77	39.80	16.519	18.799
Special District	2.31	2.37	0.000	0.000
<b>Total</b>	<b>105.80</b>	<b>114.33</b>	<b>16.519</b>	<b>18.799</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	244,200	244,200	0	2,826	2,970	144	5.1	1.16	1.22
Res Hmstd: AvgVal	366,100	366,100	0	4,433	4,718	286	6.4	1.21	1.29
Res Hmstd: Hi Val	488,000	488,000	0	5,969	6,466	497	8.3	1.22	1.32
Res Hmstd: Ex-Hi Val	732,200	732,200	0	9,570	10,411	841	8.8	1.31	1.42
Apartment	300,000	300,000	0	4,463	4,851	388	8.7	1.49	1.62
Comm/Ind: Lo Val	150,000	150,000	0	2,976	3,074	98	3.3	1.98	2.05
Comm/Ind: Mid Val	300,000	300,000	0	7,446	7,664	218	2.9	2.48	2.55
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,306	29,082	776	2.7	2.83	2.91

# HAMPTON CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	61,916	61,916	0	0	529	585	56	10.6	0.85	0.94
Res Non-Hmstd	7,991	7,991	0	0	75	83	8	10.6	0.94	1.04
Apartments	3,354	3,354	0	0	37	41	4	10.5	1.09	1.21
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	2,081	2,081	0	0	32	29	-3	-8.3	1.53	1.41
Com/Ind: Hi tier	1,453	1,453	0	0	37	35	-3	-7.0	2.56	2.38
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,816	1,816	0	0	47	43	-3	-7.0	2.56	2.38
Ag HGA	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,080	1,080	0	0	5	5	0	10.2	0.43	0.48
Ag Non-Hmstd	3,098	3,098	0	0	20	23	2	10.4	0.66	0.73
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>82,789</b>	<b>82,789</b>	<b>0</b>	<b>0</b>	<b>782</b>	<b>844</b>	<b>61</b>	<b>7.8</b>	<b>0.94</b>	<b>1.02</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	831	831	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	32	0	-32	-100
<b>(=) Taxable Tax Capacity</b>	<b>799</b>	<b>831</b>	<b>32</b>	<b>4</b>
FD Distrb Tax Cap	186	0	-186	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.00	0.000
City/Town	33.24	39.27	0.00	0.000
School District	16.08	16.93	20.17	22.626
Special District	2.31	2.37	0.00	0.000
<b>Total</b>	<b>71.24</b>	<b>78.46</b>	<b>20.17</b>	<b>22.626</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	217,000	217,000	0	1,857	1,982	124	6.7	0.86	0.91
Res Hmstd: AvgVal	325,300	325,300	0	2,917	3,153	236	8.1	0.90	0.97
Res Hmstd: Hi Val	433,600	433,600	0	3,963	4,324	361	9.1	0.91	1.00
Res Hmstd: Ex-Hi Val	650,500	650,500	0	6,214	6,871	657	10.6	0.96	1.06
Apartment	300,000	300,000	0	3,277	3,621	344	10.5	1.09	1.21
Comm/Ind: Lo Val	150,000	150,000	0	2,517	2,324	-193	-7.7	1.68	1.55
Comm/Ind: Mid Val	300,000	300,000	0	6,358	5,895	-463	-7.3	2.12	1.97
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,282	22,561	-1,722	-7.1	2.43	2.26

# INVER GROVE HEIGHTS CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,924,038	3,924,038	0	0	44,387	46,037	1,650	3.7	1.13	1.17
Res Non-Hmstd	559,284	559,284	0	0	6,699	6,941	243	3.6	1.20	1.24
Apartments	451,182	451,182	0	0	6,073	6,248	175	2.9	1.35	1.38
Low-income Apts	42,387	42,387	0	0	118	122	4	3.1	0.28	0.29
Seasonal Rec'l	858	858	0	0	12	12	0	2.9	1.35	1.38
Com/Ind: Lo tier	43,944	43,944	0	0	763	720	-44	-5.7	1.74	1.64
Com/Ind: Hi tier	590,753	590,753	0	0	16,772	15,951	-821	-4.9	2.84	2.70
Publ U: Elec Gen	28,183	28,183	0	0	631	591	-40	-6.4	2.24	2.10
Publ U: Other	110,353	110,353	0	0	3,209	3,088	-120	-3.8	2.91	2.80
Ag HGA	1,475	1,475	0	0	16	17	1	4.0	1.10	1.14
Ag Hmstd Land	7,554	7,554	0	0	28	29	1	2.9	0.37	0.38
Ag Non-Hmstd	26,868	26,868	0	0	234	240	6	2.7	0.87	0.89
Miscellaneous	32,756	32,756	0	0	460	477	17	3.8	1.40	1.46
<b>Total</b>	<b>5,819,635</b>	<b>5,819,635</b>	<b>0</b>	<b>0</b>	<b>79,402</b>	<b>80,473</b>	<b>1,072</b>	<b>1.4</b>	<b>1.36</b>	<b>1.38</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	66,245	66,245	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	4,843	0	-4,843	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>61,402</b>	<b>66,245</b>	<b>4,843</b>	<b>7.9</b>
FD Distrb Tax Cap	6,999	0	-6,999	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.000	0.000
City/Town	50.12	51.77	0.000	0.000
School District	21.18	21.27	20.575	22.654
Special District	2.82	2.84	0.000	0.000
<b>Total</b>	<b>93.74</b>	<b>95.77</b>	<b>20.575</b>	<b>22.654</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	262,000	262,000	0	2,867	2,883	16	0.5	1.09	1.10
Res Hmstd: AvgVal	392,800	392,800	0	4,472	4,544	72	1.6	1.14	1.16
Res Hmstd: Hi Val	523,600	523,600	0	6,041	6,257	216	3.6	1.15	1.19
Res Hmstd: Ex-Hi Val	785,500	785,500	0	9,648	9,985	337	3.5	1.23	1.27
Apartment	300,000	300,000	0	4,132	4,271	138	3.4	1.38	1.42
Comm/Ind: Lo Val	150,000	150,000	0	2,853	2,714	-139	-4.9	1.90	1.81
Comm/Ind: Mid Val	300,000	300,000	0	7,139	6,805	-334	-4.7	2.38	2.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,140	25,895	-1,245	-4.6	2.71	2.59

# LAKEVILLE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	9,677,410	9,677,410	0	0	104,525	108,909	4,384	4.2	1.08	1.13
Res Non-Hmstd	1,337,978	1,337,978	0	0	14,978	15,607	629	4.2	1.12	1.17
Apartments	539,574	539,574	0	0	6,975	7,230	255	3.7	1.29	1.34
Low-income Apts	18,695	18,695	0	0	51	53	2	3.8	0.27	0.28
Seasonal Rec'l	2,220	2,220	0	0	29	30	1	3.5	1.30	1.34
Com/Ind: Lo tier	68,364	68,364	0	0	1,151	1,065	-85	-7.4	1.68	1.56
Com/Ind: Hi tier	1,383,902	1,383,902	0	0	38,049	35,695	-2,354	-6.2	2.75	2.58
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	68,669	68,669	0	0	1,882	1,764	-117	-6.2	2.74	2.57
Ag HGA	3,566	3,566	0	0	39	41	2	3.9	1.10	1.15
Ag Hmstd Land	9,655	9,655	0	0	34	35	1	2.5	0.36	0.36
Ag Non-Hmstd	37,180	37,180	0	0	273	279	6	2.3	0.73	0.75
Miscellaneous	42,513	42,513	0	0	475	500	25	5.3	1.12	1.18
<b>Total</b>	<b>13,189,726</b>	<b>13,189,726</b>	<b>0</b>	<b>0</b>	<b>168,461</b>	<b>171,208</b>	<b>2,749</b>	<b>1.6</b>	<b>1.28</b>	<b>1.30</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	148,509	148,509	0	0.0
(-) TIF Tax Capacity	593	695	102	17.2
(-) FD Contrib Tax Cap	8,873	0	-8,873	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>139,044</b>	<b>147,814</b>	<b>8,770</b>	<b>6.3</b>
FD Distrb Tax Cap	13,002	0	-13,002	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.000	0.000
City/Town	32.31	33.05	0.000	0.000
School District	29.04	30.04	24.301	26.778
Special District	3.04	3.07	0.000	0.000
<b>Total</b>	<b>84.00</b>	<b>86.05</b>	<b>24.301</b>	<b>26.778</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	312,600	312,600	0	3,309	3,368	60	1.8	1.06	1.08
Res Hmstd: AvgVal	468,700	468,700	0	5,076	5,251	175	3.4	1.08	1.12
Res Hmstd: Hi Val	624,700	624,700	0	7,027	7,317	289	4.1	1.12	1.17
Res Hmstd: Ex-Hi Val	937,300	937,300	0	11,069	11,516	447	4.0	1.18	1.23
Apartment	300,000	300,000	0	3,879	4,030	151	3.9	1.29	1.34
Comm/Ind: Lo Val	150,000	150,000	0	2,739	2,557	-181	-6.6	1.83	1.70
Comm/Ind: Mid Val	300,000	300,000	0	6,854	6,418	-436	-6.4	2.28	2.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,060	24,437	-1,623	-6.2	2.61	2.44

# MENDOTA CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	29,667	29,667	0	0	270	266	-5	-1.8	0.91	0.90
Res Non-Hmstd	12,108	12,108	0	0	116	114	-2	-1.9	0.96	0.94
Apartments	1,663	1,663	0	0	17	17	0	-2.1	1.04	1.02
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	1,692	1,692	0	0	26	20	-5	-21.3	1.51	1.19
Com/Ind: Hi tier	7,800	7,800	0	0	198	164	-34	-17.1	2.54	2.10
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	214	214	0	0	5	5	-1	-17.1	2.54	2.10
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>53,144</b>	<b>53,144</b>	<b>0</b>	<b>0</b>	<b>632</b>	<b>586</b>	<b>-47</b>	<b>-7.4</b>	<b>1.19</b>	<b>1.10</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	657	657	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	66	0	-66	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>591</b>	<b>657</b>	<b>66</b>	<b>11.2</b>
FD Distrb Tax Cap	22	0	-22	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.000	0.000
City/Town	27.75	25.88	0.000	0.000
School District	18.82	17.60	18.052	19.409
Special District	2.82	2.84	0.000	0.000
<b>Total</b>	<b>69.00</b>	<b>66.20</b>	<b>18.052</b>	<b>19.409</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	386,900	386,900	0	3,351	3,235	-117	-3.5	0.87	0.84
Res Hmstd: AvgVal	580,000	580,000	0	5,187	5,098	-89	-1.7	0.89	0.88
Res Hmstd: Hi Val	773,100	773,100	0	7,201	7,071	-130	-1.8	0.93	0.91
Res Hmstd: Ex-Hi Val	1,160,000	1,160,000	0	11,236	11,023	-213	-1.9	0.97	0.95
Apartment	300,000	300,000	0	3,129	3,065	-64	-2.1	1.04	1.02
Comm/Ind: Lo Val	150,000	150,000	0	2,483	2,000	-483	-19.5	1.66	1.33
Comm/Ind: Mid Val	300,000	300,000	0	6,289	5,155	-1,134	-18.0	2.10	1.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,052	19,880	-4,172	-17.3	2.41	1.99

# NEW TRIER CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	8,418	8,418	0	0	82	92	10	11.9	0.98	1.09
Res Non-Hmstd	1,134	1,134	0	0	13	15	2	11.9	1.15	1.28
Apartments	416	416	0	0	5	6	1	11.9	1.29	1.45
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	300	300	0	0	5	5	0	0.0	1.69	1.69
Com/Ind: Hi tier	273	273	0	0	8	8	0	-0.3	2.77	2.76
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	27	27	0	0	1	1	0	-0.3	2.77	2.76
Ag HGA	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	515	515	0	0	2	2	0	12.9	0.40	0.45
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>11,083</b>	<b>11,083</b>	<b>0</b>	<b>0</b>	<b>116</b>	<b>129</b>	<b>13</b>	<b>11.2</b>	<b>1.05</b>	<b>1.16</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	106	106	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	3	0	-3	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>102</b>	<b>106</b>	<b>4</b>	<b>3.9</b>
FD Distrb Tax Cap	22	0	-22	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.62	19.90	0.00	0.000
City/Town	49.47	58.56	0.00	0.000
School District	16.13	16.99	20.26	22.742
Special District	2.04	2.09	0.00	0.000
<b>Total</b>	<b>87.26</b>	<b>97.54</b>	<b>20.26</b>	<b>22.742</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	174,400	174,400	0	1,687	1,797	110	6.5	0.97	1.03
Res Hmstd: AvgVal	261,500	261,500	0	2,692	2,921	229	8.5	1.03	1.12
Res Hmstd: Hi Val	348,500	348,500	0	3,696	4,044	348	9.4	1.06	1.16
Res Hmstd: Ex-Hi Val	522,900	522,900	0	5,672	6,346	673	11.9	1.08	1.21
Apartment	300,000	300,000	0	3,880	4,340	460	11.9	1.29	1.45
Comm/Ind: Lo Val	150,000	150,000	0	2,756	2,755	0	0.0	1.84	1.84
Comm/Ind: Mid Val	300,000	300,000	0	6,914	6,901	-14	-0.2	2.30	2.30
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,321	26,246	-75	-0.3	2.63	2.62

# RANDOLPH CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	47,586	47,586	0	0	351	368	18	5.0	0.74	0.77
Res Non-Hmstd	4,666	4,666	0	0	38	40	2	5.1	0.81	0.85
Apartments	331	331	0	0	3	3	0	5.1	0.93	0.98
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	1,622	1,622	0	0	22	19	-3	-15.3	1.36	1.15
Com/Ind: Hi tier	1,768	1,768	0	0	42	37	-5	-11.9	2.35	2.07
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,533	1,533	0	0	36	32	-4	-11.9	2.35	2.07
Ag HGA	218	218	0	0	2	2	0	5.0	0.69	0.73
Ag Hmstd Land	2,202	2,202	0	0	5	6	0	7.0	0.24	0.26
Ag Non-Hmstd	266	266	0	0	2	2	0	6.0	0.58	0.62
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>60,192</b>	<b>60,192</b>	<b>0</b>	<b>0</b>	<b>501</b>	<b>509</b>	<b>8</b>	<b>1.6</b>	<b>0.83</b>	<b>0.85</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	610	610	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	27	0	-27	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>584</b>	<b>610</b>	<b>26</b>	<b>4.5</b>
FD Distrb Tax Cap	107	0	-107	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.62	19.89	0.000	0.000
City/Town	28.88	32.06	0.000	0.000
School District	13.54	13.45	13.107	13.583
Special District	2.04	2.09	0.000	0.000
<b>Total</b>	<b>64.08</b>	<b>67.49</b>	<b>13.107</b>	<b>13.583</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	217,400	217,400	0	1,565	1,580	16	1.0	0.72	0.73
Res Hmstd: AvgVal	325,900	325,900	0	2,465	2,526	61	2.5	0.76	0.78
Res Hmstd: Hi Val	434,400	434,400	0	3,353	3,472	119	3.5	0.77	0.80
Res Hmstd: Ex-Hi Val	651,700	651,700	0	5,273	5,540	266	5.1	0.81	0.85
Apartment	300,000	300,000	0	2,796	2,938	142	5.1	0.93	0.98
Comm/Ind: Lo Val	150,000	150,000	0	2,254	1,942	-312	-13.8	1.50	1.29
Comm/Ind: Mid Val	300,000	300,000	0	5,778	5,048	-730	-12.6	1.93	1.68
Comm/Ind: Hi Val	1,000,000	1,000,000	0	22,226	19,545	-2,681	-12.1	2.22	1.95

# ROSEMOUNT CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,488,610	3,488,610	0	0	37,089	38,969	1,880	5.1	1.06	1.12
Res Non-Hmstd	470,675	470,675	0	0	5,299	5,562	263	5.0	1.13	1.18
Apartments	135,047	135,047	0	0	1,730	1,811	81	4.7	1.28	1.34
Low-income Apts	27,694	27,694	0	0	75	79	4	5.1	0.27	0.28
Seasonal Rec'l	1,169	1,169	0	0	14	14	1	4.6	1.18	1.24
Com/Ind: Lo tier	22,460	22,460	0	0	372	346	-27	-7.1	1.66	1.54
Com/Ind: Hi tier	522,964	522,964	0	0	13,963	13,019	-945	-6.8	2.67	2.49
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	53,779	53,779	0	0	1,426	1,326	-100	-7.0	2.65	2.47
Ag HGA	6,396	6,396	0	0	67	71	3	5.0	1.05	1.10
Ag Hmstd Land	11,686	11,686	0	0	37	38	1	2.8	0.32	0.33
Ag Non-Hmstd	57,854	57,854	0	0	416	426	10	2.4	0.72	0.74
Miscellaneous	7,715	7,715	0	0	100	105	4	4.4	1.30	1.36
<b>Total</b>	<b>4,806,049</b>	<b>4,806,049</b>	<b>0</b>	<b>0</b>	<b>60,588</b>	<b>61,766</b>	<b>1,175</b>	<b>1.9</b>	<b>1.26</b>	<b>1.29</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	53,631	53,631	0	0.0
(-) TIF Tax Capacity	2,534	2,534	0	0.0
(-) FD Contrib Tax Cap	3,268	0	-3,268	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>47,829</b>	<b>51,097</b>	<b>3,268</b>	<b>6.8</b>
FD Distrb Tax Cap	4,743	0	-4,743	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.000	0.000
City/Town	34.60	35.49	0.000	0.000
School District	22.53	23.33	27.807	31.106
Special District	3.08	3.12	0.000	0.000
<b>Total</b>	<b>79.83</b>	<b>81.83</b>	<b>27.807</b>	<b>31.106</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	282,900	282,900	0	2,951	3,022	71	2.4	1.04	1.07
Res Hmstd: AvgVal	424,100	424,100	0	4,565	4,721	156	3.4	1.08	1.11
Res Hmstd: Hi Val	565,300	565,300	0	6,215	6,518	303	4.9	1.10	1.15
Res Hmstd: Ex-Hi Val	848,200	848,200	0	9,825	10,291	467	4.7	1.16	1.21
Apartment	300,000	300,000	0	3,828	4,002	174	4.5	1.28	1.33
Comm/Ind: Lo Val	150,000	150,000	0	2,706	2,527	-178	-6.6	1.80	1.68
Comm/Ind: Mid Val	300,000	300,000	0	6,760	6,327	-433	-6.4	2.25	2.11
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,678	24,057	-1,620	-6.3	2.57	2.41

# SOUTH ST. PAUL CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,608,899	1,608,899	0	0	20,636	23,524	2,887	14.0	1.28	1.46
Res Non-Hmstd	245,247	245,247	0	0	3,569	4,059	490	13.7	1.46	1.66
Apartments	181,266	181,266	0	0	2,979	3,372	393	13.2	1.64	1.86
Low-income Apts	13,390	13,390	0	0	46	52	6	13.9	0.34	0.39
Seasonal Rec'l	294	294	0	0	6	7	1	12.2	2.08	2.33
Com/Ind: Lo tier	37,643	37,643	0	0	743	821	78	10.6	1.97	2.18
Com/Ind: Hi tier	336,788	336,788	0	0	10,529	11,393	864	8.2	3.13	3.38
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,871	14,871	0	0	465	503	38	8.2	3.13	3.38
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	1,470	1,470	0	0	24	28	3	13.5	1.65	1.87
<b>Total</b>	<b>2,439,868</b>	<b>2,439,868</b>	<b>0</b>	<b>0</b>	<b>38,997</b>	<b>43,759</b>	<b>4,760</b>	<b>12.2</b>	<b>1.60</b>	<b>1.79</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	27,337	27,337	0	0
(-) TIF Tax Capacity	1,085	1,085	0	0
(-) FD Contrib Tax Cap	1,726	0	-1,726	-100
<b>(=) Taxable Tax Capacity</b>	<b>24,527</b>	<b>26,253</b>	<b>1,726</b>	<b>7</b>
FD Distrb Tax Cap	5,342	0	-5,342	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.000	0.000
City/Town	56.77	65.11	0.000	0.000
School District	24.17	27.35	26.927	33.276
Special District	9.96	10.81	0.000	0.000
<b>Total</b>	<b>110.51</b>	<b>123.16</b>	<b>26.927</b>	<b>33.276</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	191,400	191,400	0	2,409	2,633	224	9.3	1.26	1.38
Res Hmstd: AvgVal	286,900	286,900	0	3,817	4,233	416	10.9	1.33	1.48
Res Hmstd: Hi Val	382,400	382,400	0	5,224	5,833	608	11.6	1.37	1.53
Res Hmstd: Ex-Hi Val	573,700	573,700	0	8,088	9,202	1,113	13.8	1.41	1.60
Apartment	300,000	300,000	0	4,952	5,617	665	13.4	1.65	1.87
Comm/Ind: Lo Val	150,000	150,000	0	3,178	3,490	312	9.8	2.12	2.33
Comm/Ind: Mid Val	300,000	300,000	0	7,866	8,562	695	8.8	2.62	2.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0	29,745	32,231	2,486	8.4	2.97	3.22

# VERMILLION CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	46,300	46,300	0	0	388	422	34	8.9	0.84	0.91
Res Non-Hmstd	3,457	3,457	0	0	32	35	3	8.8	0.92	1.00
Apartments	808	808	0	0	9	9	1	8.6	1.05	1.14
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	1,013	1,013	0	0	15	13	-2	-10.3	1.48	1.33
Com/Ind: Hi tier	2,178	2,178	0	0	54	50	-5	-8.5	2.49	2.28
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	222	222	0	0	6	5	0	-8.5	2.49	2.28
Ag HGA	643	643	0	0	6	6	1	8.8	0.92	1.00
Ag Hmstd Land	2,746	2,746	0	0	8	9	1	8.6	0.29	0.31
Ag Non-Hmstd	1,414	1,414	0	0	9	10	1	7.9	0.63	0.68
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>58,781</b>	<b>58,781</b>	<b>0</b>	<b>0</b>	<b>527</b>	<b>559</b>	<b>34</b>	<b>6.5</b>	<b>0.90</b>	<b>0.95</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	578	578	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	19	0	-19	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>558</b>	<b>578</b>	<b>20</b>	<b>3.6</b>
FD Distrb Tax Cap	96	0	-96	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.00	0.000
City/Town	29.99	34.08	0.00	0.000
School District	16.13	16.99	20.26	22.742
Special District	2.31	2.37	0.00	0.000
<b>Total</b>	<b>68.04</b>	<b>73.34</b>	<b>20.26</b>	<b>22.742</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	209,100	209,100	0	1,721	1,806	85	4.9	0.82	0.86
Res Hmstd: AvgVal	313,400	313,400	0	2,706	2,877	171	6.3	0.86	0.92
Res Hmstd: Hi Val	417,800	417,800	0	3,689	3,949	259	7.0	0.88	0.95
Res Hmstd: Ex-Hi Val	626,800	626,800	0	5,750	6,255	504	8.8	0.92	1.00
Apartment	300,000	300,000	0	3,159	3,432	273	8.6	1.05	1.14
Comm/Ind: Lo Val	150,000	150,000	0	2,440	2,211	-230	-9.4	1.63	1.47
Comm/Ind: Mid Val	300,000	300,000	0	6,178	5,630	-548	-8.9	2.06	1.88
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,620	21,586	-2,034	-8.6	2.36	2.16

# WEST ST. PAUL CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,578,864	1,578,864	0	0	20,091	21,124	1,034	5.1	1.27	1.34
Res Non-Hmstd	180,536	180,536	0	0	2,530	2,660	129	5.1	1.40	1.47
Apartments	469,941	469,941	0	0	7,697	8,087	390	5.1	1.64	1.72
Low-income Apts	145,241	145,241	0	0	489	514	25	5.1	0.34	0.35
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	32,622	32,622	0	0	641	661	20	3.1	1.96	2.03
Com/Ind: Hi tier	317,646	317,646	0	0	9,988	10,235	247	2.5	3.14	3.22
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,948	8,948	0	0	281	288	7	2.5	3.14	3.22
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>2,733,798</b>	<b>2,733,798</b>	<b>0</b>	<b>0</b>	<b>41,717</b>	<b>43,569</b>	<b>1,852</b>	<b>4.4</b>	<b>1.53</b>	<b>1.59</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	29,959	29,959	0	0.0
(-) TIF Tax Capacity	1,036	1,036	0	0.0
(-) FD Contrib Tax Cap	2,253	0	-2,253	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>26,670</b>	<b>28,923</b>	<b>2,253</b>	<b>8.4</b>
FD Distrb Tax Cap	5,212	0	-5,212	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.000	0.000
City/Town	71.07	77.18	0.000	0.000
School District	18.82	17.60	18.052	19.409
Special District	7.09	7.47	0.000	0.000
<b>Total</b>	<b>116.59</b>	<b>122.13</b>	<b>18.052</b>	<b>19.409</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	216,700	216,700	0	2,711	2,737	26	1.0	1.25	1.26
Res Hmstd: AvgVal	324,800	324,800	0	4,280	4,386	106	2.5	1.32	1.35
Res Hmstd: Hi Val	433,000	433,000	0	5,830	6,036	206	3.5	1.35	1.39
Res Hmstd: Ex-Hi Val	649,600	649,600	0	9,182	9,651	469	5.1	1.41	1.49
Apartment	300,000	300,000	0	4,914	5,162	249	5.1	1.64	1.72
Comm/Ind: Lo Val	150,000	150,000	0	3,166	3,259	92	2.9	2.11	2.17
Comm/Ind: Mid Val	300,000	300,000	0	7,883	8,092	209	2.6	2.63	2.70
Comm/Ind: Hi Val	1,000,000	1,000,000	0	29,894	30,646	752	2.5	2.99	3.06

# LILYDALE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	140,903	140,903	0	0	1,191	1,191	0	0.0	0.85	0.85
Res Non-Hmstd	36,714	36,714	0	0	325	324	0	-0.1	0.88	0.88
Apartments	83,572	83,572	0	0	837	835	-3	-0.3	1.00	1.00
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	1,501	1,501	0	0	22	17	-5	-21.8	1.48	1.16
Com/Ind: Hi tier	13,425	13,425	0	0	336	278	-58	-17.4	2.50	2.07
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,146	2,146	0	0	54	44	-9	-17.4	2.50	2.07
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>278,261</b>	<b>278,261</b>	<b>0</b>	<b>0</b>	<b>2,765</b>	<b>2,689</b>	<b>-75</b>	<b>-2.7</b>	<b>0.99</b>	<b>0.97</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,200	3,200	0	0.0
(-) TIF Tax Capacity	374	374	0	0.0
(-) FD Contrib Tax Cap	121	0	-121	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,704</b>	<b>2,825</b>	<b>121</b>	<b>4.5</b>
FD Distrb Tax Cap	75	0	-75	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.62	19.90	0.000	0.000
City/Town	24.45	24.04	0.000	0.000
School District	18.83	17.61	18.052	19.409
Special District	2.82	2.84	0.000	0.000
<b>Total</b>	<b>65.72</b>	<b>64.39</b>	<b>18.052</b>	<b>19.409</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	325,100	325,100	0	2,671	2,613	-58	-2.2	0.82	0.80
Res Hmstd: AvgVal	487,300	487,300	0	4,082	4,066	-16	-0.4	0.84	0.83
Res Hmstd: Hi Val	649,600	649,600	0	5,688	5,684	-3	-0.1	0.88	0.88
Res Hmstd: Ex-Hi Val	974,600	974,600	0	8,944	8,931	-13	-0.1	0.92	0.92
Apartment	300,000	300,000	0	3,006	2,997	-9	-0.3	1.00	1.00
Comm/Ind: Lo Val	150,000	150,000	0	2,444	1,959	-485	-19.8	1.63	1.31
Comm/Ind: Mid Val	300,000	300,000	0	6,198	5,060	-1,138	-18.4	2.07	1.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,718	19,530	-4,187	-17.7	2.37	1.95

# MIESVILLE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	16,377	16,377	0	0	135	141	6	4.3	0.82	0.86
Res Non-Hmstd	2,611	2,611	0	0	23	24	1	4.2	0.88	0.92
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,147	1,147	0	0	17	14	-3	-15.2	1.44	1.22
Com/Ind: Hi tier	1,308	1,308	0	0	32	28	-4	-12.3	2.44	2.14
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	677	677	0	0	17	14	-2	-12.3	2.44	2.14
Ag HGA	328	328	0	0	3	3	0	4.3	0.82	0.86
Ag Hmstd Land	8,972	8,972	0	0	32	33	0	1.4	0.36	0.37
Ag Non-Hmstd	200	200	0	0	1	1	0	1.3	0.60	0.61
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>31,620</b>	<b>31,620</b>	<b>0</b>	<b>0</b>	<b>260</b>	<b>258</b>	<b>-2</b>	<b>-0.8</b>	<b>0.82</b>	<b>0.82</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	301	301	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	17	0	-17	-100
<b>(=) Taxable Tax Capacity</b>	<b>284</b>	<b>301</b>	<b>17</b>	<b>6</b>
FD Distrb Tax Cap	17	0	-17	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.62	19.89	0.00	0.000
City/Town	27.48	27.43	0.00	0.000
School District	16.13	16.99	20.26	22.742
Special District	2.04	2.09	0.00	0.000
<b>Total</b>	<b>65.26</b>	<b>66.41</b>	<b>20.26</b>	<b>22.742</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	228,100	228,100	0	1,842	1,861	19	1.0	0.81	0.82
Res Hmstd: AvgVal	341,900	341,900	0	2,882	2,943	61	2.1	0.84	0.86
Res Hmstd: Hi Val	455,700	455,700	0	3,897	4,026	128	3.3	0.86	0.88
Res Hmstd: Ex-Hi Val	683,700	683,700	0	6,147	6,400	253	4.1	0.90	0.94
Comm/Ind: Lo Val	150,000	150,000	0	2,384	2,055	-329	-13.8	1.59	1.37
Comm/Ind: Mid Val	300,000	300,000	0	6,047	5,266	-781	-12.9	2.02	1.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,140	20,253	-2,887	-12.5	2.31	2.03

# MENDOTA HEIGHTS CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,208,275	2,208,275	0	0	22,131	21,769	-362	-1.6	1.00	0.99
Res Non-Hmstd	264,902	264,902	0	0	2,721	2,676	-46	-1.7	1.03	1.01
Apartments	147,293	147,293	0	0	1,722	1,689	-33	-1.9	1.17	1.15
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	19,616	19,616	0	0	308	262	-46	-14.9	1.57	1.34
Com/Ind: Hi tier	471,966	471,966	0	0	12,372	10,874	-1,497	-12.1	2.62	2.30
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	46,624	46,624	0	0	1,222	1,074	-148	-12.1	2.62	2.30
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>3,158,676</b>	<b>3,158,676</b>	<b>0</b>	<b>0</b>	<b>40,476</b>	<b>38,344</b>	<b>-2,132</b>	<b>-5.3</b>	<b>1.28</b>	<b>1.21</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	38,303	38,303	0	0.0
(-) TIF Tax Capacity	443	443	0	0.0
(-) FD Contrib Tax Cap	3,256	0	-3,256	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>34,604</b>	<b>37,860</b>	<b>3,256</b>	<b>9.4</b>
FD Distrb Tax Cap	1,328	0	-1,328	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.000	0.000
City/Town	37.85	35.90	0.000	0.000
School District	18.83	17.60	18.052	19.409
Special District	2.82	2.84	0.000	0.000
<b>Total</b>	<b>79.11</b>	<b>76.23</b>	<b>18.052</b>	<b>19.409</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	374,600	374,600	0	3,612	3,485	-127	-3.5	0.96	0.93
Res Hmstd: AvgVal	561,500	561,500	0	5,577	5,488	-90	-1.6	0.99	0.98
Res Hmstd: Hi Val	748,500	748,500	0	7,764	7,632	-131	-1.7	1.04	1.02
Res Hmstd: Ex-Hi Val	1,123,000	1,123,000	0	12,143	11,928	-215	-1.8	1.08	1.06
Apartment	300,000	300,000	0	3,508	3,441	-67	-1.9	1.17	1.15
Comm/Ind: Lo Val	150,000	150,000	0	2,578	2,226	-352	-13.6	1.72	1.48
Comm/Ind: Mid Val	300,000	300,000	0	6,510	5,682	-828	-12.7	2.17	1.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,859	21,811	-3,049	-12.3	2.49	2.18

# SUNFISH LAKE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	199,845	199,845	0	0	1,780	1,786	6	0.3	0.89	0.89
Res Non-Hmstd	69,010	69,010	0	0	633	635	2	0.3	0.92	0.92
Apartments	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	0.00	0.00
Seasonal Rec'l	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	0.00	0.00
Com/Ind: Hi tier	221	221	0	0	4	4	0	-0.2	2.00	2.00
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,563	1,563	0	0	31	31	0	-0.2	2.00	2.00
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>270,639</b>	<b>270,639</b>	<b>0</b>	<b>0</b>	<b>2,448</b>	<b>2,456</b>	<b>8</b>	<b>0.3</b>	<b>0.90</b>	<b>0.91</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,150	3,150	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>3,150</b>	<b>3,150</b>	<b>0</b>	<b>0</b>
FD Distrb Tax Cap	0	0	0	0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.62	19.89	0.000	0.000
City/Town	20.67	20.67	0.000	0.000
School District	18.83	17.61	18.052	19.409
Special District	2.82	2.84	0.000	0.000
<b>Total</b>	<b>61.93</b>	<b>61.01</b>	<b>18.052</b>	<b>19.409</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	796,600	796,600	0	6,831	6,858	27	0.4	0.86	0.86
Res Hmstd: AvgVal	1,194,300	1,194,300	0	10,628	10,663	35	0.3	0.89	0.89
Res Hmstd: Hi Val	1,592,000	1,592,000	0	14,424	14,468	43	0.3	0.91	0.91
Res Hmstd: Ex-Hi Val	2,388,600	2,388,600	0	22,029	22,088	59	0.3	0.92	0.92
Comm/Ind: Lo Val	150,000	150,000	0	1,884	1,883	0	0.0	1.26	1.26
Comm/Ind: Mid Val	300,000	300,000	0	4,891	4,883	-8	-0.2	1.63	1.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0	18,922	18,879	-43	-0.2	1.89	1.89

# BURNSVILLE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,376,283	5,376,283	0	0	57,363	58,819	1,455	2.5	1.07	1.09
Res Non-Hmstd	762,256	762,256	0	0	8,528	8,731	204	2.4	1.12	1.15
Apartments	1,371,462	1,371,462	0	0	18,354	18,767	413	2.3	1.34	1.37
Low-income Apts	117,963	117,963	0	0	317	324	7	2.1	0.27	0.27
Seasonal Rec'l	78	78	0	0	1	1	0	1.5	1.28	1.30
Com/Ind: Lo tier	99,742	99,742	0	0	1,689	1,545	-143	-8.5	1.69	1.55
Com/Ind: Hi tier	1,806,268	1,806,268	0	0	50,352	46,829	-3,523	-7.0	2.79	2.59
Publ U: Elec Gen	111,527	111,527	0	0	2,417	2,183	-234	-9.7	2.17	1.96
Publ U: Other	111,735	111,735	0	0	3,087	2,859	-228	-7.4	2.76	2.56
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	34,774	34,774	0	0	385	393	8	2.2	1.11	1.13
<b>Total</b>	<b>9,792,088</b>	<b>9,792,088</b>	<b>0</b>	<b>0</b>	<b>142,493</b>	<b>140,451</b>	<b>-2,041</b>	<b>-1.4</b>	<b>1.46</b>	<b>1.43</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	119,019	119,019	0	0.0
(-) TIF Tax Capacity	595	842	247	41.5
(-) FD Contrib Tax Cap	13,323	0	-13,323	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>105,101</b>	<b>118,177</b>	<b>13,076</b>	<b>12.4</b>
FD Distrb Tax Cap	13,910	0	-13,910	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.000	0.000
City/Town	44.70	44.75	0.000	0.000
School District	21.01	20.81	20.973	23.447
Special District	4.12	4.13	0.000	0.000
<b>Total</b>	<b>89.43</b>	<b>89.57</b>	<b>20.973</b>	<b>23.447</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	237,500	237,500	0	2,480	2,459	-21	-0.9	1.04	1.04
Res Hmstd: AvgVal	356,000	356,000	0	3,884	3,894	10	0.2	1.09	1.09
Res Hmstd: Hi Val	474,500	474,500	0	5,239	5,328	90	1.7	1.10	1.12
Res Hmstd: Ex-Hi Val	711,900	711,900	0	8,333	8,520	187	2.2	1.17	1.20
Apartment	300,000	300,000	0	3,983	4,062	80	2.0	1.33	1.35
Comm/Ind: Lo Val	150,000	150,000	0	2,792	2,587	-205	-7.3	1.86	1.72
Comm/Ind: Mid Val	300,000	300,000	0	6,994	6,503	-491	-7.0	2.33	2.17
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,607	24,782	-1,825	-6.9	2.66	2.48

# APPLE VALLEY CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,903,105	5,903,105	0	0	66,791	70,764	3,974	5.9	1.13	1.20
Res Non-Hmstd	815,222	815,222	0	0	9,657	10,225	569	5.9	1.18	1.25
Apartments	725,310	725,310	0	0	10,008	10,572	565	5.6	1.38	1.46
Low-income Apts	74,801	74,801	0	0	217	230	13	5.9	0.29	0.31
Seasonal Rec'l	1,841	1,841	0	0	22	23	1	5.2	1.20	1.27
Com/Ind: Lo tier	37,604	37,604	0	0	668	633	-35	-5.3	1.78	1.68
Com/Ind: Hi tier	709,692	709,692	0	0	20,269	19,302	-967	-4.8	2.86	2.72
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	48,930	48,930	0	0	1,396	1,329	-67	-4.8	2.85	2.72
Ag HGA	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	457	457	0	0	2	2	0	4.6	0.34	0.36
Ag Non-Hmstd	539	539	0	0	4	4	0	4.0	0.79	0.82
Miscellaneous	23,668	23,668	0	0	327	345	18	5.6	1.38	1.46
<b>Total</b>	<b>8,341,169</b>	<b>8,341,169</b>	<b>0</b>	<b>0</b>	<b>109,361</b>	<b>113,429</b>	<b>4,071</b>	<b>3.7</b>	<b>1.31</b>	<b>1.36</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	90,819	90,819	0	0.0
(-) TIF Tax Capacity	3,061	3,061	0	0.0
(-) FD Contrib Tax Cap	5,091	0	-5,091	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>82,667</b>	<b>87,758</b>	<b>5,091</b>	<b>6.2</b>
FD Distrb Tax Cap	11,270	0	-11,270	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.000	0.000
City/Town	41.40	43.72	1.406	1.406
School District	22.62	23.52	28.112	31.466
Special District	3.05	3.09	0.000	0.000
<b>Total</b>	<b>86.68</b>	<b>90.21</b>	<b>29.518</b>	<b>32.872</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	255,800	255,800	0	2,849	2,936	87	3.1	1.11	1.15
Res Hmstd: AvgVal	383,500	383,500	0	4,433	4,612	179	4.0	1.16	1.20
Res Hmstd: Hi Val	511,200	511,200	0	5,964	6,311	347	5.8	1.17	1.23
Res Hmstd: Ex-Hi Val	767,000	767,000	0	9,491	10,043	551	5.8	1.24	1.31
Apartment	300,000	300,000	0	4,136	4,369	233	5.6	1.38	1.46
Comm/Ind: Lo Val	150,000	150,000	0	2,883	2,742	-141	-4.9	1.92	1.83
Comm/Ind: Mid Val	300,000	300,000	0	7,166	6,820	-346	-4.8	2.39	2.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,150	25,847	-1,303	-4.8	2.71	2.58

# EAGAN CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	7,778,866	7,778,866	0	0	81,021	82,457	1,436	1.8	1.04	1.06
Res Non-Hmstd	945,466	945,466	0	0	10,084	10,240	156	1.5	1.07	1.08
Apartments	1,410,550	1,410,550	0	0	16,899	16,885	-14	-0.1	1.20	1.20
Low-income Apts	49,729	49,729	0	0	120	120	0	0.0	0.24	0.24
Seasonal Rec'l	884	884	0	0	10	10	0	-2.0	1.14	1.12
Com/Ind: Lo tier	92,758	92,758	0	0	1,503	1,287	-216	-14.4	1.62	1.39
Com/Ind: Hi tier	2,853,710	2,853,710	0	0	76,158	66,999	-9,159	-12.0	2.67	2.35
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	56,273	56,273	0	0	1,516	1,346	-170	-11.2	2.69	2.39
Ag HGA	91	91	0	0	1	1	0	3.8	0.76	0.79
Ag Hmstd Land	884	884	0	0	3	3	0	-1.8	0.31	0.30
Ag Non-Hmstd	205	205	0	0	1	1	0	-1.5	0.73	0.72
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>13,189,416</b>	<b>13,189,416</b>	<b>0</b>	<b>0</b>	<b>187,316</b>	<b>179,349</b>	<b>-7,967</b>	<b>-4.3</b>	<b>1.42</b>	<b>1.36</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	163,603	163,603	0	0.0
(-) TIF Tax Capacity	5,749	5,749	0	0.0
(-) FD Contrib Tax Cap	19,694	0	-19,694	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>138,161</b>	<b>157,855</b>	<b>19,694</b>	<b>14.3</b>
FD Distrb Tax Cap	11,594	0	-11,594	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.000	0.000
City/Town	35.44	33.49	0.000	0.000
School District	21.32	21.32	24.464	27.197
Special District	2.82	2.84	0.000	0.000
<b>Total</b>	<b>79.19</b>	<b>77.53</b>	<b>24.464</b>	<b>27.197</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	275,200	275,200	0	2,754	2,713	-41	-1.5	1.00	0.99
Res Hmstd: AvgVal	412,600	412,600	0	4,276	4,248	-28	-0.6	1.04	1.03
Res Hmstd: Hi Val	549,900	549,900	0	5,799	5,856	57	1.0	1.05	1.06
Res Hmstd: Ex-Hi Val	825,100	825,100	0	9,196	9,271	75	0.8	1.11	1.12
Apartment	300,000	300,000	0	3,703	3,723	20	0.5	1.23	1.24
Comm/Ind: Lo Val	150,000	150,000	0	2,701	2,372	-329	-12.2	1.80	1.58
Comm/Ind: Mid Val	300,000	300,000	0	6,764	5,984	-781	-11.5	2.25	1.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,728	22,839	-2,889	-11.2	2.57	2.28

# HASTINGS CITY (PART)

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,131,429	2,131,429	0	0	23,834	25,801	1,967	8.3	1.12	1.21
Res Non-Hmstd	282,155	282,155	0	0	3,463	3,747	284	8.2	1.23	1.33
Apartments	195,684	195,684	0	0	2,785	3,010	225	8.1	1.42	1.54
Low-income Apts	33,079	33,079	0	0	98	106	8	8.2	0.29	0.32
Seasonal Rec'l	2,642	2,642	0	0	39	42	3	8.0	1.46	1.57
Com/Ind: Lo tier	40,061	40,061	0	0	718	721	3	0.4	1.79	1.80
Com/Ind: Hi tier	242,786	242,786	0	0	7,059	7,065	6	0.1	2.91	2.91
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,619	11,619	0	0	338	338	0	0.1	2.91	2.91
Ag HGA	938	938	0	0	11	12	1	8.2	1.14	1.24
Ag Hmstd Land	2,268	2,268	0	0	10	11	1	8.6	0.44	0.47
Ag Non-Hmstd	2,611	2,611	0	0	24	26	2	7.4	0.93	1.00
Miscellaneous	14,799	14,799	0	0	174	189	14	8.2	1.18	1.28
<b>Total</b>	<b>2,960,071</b>	<b>2,960,071</b>	<b>0</b>	<b>0</b>	<b>38,553</b>	<b>41,068</b>	<b>2,514</b>	<b>6.5</b>	<b>1.30</b>	<b>1.39</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	31,459	31,459	0	0.0
(-) TIF Tax Capacity	141	141	0	0.0
(-) FD Contrib Tax Cap	1,807	0	-1,807	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>29,511</b>	<b>31,318</b>	<b>1,807</b>	<b>6.1</b>
FD Distrb Tax Cap	5,243	0	-5,243	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	19.61	19.89	0.00	0.000
City/Town	58.05	63.89	0.00	0.000
School District	16.13	16.99	20.26	22.742
Special District	3.86	4.09	0.00	0.000
<b>Total</b>	<b>97.65</b>	<b>104.86</b>	<b>20.26</b>	<b>22.742</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	223,500	223,500	0	2,468	2,575	107	4.3	1.10	1.15
Res Hmstd: AvgVal	335,100	335,100	0	3,882	4,104	222	5.7	1.16	1.22
Res Hmstd: Hi Val	446,600	446,600	0	5,266	5,632	366	7.0	1.18	1.26
Res Hmstd: Ex-Hi Val	670,100	670,100	0	8,316	8,996	680	8.2	1.24	1.34
Apartment	300,000	300,000	0	4,270	4,614	345	8.1	1.42	1.54
Comm/Ind: Lo Val	150,000	150,000	0	2,908	2,920	12	0.4	1.94	1.95
Comm/Ind: Mid Val	300,000	300,000	0	7,269	7,285	16	0.2	2.42	2.43
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,622	27,654	32	0.1	2.76	2.77

# BROOKLYN CENTER CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,843,534	1,843,534	0	0	26,023	28,024	2,001	7.7	1.41	1.52
Res Non-Hmstd	355,220	355,220	0	0	5,501	5,921	420	7.6	1.55	1.67
Apartments	339,960	339,960	0	0	6,412	6,905	493	7.7	1.89	2.03
Low-income Apts	135,175	135,175	0	0	517	557	40	7.7	0.38	0.41
Seasonal Rec'l	857	857	0	0	18	19	1	5.9	2.05	2.17
Com/Ind: Lo tier	25,501	25,501	0	0	556	616	59	10.7	2.18	2.41
Com/Ind: Hi tier	646,871	646,871	0	0	22,290	24,325	2,035	9.1	3.45	3.76
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,543	16,543	0	0	560	604	44	7.8	3.38	3.65
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	385	385	0	0	12	13	1	5.4	3.20	3.37
<b>Total</b>	<b>3,364,046</b>	<b>3,364,046</b>	<b>0</b>	<b>0</b>	<b>61,889</b>	<b>66,984</b>	<b>5,094</b>	<b>8.2</b>	<b>1.84</b>	<b>1.99</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	38,608	38,608	0	0.0
(-) TIF Tax Capacity	691	789	98	14.2
(-) FD Contrib Tax Cap	4,787	0	-4,787	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>33,129</b>	<b>37,818</b>	<b>4,689</b>	<b>14.2</b>
FD Distrb Tax Cap	11,035	0	-11,035	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	60.69	69.71	0.000	0.000
School District	28.06	29.07	20.796	24.264
Special District	8.57	8.63	0.000	0.000
<b>Total</b>	<b>134.03</b>	<b>143.06</b>	<b>20.796</b>	<b>24.264</b>

## 4. Tax Burdens on Hypothetical Properties

Property Type	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	2,431	2,498	67	2.8	1.38	1.42
Res Hmstd: AvgVal	263,200	263,200	0	3,893	4,077	184	4.7	1.48	1.55
Res Hmstd: Hi Val	350,900	350,900	0	5,357	5,657	300	5.6	1.53	1.61
Res Hmstd: Ex-Hi Val	526,400	526,400	0	8,238	8,902	664	8.1	1.56	1.69
Apartment	300,000	300,000	0	5,650	6,093	443	7.8	1.88	2.03
Comm/Ind: Lo Val	150,000	150,000	0	3,467	3,802	335	9.7	2.31	2.53
Comm/Ind: Mid Val	300,000	300,000	0	8,571	9,336	765	8.9	2.86	3.11
Comm/Ind: Hi Val	1,000,000	1,000,000	0	32,390	35,159	2,769	8.5	3.24	3.52

# CHAMPLIN CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,877,748	2,877,748	0	0	33,276	34,707	1,431	4.3	1.16	1.21
Res Non-Hmstd	319,340	319,340	0	0	3,909	4,073	164	4.2	1.22	1.28
Apartments	121,399	121,399	0	0	1,742	1,810	68	3.9	1.43	1.49
Low-income Apts	57,909	57,909	0	0	172	179	7	4.3	0.30	0.31
Seasonal Rec'l	15,909	15,909	0	0	176	179	3	1.9	1.11	1.13
Com/Ind: Lo tier	17,156	17,156	0	0	312	299	-13	-4.2	1.82	1.74
Com/Ind: Hi tier	278,259	278,259	0	0	8,199	7,889	-311	-3.8	2.95	2.84
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,826	9,826	0	0	290	279	-11	-3.8	2.95	2.84
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>3,697,546</b>	<b>3,697,546</b>	<b>0</b>	<b>0</b>	<b>48,076</b>	<b>49,415</b>	<b>1,338</b>	<b>2.8</b>	<b>1.30</b>	<b>1.34</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	39,071	39,071	0	0.0
(-) TIF Tax Capacity	1,201	1,201	0	0.0
(-) FD Contrib Tax Cap	2,224	0	-2,224	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>35,646</b>	<b>37,869</b>	<b>2,223</b>	<b>6.2</b>
FD Distrb Tax Cap	5,027	0	-5,027	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	40.60	43.19	0.000	0.000
School District	13.50	14.14	19.611	22.575
Special District	8.31	8.22	0.000	0.000
<b>Total</b>	<b>99.11</b>	<b>101.20</b>	<b>19.611</b>	<b>22.575</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	255,600	255,600	0	2,893	2,925	32	1.1	1.13	1.14
Res Hmstd: AvgVal	383,200	383,200	0	4,522	4,621	99	2.2	1.18	1.21
Res Hmstd: Hi Val	510,800	510,800	0	6,091	6,343	251	4.1	1.19	1.24
Res Hmstd: Ex-Hi Val	766,400	766,400	0	9,759	10,160	401	4.1	1.27	1.33
Apartment	300,000	300,000	0	4,305	4,472	167	3.9	1.44	1.49
Comm/Ind: Lo Val	150,000	150,000	0	2,950	2,835	-114	-3.9	1.97	1.89
Comm/Ind: Mid Val	300,000	300,000	0	7,370	7,088	-282	-3.8	2.46	2.36
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,997	26,933	-1,063	-3.8	2.80	2.69

# CRYSTAL CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,032,969	2,032,969	0	0	28,467	30,175	1,708	6.0	1.40	1.48
Res Non-Hmstd	243,533	243,533	0	0	3,704	3,922	218	5.9	1.52	1.61
Apartments	217,290	217,290	0	0	3,948	4,171	223	5.7	1.82	1.92
Low-income Apts	33,398	33,398	0	0	125	132	7	5.9	0.37	0.40
Seasonal Rec'l	1,963	1,963	0	0	37	39	2	4.9	1.87	1.96
Com/Ind: Lo tier	21,088	21,088	0	0	446	476	29	6.5	2.12	2.26
Com/Ind: Hi tier	261,130	261,130	0	0	8,716	9,171	455	5.2	3.34	3.51
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,226	7,226	0	0	241	254	13	5.2	3.34	3.51
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	6,045	6,045	0	0	202	212	11	5.2	3.34	3.51
<b>Total</b>	<b>2,824,642</b>	<b>2,824,642</b>	<b>0</b>	<b>0</b>	<b>45,886</b>	<b>48,552</b>	<b>2,666</b>	<b>5.8</b>	<b>1.62</b>	<b>1.72</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	29,960	29,960	0	0.0
(-) TIF Tax Capacity	283	283	0	0.0
(-) FD Contrib Tax Cap	1,768	0	-1,768	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>27,909</b>	<b>29,677</b>	<b>1,768</b>	<b>6.3</b>
FD Distrb Tax Cap	5,781	0	-5,781	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	57.98	63.94	0.000	0.000
School District	25.28	26.19	21.002	24.092
Special District	8.59	8.52	0.000	0.000
<b>Total</b>	<b>128.55</b>	<b>134.30</b>	<b>21.002</b>	<b>24.092</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	201,000	201,000	0	2,760	2,801	42	1.5	1.37	1.39
Res Hmstd: AvgVal	301,400	301,400	0	4,377	4,513	136	3.1	1.45	1.50
Res Hmstd: Hi Val	401,700	401,700	0	5,993	6,223	229	3.8	1.49	1.55
Res Hmstd: Ex-Hi Val	602,700	602,700	0	9,343	9,891	548	5.9	1.55	1.64
Apartment	300,000	300,000	0	5,451	5,759	308	5.7	1.82	1.92
Comm/Ind: Lo Val	150,000	150,000	0	3,395	3,603	208	6.1	2.26	2.40
Comm/Ind: Mid Val	300,000	300,000	0	8,402	8,871	469	5.6	2.80	2.96
Comm/Ind: Hi Val	1,000,000	1,000,000	0	31,767	33,457	1,689	5.3	3.18	3.35

# DEEPHAVEN CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,597,891	1,597,891	0	0	19,515	19,419	-95	-0.5	1.22	1.22
Res Non-Hmstd	326,277	326,277	0	0	4,064	4,043	-21	-0.5	1.25	1.24
Apartments	12,508	12,508	0	0	163	162	-1	-0.5	1.30	1.29
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	189,368	189,368	0	0	2,111	2,083	-28	-1.3	1.11	1.10
Com/Ind: Lo tier	3,300	3,300	0	0	57	49	-8	-13.5	1.73	1.49
Com/Ind: Hi tier	27,955	27,955	0	0	780	693	-87	-11.2	2.79	2.48
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,211	4,211	0	0	118	104	-13	-11.2	2.79	2.48
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>2,161,510</b>	<b>2,161,510</b>	<b>0</b>	<b>0</b>	<b>26,808</b>	<b>26,553</b>	<b>-253</b>	<b>-0.9</b>	<b>1.24</b>	<b>1.23</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	25,470	25,470	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	241	0	-241	-100
<b>(=) Taxable Tax Capacity</b>	<b>25,229</b>	<b>25,470</b>	<b>241</b>	<b>1</b>
FD Distrib Tax Cap	200	0	-200	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	16.75	16.71	0.000	0.000
School District	19.93	19.99	28.277	29.077
Special District	7.95	7.75	0.000	0.000
<b>Total</b>	<b>81.32</b>	<b>80.11</b>	<b>28.277</b>	<b>29.077</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	851,500	851,500	0	10,047	10,001	-45	-0.5	1.18	1.17
Res Hmstd: AvgVal	1,276,600	1,276,600	0	15,570	15,494	-76	-0.5	1.22	1.21
Res Hmstd: Hi Val	1,701,700	1,701,700	0	21,093	20,987	-106	-0.5	1.24	1.23
Res Hmstd: Ex-Hi Val	2,553,100	2,553,100	0	32,154	31,988	-166	-0.5	1.26	1.25
Apartment	300,000	300,000	0	3,898	3,876	-21	-0.5	1.30	1.29
Seas Rec: Lo Val	75,000	75,000	0	640	631	-9	-1.4	0.85	0.84
Seas Rec: Hi Val	200,000	200,000	0	1,781	1,757	-24	-1.4	0.89	0.88
Comm/Ind: Lo Val	150,000	150,000	0	2,807	2,458	-349	-12.4	1.87	1.64
Comm/Ind: Mid Val	300,000	300,000	0	6,994	6,175	-818	-11.7	2.33	2.06
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,532	23,523	-3,009	-11.3	2.65	2.35

# EDINA CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	10,853,511	10,853,511	0	0	143,676	139,617	-4,059	-2.8	1.32	1.29
Res Non-Hmstd	2,165,732	2,165,732	0	0	29,431	28,591	-840	-2.9	1.36	1.32
Apartments	1,706,273	1,706,273	0	0	25,131	24,519	-612	-2.4	1.47	1.44
Low-income Apts	134,002	134,002	0	0	411	402	-9	-2.2	0.31	0.30
Seasonal Rec'l	671	671	0	0	7	7	0	-3.3	1.11	1.08
Com/Ind: Lo tier	49,889	49,889	0	0	922	840	-82	-8.9	1.85	1.68
Com/Ind: Hi tier	2,321,628	2,321,628	0	0	69,197	64,135	-5,063	-7.3	2.98	2.76
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	52,159	52,159	0	0	1,541	1,417	-124	-8.0	2.95	2.72
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>17,283,865</b>	<b>17,283,865</b>	<b>0</b>	<b>0</b>	<b>270,316</b>	<b>259,528</b>	<b>-10,789</b>	<b>-4.0</b>	<b>1.56</b>	<b>1.50</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	212,511	212,511	0	0.0
(-) TIF Tax Capacity	4,776	5,242	466	9.8
(-) FD Contrib Tax Cap	17,268	0	-17,268	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>190,467</b>	<b>207,269</b>	<b>16,802</b>	<b>8.8</b>
FD Distrb Tax Cap	5,371	0	-5,371	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	30.04	28.35	0.000	0.000
School District	28.29	27.24	19.631	20.435
Special District	8.07	7.83	0.000	0.000
<b>Total</b>	<b>103.10</b>	<b>99.07</b>	<b>19.631</b>	<b>20.435</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	464,100	464,100	0	5,696	5,499	-198	-3.5	1.23	1.18
Res Hmstd: AvgVal	695,800	695,800	0	9,045	8,800	-245	-2.7	1.30	1.26
Res Hmstd: Hi Val	927,400	927,400	0	12,484	12,141	-343	-2.7	1.35	1.31
Res Hmstd: Ex-Hi Val	1,391,500	1,391,500	0	19,377	18,836	-540	-2.8	1.39	1.35
Apartment	300,000	300,000	0	4,455	4,328	-127	-2.9	1.49	1.44
Comm/Ind: Lo Val	150,000	150,000	0	3,001	2,755	-246	-8.2	2.00	1.84
Comm/Ind: Mid Val	300,000	300,000	0	7,490	6,911	-579	-7.7	2.50	2.30
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,438	26,308	-2,130	-7.5	2.84	2.63

# EXCELSIOR CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	448,800	448,800	0	0	5,829	5,705	-124	-2.1	1.30	1.27
Res Non-Hmstd	146,574	146,574	0	0	1,921	1,880	-41	-2.1	1.31	1.28
Apartments	96,622	96,622	0	0	1,363	1,333	-30	-2.2	1.41	1.38
Low-income Apts	6,869	6,869	0	0	20	20	0	-2.0	0.30	0.29
Seasonal Rec'l	37,523	37,523	0	0	438	425	-13	-3.0	1.17	1.13
Com/Ind: Lo tier	14,957	14,957	0	0	270	239	-31	-11.6	1.81	1.60
Com/Ind: Hi tier	144,159	144,159	0	0	4,182	3,774	-408	-9.7	2.90	2.62
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,253	4,253	0	0	123	111	-12	-9.7	2.90	2.62
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>899,757</b>	<b>899,757</b>	<b>0</b>	<b>0</b>	<b>14,146</b>	<b>13,487</b>	<b>-659</b>	<b>-4.7</b>	<b>1.57</b>	<b>1.50</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	11,573	11,573	0	0.0
(-) TIF Tax Capacity	285	285	0	0.0
(-) FD Contrib Tax Cap	1,080	0	-1,080	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>10,208</b>	<b>11,288</b>	<b>1,080</b>	<b>10.6</b>
FD Distrib Tax Cap	202	0	-202	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	25.73	23.74	0.000	0.000
School District	19.93	19.99	28.277	29.077
Special District	7.90	7.71	0.000	0.000
<b>Total</b>	<b>90.26</b>	<b>87.10</b>	<b>28.277</b>	<b>29.077</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	633,300	633,300	0	7,808	7,648	-160	-2.0	1.23	1.21
Res Hmstd: AvgVal	949,500	949,500	0	12,269	12,009	-260	-2.1	1.29	1.26
Res Hmstd: Hi Val	1,265,700	1,265,700	0	16,731	16,371	-359	-2.1	1.32	1.29
Res Hmstd: Ex-Hi Val	1,898,900	1,898,900	0	25,665	25,106	-559	-2.2	1.35	1.32
Apartment	300,000	300,000	0	4,233	4,138	-94	-2.2	1.41	1.38
Comm/Ind: Lo Val	150,000	150,000	0	2,930	2,615	-315	-10.8	1.95	1.74
Comm/Ind: Mid Val	300,000	300,000	0	7,282	6,542	-739	-10.2	2.43	2.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,587	24,869	-2,719	-9.9	2.76	2.49

# GOLDEN VALLEY CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,197,689	3,197,689	0	0	46,646	45,079	-1,566	-3.4	1.46	1.41
Res Non-Hmstd	364,548	364,548	0	0	5,537	5,349	-188	-3.4	1.52	1.47
Apartments	546,378	546,378	0	0	9,491	9,007	-484	-5.1	1.74	1.65
Low-income Apts	57,271	57,271	0	0	209	203	-6	-2.7	0.37	0.36
Seasonal Rec'l	27,906	27,906	0	0	399	378	-21	-5.3	1.43	1.35
Com/Ind: Lo tier	38,422	38,422	0	0	790	760	-30	-3.8	2.06	1.98
Com/Ind: Hi tier	1,249,527	1,249,527	0	0	40,696	39,134	-1,562	-3.8	3.26	3.13
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	26,098	26,098	0	0	856	830	-26	-3.0	3.28	3.18
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>5,507,839</b>	<b>5,507,839</b>	<b>0</b>	<b>0</b>	<b>104,624</b>	<b>100,740</b>	<b>-3,883</b>	<b>-3.7</b>	<b>1.90</b>	<b>1.83</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	69,464	69,464	0	0.0
(-) TIF Tax Capacity	1,274	1,287	13	1.0
(-) FD Contrib Tax Cap	9,279	0	-9,279	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>58,911</b>	<b>68,177</b>	<b>9,266</b>	<b>15.7</b>
FD Distrb Tax Cap	2,853	0	-2,853	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	56.36	50.96	0.000	0.000
School District	25.29	24.55	17.363	19.277
Special District	8.29	8.00	0.000	0.000
<b>Total</b>	<b>126.63</b>	<b>119.17</b>	<b>17.363</b>	<b>19.277</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	295,300	295,300	0	4,117	3,850	-267	-6.5	1.39	1.30
Res Hmstd: AvgVal	442,700	442,700	0	6,375	6,049	-325	-5.1	1.44	1.37
Res Hmstd: Hi Val	590,100	590,100	0	8,782	8,438	-344	-3.9	1.49	1.43
Res Hmstd: Ex-Hi Val	885,300	885,300	0	13,967	13,405	-563	-4.0	1.58	1.51
Apartment	300,000	300,000	0	5,269	5,047	-222	-4.2	1.76	1.68
Comm/Ind: Lo Val	150,000	150,000	0	3,307	3,190	-117	-3.5	2.20	2.13
Comm/Ind: Mid Val	300,000	300,000	0	8,215	7,932	-283	-3.4	2.74	2.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0	31,119	30,063	-1,057	-3.4	3.11	3.01

# HOPKINS CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,239,093	1,239,093	0	0	17,973	17,662	-311	-1.7	1.45	1.43
Res Non-Hmstd	307,780	307,780	0	0	4,801	4,716	-85	-1.8	1.56	1.53
Apartments	679,075	679,075	0	0	12,248	12,016	-231	-1.9	1.80	1.77
Low-income Apts	75,723	75,723	0	0	278	273	-5	-1.7	0.37	0.36
Seasonal Rec'l	5,573	5,573	0	0	92	90	-2	-2.2	1.65	1.61
Com/Ind: Lo tier	36,561	36,561	0	0	763	765	2	0.3	2.09	2.09
Com/Ind: Hi tier	638,282	638,282	0	0	21,204	21,234	30	0.1	3.32	3.33
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,853	4,853	0	0	161	161	0	0.1	3.32	3.33
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>2,986,940</b>	<b>2,986,940</b>	<b>0</b>	<b>0</b>	<b>57,520</b>	<b>56,917</b>	<b>-602</b>	<b>-1.0</b>	<b>1.93</b>	<b>1.91</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	37,646	37,646	0	0.0
(-) TIF Tax Capacity	2,932	3,963	1,031	35.2
(-) FD Contrib Tax Cap	4,727	0	-4,727	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>29,987</b>	<b>33,683</b>	<b>3,696</b>	<b>12.3</b>
FD Distrb Tax Cap	3,683	0	-3,683	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	61.49	61.30	0.000	0.000
School District	25.37	23.44	14.072	14.927
Special District	9.45	9.22	0.000	0.000
<b>Total</b>	<b>133.02</b>	<b>129.61</b>	<b>14.072</b>	<b>14.927</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	252,800	252,800	0	3,526	3,345	-180	-5.1	1.39	1.32
Res Hmstd: AvgVal	378,900	378,900	0	5,531	5,315	-216	-3.9	1.46	1.40
Res Hmstd: Hi Val	505,100	505,100	0	7,446	7,299	-147	-2.0	1.47	1.45
Res Hmstd: Ex-Hi Val	757,800	757,800	0	12,004	11,788	-215	-1.8	1.58	1.56
Apartment	300,000	300,000	0	5,410	5,308	-102	-1.9	1.80	1.77
Comm/Ind: Lo Val	150,000	150,000	0	3,351	3,360	9	0.3	2.23	2.24
Comm/Ind: Mid Val	300,000	300,000	0	8,334	8,350	16	0.2	2.78	2.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0	31,588	31,637	49	0.2	3.16	3.16

# LONG LAKE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	270,093	270,093	0	0	3,216	3,111	-105	-3.3	1.19	1.15
Res Non-Hmstd	67,776	67,776	0	0	846	818	-28	-3.3	1.25	1.21
Apartments	23,635	23,635	0	0	328	317	-11	-3.4	1.39	1.34
Low-income Apts	4,286	4,286	0	0	12	12	0	-3.2	0.29	0.28
Seasonal Rec'l	2,196	2,196	0	0	24	24	-1	-3.8	1.11	1.07
Com/Ind: Lo tier	10,391	10,391	0	0	185	164	-21	-11.6	1.78	1.57
Com/Ind: Hi tier	103,010	103,010	0	0	2,988	2,704	-285	-9.5	2.90	2.62
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	274	274	0	0	8	7	-1	-9.5	2.90	2.62
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>481,661</b>	<b>481,661</b>	<b>0</b>	<b>0</b>	<b>7,607</b>	<b>7,157</b>	<b>-452</b>	<b>-5.9</b>	<b>1.58</b>	<b>1.49</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	6,122	6,122	0	0.0
(-) TIF Tax Capacity	300	457	157	52.3
(-) FD Contrib Tax Cap	820	0	-820	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>5,002</b>	<b>5,665</b>	<b>663</b>	<b>13.3</b>
FD Distrb Tax Cap	220	0	-220	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.00	0.00
City/Town	33.42	30.81	0.00	0.00
School District	18.93	18.73	17.79	18.13
Special District	7.90	7.71	0.00	0.00
<b>Total</b>	<b>96.94</b>	<b>92.90</b>	<b>17.79</b>	<b>18.13</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	327,600	327,600	0	3,684	3,479	-205	-5.6	1.12	1.06
Res Hmstd: AvgVal	491,200	491,200	0	5,636	5,432	-204	-3.6	1.15	1.11
Res Hmstd: Hi Val	654,800	654,800	0	7,888	7,630	-258	-3.3	1.20	1.17
Res Hmstd: Ex-Hi Val	982,400	982,400	0	12,441	12,028	-412	-3.3	1.27	1.22
Apartment	300,000	300,000	0	4,169	4,028	-141	-3.4	1.39	1.34
Comm/Ind: Lo Val	150,000	150,000	0	2,891	2,582	-310	-10.7	1.93	1.72
Comm/Ind: Mid Val	300,000	300,000	0	7,243	6,519	-724	-10.0	2.41	2.17
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,550	24,891	-2,658	-9.6	2.76	2.49

# LORETTO CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	75,067	75,067	0	0	1,075	1,065	-10	-0.9	1.43	1.42
Res Non-Hmstd	6,128	6,128	0	0	94	94	-1	-0.9	1.54	1.53
Apartments	1,840	1,840	0	0	34	33	0	-1.0	1.84	1.82
Low-income Apts	1,665	1,665	0	0	6	6	0	-0.9	0.38	0.37
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	4,159	4,159	0	0	88	89	1	1.6	2.11	2.15
Com/Ind: Hi tier	12,980	12,980	0	0	435	441	6	1.4	3.35	3.40
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	208	208	0	0	7	7	0	1.4	3.35	3.40
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>102,047</b>	<b>102,047</b>	<b>0</b>	<b>0</b>	<b>1,739</b>	<b>1,735</b>	<b>-4</b>	<b>-0.2</b>	<b>1.70</b>	<b>1.70</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,130	1,130	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	122	0	-122	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,008</b>	<b>1,130</b>	<b>122</b>	<b>12.1</b>
FD Distrb Tax Cap	138	0	-138	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	66.67	66.45	0.000	0.000
School District	24.65	24.48	16.183	16.406
Special District	5.86	5.72	0.000	0.000
<b>Total</b>	<b>133.88</b>	<b>132.30</b>	<b>16.183</b>	<b>16.406</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	235,900	235,900	0	3,326	3,173	-153	-4.6	1.41	1.35
Res Hmstd: AvgVal	353,600	353,600	0	5,234	5,064	-170	-3.3	1.48	1.43
Res Hmstd: Hi Val	471,300	471,300	0	7,072	6,954	-118	-1.7	1.50	1.48
Res Hmstd: Ex-Hi Val	707,200	707,200	0	11,306	11,202	-104	-0.9	1.60	1.58
Apartment	300,000	300,000	0	5,506	5,454	-52	-1.0	1.84	1.82
Comm/Ind: Lo Val	150,000	150,000	0	3,391	3,442	52	1.5	2.26	2.29
Comm/Ind: Mid Val	300,000	300,000	0	8,416	8,536	120	1.4	2.81	2.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0	31,867	32,304	437	1.4	3.19	3.23

# MAPLE PLAIN CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	153,115	153,115	0	0	1,942	1,862	-80	-4.1	1.27	1.22
Res Non-Hmstd	24,052	24,052	0	0	329	315	-14	-4.2	1.37	1.31
Apartments	29,963	29,963	0	0	487	466	-21	-4.3	1.62	1.55
Low-income Apts	2,973	2,973	0	0	10	10	0	-4.2	0.33	0.32
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	9,986	9,986	0	0	196	183	-13	-6.7	1.96	1.83
Com/Ind: Hi tier	82,793	82,793	0	0	2,598	2,453	-145	-5.6	3.14	2.96
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	696	696	0	0	22	21	-1	-5.6	3.14	2.96
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	202	202	0	0	2	2	0	-5.4	1.08	1.02
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>303,780</b>	<b>303,780</b>	<b>0</b>	<b>0</b>	<b>5,586</b>	<b>5,312</b>	<b>-274</b>	<b>-4.9</b>	<b>1.84</b>	<b>1.75</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,896	3,896	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	680	0	-680	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>3,216</b>	<b>3,896</b>	<b>680</b>	<b>21.1</b>
FD Distrb Tax Cap	411	0	-411	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.00	0.00
City/Town	52.87	48.42	0.00	0.00
School District	18.93	18.73	17.79	18.13
Special District	7.20	7.01	0.00	0.00
<b>Total</b>	<b>115.69</b>	<b>109.81</b>	<b>17.79</b>	<b>18.13</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	225,200	225,200	0	2,810	2,593	-217	-7.7	1.25	1.15
Res Hmstd: AvgVal	337,600	337,600	0	4,427	4,142	-285	-6.4	1.31	1.23
Res Hmstd: Hi Val	450,000	450,000	0	6,007	5,691	-316	-5.3	1.33	1.26
Res Hmstd: Ex-Hi Val	675,100	675,100	0	9,518	9,118	-400	-4.2	1.41	1.35
Apartment	300,000	300,000	0	4,872	4,662	-210	-4.3	1.62	1.55
Comm/Ind: Lo Val	150,000	150,000	0	3,158	2,962	-196	-6.2	2.11	1.97
Comm/Ind: Mid Val	300,000	300,000	0	7,866	7,406	-459	-5.8	2.62	2.47
Comm/Ind: Hi Val	1,000,000	1,000,000	0	29,834	28,146	-1,688	-5.7	2.98	2.81

# MINNETONKA BEACH CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	356,981	356,981	0	0	4,238	4,186	-52	-1.2	1.19	1.17
Res Non-Hmstd	177,553	177,553	0	0	2,135	2,109	-26	-1.2	1.20	1.19
Apartments	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	0.00	0.00
Seasonal Rec'l	33,011	33,011	0	0	380	374	-6	-1.6	1.15	1.13
Com/Ind: Lo tier	150	150	0	0	2	2	0	-11.7	1.62	1.43
Com/Ind: Hi tier	5,450	5,450	0	0	146	132	-14	-9.4	2.68	2.43
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	187	187	0	0	5	5	0	-9.4	2.68	2.43
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	1	1	0	0	0	0	0	-9.4	2.68	2.43
<b>Total</b>	<b>573,333</b>	<b>573,333</b>	<b>0</b>	<b>0</b>	<b>6,906</b>	<b>6,808</b>	<b>-98</b>	<b>-1.4</b>	<b>1.20</b>	<b>1.19</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	6,922	6,922	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	33	0	-33	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>6,889</b>	<b>6,922</b>	<b>33</b>	<b>0.5</b>
FD Distrb Tax Cap	15	0	-15	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.00	0.00
City/Town	21.11	21.06	0.00	0.00
School District	18.93	18.73	17.79	18.13
Special District	7.90	7.71	0.00	0.00
<b>Total</b>	<b>84.64</b>	<b>83.15</b>	<b>17.79</b>	<b>18.13</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	1,454,200	1,454,200	0	16,915	16,711	-204	-1.2	1.16	1.15
Res Hmstd: AvgVal	2,180,300	2,180,300	0	25,889	25,574	-315	-1.2	1.19	1.17
Res Hmstd: Hi Val	2,906,300	2,906,300	0	34,862	34,436	-426	-1.2	1.20	1.18
Res Hmstd: Ex-Hi Val	4,360,500	4,360,500	0	52,835	52,186	-648	-1.2	1.21	1.20
Seas Rec: Lo Val	75,000	75,000	0	665	654	-11	-1.7	0.89	0.87
Seas Rec: Hi Val	200,000	200,000	0	1,847	1,818	-30	-1.6	0.92	0.91
Comm/Ind: Lo Val	150,000	150,000	0	2,645	2,362	-283	-10.7	1.76	1.57
Comm/Ind: Mid Val	300,000	300,000	0	6,669	6,007	-662	-9.9	2.22	2.00
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,445	23,013	-2,432	-9.6	2.54	2.30

# MOUND CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,628,065	1,628,065	0	0	18,400	18,448	47	0.3	1.13	1.13
Res Non-Hmstd	459,097	459,097	0	0	5,455	5,469	13	0.2	1.19	1.19
Apartments	46,212	46,212	0	0	615	617	1	0.2	1.33	1.33
Low-income Apts	11,529	11,529	0	0	31	31	0	0.3	0.27	0.27
Seasonal Rec'l	36,875	36,875	0	0	445	445	0	0.0	1.21	1.21
Com/Ind: Lo tier	9,580	9,580	0	0	163	151	-12	-7.4	1.70	1.58
Com/Ind: Hi tier	56,119	56,119	0	0	1,582	1,488	-95	-6.0	2.82	2.65
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,212	3,212	0	0	91	85	-5	-6.0	2.82	2.65
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>2,250,689</b>	<b>2,250,689</b>	<b>0</b>	<b>0</b>	<b>26,782</b>	<b>26,734</b>	<b>-51</b>	<b>-0.2</b>	<b>1.19</b>	<b>1.19</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	24,424	24,424	0	0.0
(-) TIF Tax Capacity	1,135	1,135	0	0.0
(-) FD Contrib Tax Cap	433	0	-433	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>22,855</b>	<b>23,288</b>	<b>433</b>	<b>1.9</b>
FD Distrb Tax Cap	1,165	0	-1,165	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	34.27	35.25	0.000	0.000
School District	17.65	17.87	11.173	11.482
Special District	8.94	8.79	0.000	0.000
<b>Total</b>	<b>97.56</b>	<b>97.55</b>	<b>11.173</b>	<b>11.482</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	353,100	353,100	0	3,786	3,706	-80	-2.1	1.07	1.05
Res Hmstd: AvgVal	529,300	529,300	0	5,827	5,842	16	0.3	1.10	1.10
Res Hmstd: Hi Val	705,600	705,600	0	8,174	8,195	21	0.3	1.16	1.16
Res Hmstd: Ex-Hi Val	1,058,600	1,058,600	0	12,873	12,904	31	0.2	1.22	1.22
Apartment	300,000	300,000	0	3,994	4,003	9	0.2	1.33	1.33
Comm/Ind: Lo Val	150,000	150,000	0	2,775	2,587	-189	-6.8	1.85	1.72
Comm/Ind: Mid Val	300,000	300,000	0	7,005	6,563	-441	-6.3	2.34	2.19
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,743	25,121	-1,622	-6.1	2.67	2.51

# OSSEO CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	163,782	163,782	0	0	2,428	2,401	-26	-1.1	1.48	1.47
Res Non-Hmstd	31,848	31,848	0	0	523	516	-7	-1.3	1.64	1.62
Apartments	85,426	85,426	0	0	1,670	1,643	-27	-1.6	1.95	1.92
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,474	2,474	0	0	41	40	-1	-2.2	1.65	1.61
Com/Ind: Lo tier	12,321	12,321	0	0	274	278	3	1.2	2.23	2.25
Com/Ind: Hi tier	97,893	97,893	0	0	3,400	3,427	27	0.8	3.47	3.50
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	866	866	0	0	30	30	0	0.8	3.47	3.50
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>394,610</b>	<b>394,610</b>	<b>0</b>	<b>0</b>	<b>8,366</b>	<b>8,335</b>	<b>-31</b>	<b>-0.4</b>	<b>2.12</b>	<b>2.11</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	5,065	5,065	0	0.0
(-) TIF Tax Capacity	599	618	19	3.2
(-) FD Contrib Tax Cap	775	0	-775	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>3,691</b>	<b>4,447</b>	<b>756</b>	<b>20.5</b>
FD Distrb Tax Cap	609	0	-609	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	69.59	66.69	0.000	0.000
School District	23.55	22.98	24.167	26.833
Special District	7.20	7.03	0.000	0.000
<b>Total</b>	<b>137.04</b>	<b>132.35</b>	<b>24.167</b>	<b>26.833</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	181,900	181,900	0	2,646	2,496	-150	-5.7	1.45	1.37
Res Hmstd: AvgVal	272,700	272,700	0	4,222	4,050	-172	-4.1	1.55	1.49
Res Hmstd: Hi Val	363,500	363,500	0	5,798	5,603	-195	-3.4	1.60	1.54
Res Hmstd: Ex-Hi Val	545,300	545,300	0	8,946	8,830	-116	-1.3	1.64	1.62
Apartment	300,000	300,000	0	5,864	5,768	-96	-1.6	1.95	1.92
Comm/Ind: Lo Val	150,000	150,000	0	3,559	3,600	41	1.1	2.37	2.40
Comm/Ind: Mid Val	300,000	300,000	0	8,769	8,851	81	0.9	2.92	2.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0	33,084	33,356	272	0.8	3.31	3.34

# RICHFIELD CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,017,486	3,017,486	0	0	40,935	42,564	1,628	4.0	1.36	1.41
Res Non-Hmstd	472,421	472,421	0	0	6,900	7,168	268	3.9	1.46	1.52
Apartments	778,259	778,259	0	0	13,616	14,115	499	3.7	1.75	1.81
Low-income Apts	62,586	62,586	0	0	225	233	9	3.9	0.36	0.37
Seasonal Rec'l	4,786	4,786	0	0	64	66	2	2.4	1.34	1.37
Com/Ind: Lo tier	30,173	30,173	0	0	620	645	25	4.0	2.05	2.14
Com/Ind: Hi tier	666,555	666,555	0	0	21,756	22,437	681	3.1	3.26	3.37
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,553	10,553	0	0	344	355	11	3.1	3.26	3.37
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	3,172	3,172	0	0	55	58	2	3.7	1.75	1.81
<b>Total</b>	<b>5,045,991</b>	<b>5,045,991</b>	<b>0</b>	<b>0</b>	<b>84,515</b>	<b>87,641</b>	<b>3,125</b>	<b>3.7</b>	<b>1.67</b>	<b>1.74</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	57,114	57,114	0	0.0
(-) TIF Tax Capacity	5,540	6,312	772	13.9
(-) FD Contrib Tax Cap	5,253	0	-5,253	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>46,321</b>	<b>50,801</b>	<b>4,480</b>	<b>9.7</b>
FD Distrb Tax Cap	8,995	0	-8,995	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	54.42	58.86	0.000	0.000
School District	26.10	26.00	17.786	20.189
Special District	8.51	8.44	0.000	0.000
<b>Total</b>	<b>125.73</b>	<b>128.94</b>	<b>17.786</b>	<b>20.189</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	214,900	214,900	0	2,859	2,854	-5	-0.2	1.33	1.33
Res Hmstd: AvgVal	322,100	322,100	0	4,519	4,577	58	1.3	1.40	1.42
Res Hmstd: Hi Val	429,400	429,400	0	6,163	6,302	139	2.3	1.44	1.47
Res Hmstd: Ex-Hi Val	644,200	644,200	0	9,699	10,072	373	3.8	1.51	1.56
Apartment	300,000	300,000	0	5,249	5,441	193	3.7	1.75	1.81
Comm/Ind: Lo Val	150,000	150,000	0	3,300	3,424	124	3.8	2.20	2.28
Comm/Ind: Mid Val	300,000	300,000	0	8,196	8,473	277	3.4	2.73	2.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0	31,043	32,035	992	3.2	3.10	3.20

# ROBBINSDALE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,283,425	1,283,425	0	0	17,988	19,306	1,317	7.3	1.40	1.50
Res Non-Hmstd	193,853	193,853	0	0	3,035	3,253	218	7.2	1.57	1.68
Apartments	206,889	206,889	0	0	3,730	3,993	263	7.0	1.80	1.93
Low-income Apts	32,167	32,167	0	0	119	128	9	7.3	0.37	0.40
Seasonal Rec'l	7,489	7,489	0	0	104	110	6	5.7	1.38	1.46
Com/Ind: Lo tier	10,760	10,760	0	0	226	244	18	7.8	2.10	2.27
Com/Ind: Hi tier	96,979	96,979	0	0	3,219	3,422	203	6.3	3.32	3.53
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,659	6,659	0	0	221	235	14	6.3	3.32	3.53
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,838,221</b>	<b>1,838,221</b>	<b>0</b>	<b>0</b>	<b>28,642</b>	<b>30,691</b>	<b>2,048</b>	<b>7.2</b>	<b>1.56</b>	<b>1.67</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	19,046	19,046	0	0.0
(-) TIF Tax Capacity	2,076	2,151	75	3.6
(-) FD Contrib Tax Cap	769	0	-769	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>16,200</b>	<b>16,895</b>	<b>695</b>	<b>4.3</b>
FD Distrb Tax Cap	3,671	0	-3,671	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	55.94	64.03	0.000	0.000
School District	25.28	26.19	21.002	24.092
Special District	9.52	9.24	0.000	0.000
<b>Total</b>	<b>127.44</b>	<b>135.12</b>	<b>21.002</b>	<b>24.092</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	197,800	197,800	0	2,688	2,761	72	2.7	1.36	1.40
Res Hmstd: AvgVal	296,600	296,600	0	4,268	4,454	186	4.3	1.44	1.50
Res Hmstd: Hi Val	395,300	395,300	0	5,847	6,145	299	5.1	1.48	1.55
Res Hmstd: Ex-Hi Val	593,100	593,100	0	9,101	9,757	657	7.2	1.53	1.65
Apartment	300,000	300,000	0	5,409	5,790	381	7.0	1.80	1.93
Comm/Ind: Lo Val	150,000	150,000	0	3,374	3,621	247	7.3	2.25	2.41
Comm/Ind: Mid Val	300,000	300,000	0	8,354	8,914	560	6.7	2.78	2.97
Comm/Ind: Hi Val	1,000,000	1,000,000	0	31,591	33,614	2,022	6.4	3.16	3.36

# ROGERS CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,881,974	1,881,974	0	0	24,324	23,109	-1,215	-5.0	1.29	1.23
Res Non-Hmstd	270,568	270,568	0	0	3,625	3,444	-181	-5.0	1.34	1.27
Apartments	191,865	191,865	0	0	3,013	2,852	-161	-5.4	1.57	1.49
Low-income Apts	6,335	6,335	0	0	21	20	-1	-5.1	0.33	0.31
Seasonal Rec'l	12,139	12,139	0	0	140	132	-9	-6.2	1.16	1.08
Com/Ind: Lo tier	40,984	40,984	0	0	798	715	-82	-10.3	1.95	1.75
Com/Ind: Hi tier	1,044,871	1,044,871	0	0	32,360	29,542	-2,818	-8.7	3.10	2.83
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	31,072	31,072	0	0	951	866	-85	-9.0	3.06	2.79
Ag HGA	19,989	19,989	0	0	253	240	-13	-5.1	1.27	1.20
Ag Hmstd Land	26,754	26,754	0	0	104	95	-9	-8.5	0.39	0.36
Ag Non-Hmstd	34,395	34,395	0	0	327	304	-23	-7.0	0.95	0.88
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>3,560,946</b>	<b>3,560,946</b>	<b>0</b>	<b>0</b>	<b>65,916</b>	<b>61,319</b>	<b>-4,597</b>	<b>-7.0</b>	<b>1.85</b>	<b>1.72</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	46,774	46,774	0	0.0
(-) TIF Tax Capacity	725	873	148	20.4
(-) FD Contrib Tax Cap	8,303	0	-8,303	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>37,746</b>	<b>45,901</b>	<b>8,155</b>	<b>21.6</b>
FD Distrb Tax Cap	2,144	0	-2,144	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.00	0.000
City/Town	38.61	33.41	0.00	0.000
School District	24.88	24.23	24.75	25.255
Special District	5.86	5.72	0.00	0.000
<b>Total</b>	<b>106.05</b>	<b>99.01</b>	<b>24.75</b>	<b>25.255</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	295,000	295,000	0	3,745	3,468	-277	-7.4	1.27	1.18
Res Hmstd: AvgVal	442,200	442,200	0	5,784	5,428	-356	-6.2	1.31	1.23
Res Hmstd: Hi Val	589,400	589,400	0	7,946	7,546	-401	-5.0	1.35	1.28
Res Hmstd: Ex-Hi Val	884,300	884,300	0	12,585	11,940	-645	-5.1	1.42	1.35
Apartment	300,000	300,000	0	4,719	4,471	-249	-5.3	1.57	1.49
Comm/Ind: Lo Val	150,000	150,000	0	3,127	2,826	-301	-9.6	2.08	1.88
Comm/Ind: Mid Val	300,000	300,000	0	7,759	7,053	-706	-9.1	2.59	2.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0	29,372	26,780	-2,593	-8.8	2.94	2.68

# ST. BONIFACIUS CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	242,872	242,872	0	0	2,673	2,719	46	1.7	1.10	1.12
Res Non-Hmstd	32,415	32,415	0	0	383	389	6	1.6	1.18	1.20
Apartments	4,417	4,417	0	0	62	63	1	1.4	1.40	1.42
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	339	339	0	0	4	4	0	0.3	1.05	1.05
Com/Ind: Lo tier	6,476	6,476	0	0	116	107	-9	-7.4	1.79	1.66
Com/Ind: Hi tier	31,413	31,413	0	0	914	857	-58	-6.3	2.91	2.73
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	658	658	0	0	19	18	-1	-6.3	2.91	2.73
Ag HGA	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	276	276	0	0	1	1	0	0.1	0.42	0.42
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>318,866</b>	<b>318,866</b>	<b>0</b>	<b>0</b>	<b>4,172</b>	<b>4,158</b>	<b>-15</b>	<b>-0.4</b>	<b>1.31</b>	<b>1.30</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,417	3,417	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	272	0	-272	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>3,145</b>	<b>3,417</b>	<b>272</b>	<b>8.6</b>
FD Distrb Tax Cap	467	0	-467	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	29.12	30.34	0.000	0.000
School District	23.23	23.52	19.925	21.541
Special District	6.94	6.79	0.000	0.000
<b>Total</b>	<b>95.99</b>	<b>96.30</b>	<b>19.925</b>	<b>21.541</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	232,200	232,200	0	2,535	2,489	-46	-1.8	1.09	1.07
Res Hmstd: AvgVal	348,100	348,100	0	3,978	3,955	-23	-0.6	1.14	1.14
Res Hmstd: Hi Val	464,100	464,100	0	5,380	5,423	43	0.8	1.16	1.17
Res Hmstd: Ex-Hi Val	696,200	696,200	0	8,541	8,676	135	1.6	1.23	1.25
Apartment	300,000	300,000	0	4,197	4,257	60	1.4	1.40	1.42
Comm/Ind: Lo Val	150,000	150,000	0	2,909	2,709	-200	-6.9	1.94	1.81
Comm/Ind: Mid Val	300,000	300,000	0	7,274	6,799	-475	-6.5	2.42	2.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,643	25,886	-1,757	-6.4	2.76	2.59

# ST. LOUIS PARK CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,101,160	5,101,160	0	0	69,460	67,392	-2,068	-3.0	1.36	1.32
Res Non-Hmstd	857,219	857,219	0	0	12,199	11,827	-371	-3.0	1.42	1.38
Apartments	1,811,186	1,811,186	0	0	30,593	29,596	-997	-3.3	1.69	1.63
Low-income Apts	191,210	191,210	0	0	661	641	-20	-3.0	0.35	0.34
Seasonal Rec'l	1,677	1,677	0	0	26	25	-1	-3.7	1.56	1.51
Com/Ind: Lo tier	72,574	72,574	0	0	1,452	1,404	-48	-3.3	2.00	1.93
Com/Ind: Hi tier	1,905,262	1,905,262	0	0	61,046	59,244	-1,802	-3.0	3.20	3.11
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	32,271	32,271	0	0	1,035	1,005	-30	-2.9	3.21	3.11
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>9,972,559</b>	<b>9,972,559</b>	<b>0</b>	<b>0</b>	<b>176,472</b>	<b>171,134</b>	<b>-5,337</b>	<b>-3.0</b>	<b>1.77</b>	<b>1.72</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	122,041	122,041	0	0.0
(-) TIF Tax Capacity	13,782	14,822	1,040	7.5
(-) FD Contrib Tax Cap	14,008	0	-14,008	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>94,252</b>	<b>107,219</b>	<b>12,967</b>	<b>13.8</b>
FD Distrb Tax Cap	7,612	0	-7,612	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	48.19	45.54	0.000	0.000
School District	30.09	28.70	14.081	15.223
Special District	9.01	8.80	0.000	0.000
<b>Total</b>	<b>123.99</b>	<b>118.68</b>	<b>14.081</b>	<b>15.223</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	262,300	262,300	0	3,453	3,240	-212	-6.2	1.32	1.24
Res Hmstd: AvgVal	393,200	393,200	0	5,406	5,133	-273	-5.1	1.37	1.31
Res Hmstd: Hi Val	524,100	524,100	0	7,311	7,090	-221	-3.0	1.39	1.35
Res Hmstd: Ex-Hi Val	786,300	786,300	0	11,744	11,379	-365	-3.1	1.49	1.45
Apartment	300,000	300,000	0	5,072	4,907	-165	-3.2	1.69	1.64
Comm/Ind: Lo Val	150,000	150,000	0	3,220	3,118	-101	-3.2	2.15	2.08
Comm/Ind: Mid Val	300,000	300,000	0	8,028	7,785	-242	-3.0	2.68	2.60
Comm/Ind: Hi Val	1,000,000	1,000,000	0	30,464	29,564	-900	-3.0	3.05	2.96

# SPRING PARK CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	163,864	163,864	0	0	1,874	1,840	-33	-1.8	1.14	1.12
Res Non-Hmstd	119,058	119,058	0	0	1,361	1,336	-24	-1.8	1.14	1.12
Apartments	97,014	97,014	0	0	1,266	1,243	-23	-1.8	1.31	1.28
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	23,949	23,949	0	0	286	280	-6	-2.0	1.19	1.17
Com/Ind: Lo tier	3,750	3,750	0	0	64	57	-7	-11.3	1.71	1.51
Com/Ind: Hi tier	43,683	43,683	0	0	1,234	1,121	-113	-9.1	2.82	2.57
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	477	477	0	0	13	12	-1	-9.1	2.82	2.57
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>451,795</b>	<b>451,795</b>	<b>0</b>	<b>0</b>	<b>6,098</b>	<b>5,889</b>	<b>-207</b>	<b>-3.4</b>	<b>1.35</b>	<b>1.30</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	5,482	5,482	0	0.0
(-) TIF Tax Capacity	152	152	0	0.0
(-) FD Contrib Tax Cap	360	0	-360	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>4,970</b>	<b>5,330</b>	<b>360</b>	<b>7.2</b>
FD Distrb Tax Cap	196	0	-196	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	33.22	32.08	0.000	0.000
School District	17.65	17.87	11.174	11.482
Special District	7.90	7.71	0.000	0.000
<b>Total</b>	<b>95.47</b>	<b>93.31</b>	<b>11.174</b>	<b>11.482</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	485,400	485,400	0	5,177	5,060	-117	-2.3	1.07	1.04
Res Hmstd: AvgVal	727,700	727,700	0	8,304	8,157	-148	-1.8	1.14	1.12
Res Hmstd: Hi Val	970,000	970,000	0	11,467	11,261	-206	-1.8	1.18	1.16
Res Hmstd: Ex-Hi Val	1,455,300	1,455,300	0	17,800	17,478	-322	-1.8	1.22	1.20
Apartment	300,000	300,000	0	3,915	3,843	-72	-1.8	1.30	1.28
Seas Rec: Lo Val	75,000	75,000	0	746	730	-16	-2.2	0.99	0.97
Seas Rec: Hi Val	200,000	200,000	0	2,064	2,021	-43	-2.1	1.03	1.01
Comm/Ind: Lo Val	150,000	150,000	0	2,781	2,491	-289	-10.4	1.85	1.66
Comm/Ind: Mid Val	300,000	300,000	0	7,017	6,340	-677	-9.6	2.34	2.11
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,789	24,304	-2,485	-9.3	2.68	2.43

# TONKA BAY CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	666,667	666,667	0	0	8,041	7,996	-45	-0.6	1.21	1.20
Res Non-Hmstd	215,050	215,050	0	0	2,644	2,629	-15	-0.6	1.23	1.22
Apartments	33,300	33,300	0	0	426	424	-3	-0.6	1.28	1.27
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	100,903	100,903	0	0	1,104	1,090	-15	-1.3	1.09	1.08
Com/Ind: Lo tier	1,221	1,221	0	0	22	18	-5	-20.1	1.84	1.47
Com/Ind: Hi tier	12,300	12,300	0	0	362	301	-61	-16.8	2.94	2.45
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	770	770	0	0	23	19	-4	-16.8	2.94	2.45
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,030,211</b>	<b>1,030,211</b>	<b>0</b>	<b>0</b>	<b>12,622</b>	<b>12,477</b>	<b>-148</b>	<b>-1.2</b>	<b>1.23</b>	<b>1.21</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	12,180	12,180	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	152	0	-152	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>12,028</b>	<b>12,180</b>	<b>152</b>	<b>1.3</b>
FD Distrib Tax Cap	77	0	-77	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	15.27	15.17	0.000	0.000
School District	19.93	19.99	28.277	29.077
Special District	7.90	7.71	0.000	0.000
<b>Total</b>	<b>79.80</b>	<b>78.52</b>	<b>28.277</b>	<b>29.077</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	850,800	850,800	0	9,895	9,843	-51	-0.5	1.16	1.16
Res Hmstd: AvgVal	1,275,600	1,275,600	0	15,333	15,248	-85	-0.6	1.20	1.20
Res Hmstd: Hi Val	1,700,400	1,700,400	0	20,772	20,653	-119	-0.6	1.22	1.21
Res Hmstd: Ex-Hi Val	2,551,100	2,551,100	0	31,663	31,477	-186	-0.6	1.24	1.23
Apartment	300,000	300,000	0	3,841	3,817	-24	-0.6	1.28	1.27
Seas Rec: Lo Val	75,000	75,000	0	629	619	-10	-1.5	0.84	0.83
Seas Rec: Hi Val	200,000	200,000	0	1,751	1,725	-25	-1.5	0.88	0.86
Comm/Ind: Lo Val	150,000	150,000	0	2,977	2,422	-554	-18.6	1.98	1.61
Comm/Ind: Mid Val	300,000	300,000	0	7,390	6,092	-1,297	-17.6	2.46	2.03
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,983	23,218	-4,765	-17.0	2.80	2.32

# WAYZATA CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,461,504	1,461,504	0	0	17,370	16,785	-585	-3.4	1.19	1.15
Res Non-Hmstd	814,463	814,463	0	0	9,903	9,566	-336	-3.4	1.22	1.17
Apartments	233,020	233,020	0	0	2,946	2,844	-102	-3.5	1.26	1.22
Low-income Apts	12,556	12,556	0	0	33	32	-1	-3.2	0.26	0.25
Seasonal Rec'l	280,220	280,220	0	0	3,208	3,068	-141	-4.4	1.14	1.09
Com/Ind: Lo tier	14,662	14,662	0	0	246	209	-37	-15.1	1.68	1.42
Com/Ind: Hi tier	515,215	515,215	0	0	14,186	12,430	-1,756	-12.4	2.75	2.41
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,092	11,092	0	0	305	268	-38	-12.4	2.75	2.41
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>3,342,732</b>	<b>3,342,732</b>	<b>0</b>	<b>0</b>	<b>48,197</b>	<b>45,202</b>	<b>-2,996</b>	<b>-6.2</b>	<b>1.44</b>	<b>1.35</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	43,758	43,758	0	0.0
(-) TIF Tax Capacity	5,105	5,355	250	4.9
(-) FD Contrib Tax Cap	3,683	0	-3,683	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>34,970</b>	<b>38,403</b>	<b>3,433</b>	<b>9.8</b>
FD Distrib Tax Cap	202	0	-202	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	19.63	17.98	0.000	0.000
School District	20.89	19.58	19.998	20.875
Special District	7.90	7.71	0.000	0.000
<b>Total</b>	<b>85.12</b>	<b>80.92</b>	<b>19.998</b>	<b>20.875</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	903,900	903,900	0	10,361	10,018	-342	-3.3	1.15	1.11
Res Hmstd: AvgVal	1,355,200	1,355,200	0	16,065	15,526	-539	-3.4	1.19	1.15
Res Hmstd: Hi Val	1,806,500	1,806,500	0	21,769	21,033	-737	-3.4	1.21	1.16
Res Hmstd: Ex-Hi Val	2,710,400	2,710,400	0	33,194	32,063	-1,131	-3.4	1.22	1.18
Apartment	300,000	300,000	0	3,792	3,661	-131	-3.5	1.26	1.22
Seas Rec: Lo Val	75,000	75,000	0	668	637	-31	-4.7	0.89	0.85
Seas Rec: Hi Val	200,000	200,000	0	1,857	1,773	-84	-4.5	0.93	0.89
Comm/Ind: Lo Val	150,000	150,000	0	2,734	2,353	-380	-13.9	1.82	1.57
Comm/Ind: Mid Val	300,000	300,000	0	6,864	5,972	-892	-13.0	2.29	1.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,138	22,860	-3,278	-12.5	2.61	2.29

# MEDICINE LAKE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	126,087	126,087	0	0	1,722	1,690	-32	-1.9	1.37	1.34
Res Non-Hmstd	15,285	15,285	0	0	212	208	-4	-1.9	1.39	1.36
Apartments	3,304	3,304	0	0	49	48	-1	-2.0	1.48	1.45
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,210	2,210	0	0	27	26	-1	-2.7	1.21	1.18
Com/Ind: Lo tier	300	300	0	0	6	5	0	-8.1	1.85	1.70
Com/Ind: Hi tier	5,372	5,372	0	0	160	149	-11	-6.8	2.98	2.78
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	881	881	0	0	26	25	-2	-6.8	2.98	2.78
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>153,439</b>	<b>153,439</b>	<b>0</b>	<b>0</b>	<b>2,202</b>	<b>2,151</b>	<b>-51</b>	<b>-2.3</b>	<b>1.44</b>	<b>1.40</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,807	1,807	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	45	0	-45	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,762</b>	<b>1,807</b>	<b>45</b>	<b>2.6</b>
FD Distrb Tax Cap	23	0	-23	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	37.08	36.65	0.000	0.000
School District	20.90	19.59	20.008	20.887
Special District	7.77	7.53	0.000	0.000
<b>Total</b>	<b>102.44</b>	<b>99.41</b>	<b>20.008</b>	<b>20.887</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	703,200	703,200	0	9,131	8,964	-167	-1.8	1.30	1.27
Res Hmstd: AvgVal	1,054,300	1,054,300	0	14,330	14,061	-269	-1.9	1.36	1.33
Res Hmstd: Hi Val	1,405,400	1,405,400	0	19,528	19,157	-371	-1.9	1.39	1.36
Res Hmstd: Ex-Hi Val	2,108,600	2,108,600	0	29,940	29,364	-576	-1.9	1.42	1.39
Apartment	300,000	300,000	0	4,442	4,355	-87	-2.0	1.48	1.45
Comm/Ind: Lo Val	150,000	150,000	0	2,993	2,770	-224	-7.5	2.00	1.85
Comm/Ind: Mid Val	300,000	300,000	0	7,470	6,943	-526	-7.0	2.49	2.31
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,359	26,420	-1,939	-6.8	2.84	2.64

# WOODLAND CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	302,083	302,083	0	0	3,527	3,509	-18	-0.5	1.17	1.16
Res Non-Hmstd	127,622	127,622	0	0	1,521	1,513	-8	-0.5	1.19	1.19
Apartments	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	0.00	0.00
Seasonal Rec'l	90,550	90,550	0	0	927	914	-13	-1.4	1.02	1.01
Com/Ind: Lo tier	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	0.00	0.00
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	903	903	0	0	21	21	0	-0.7	2.35	2.34
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>521,158</b>	<b>521,158</b>	<b>0</b>	<b>0</b>	<b>5,996</b>	<b>5,957</b>	<b>-39</b>	<b>-0.7</b>	<b>1.15</b>	<b>1.14</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	6,278	6,278	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>6,278</b>	<b>6,278</b>	<b>0</b>	<b>0</b>
FD Distrib Tax Cap	0	0	0	0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	9.77	9.77	0.000	0.000
School District	19.93	19.99	28.277	29.077
Special District	7.90	7.71	0.000	0.000
<b>Total</b>	<b>74.30</b>	<b>73.12</b>	<b>28.277</b>	<b>29.077</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	1,365,900	1,365,900	0	15,619	15,543	-76	-0.5	1.14	1.14
Res Hmstd: AvgVal	2,047,800	2,047,800	0	23,880	23,758	-121	-0.5	1.17	1.16
Res Hmstd: Hi Val	2,729,700	2,729,700	0	32,141	31,974	-167	-0.5	1.18	1.17
Res Hmstd: Ex-Hi Val	4,095,500	4,095,500	0	48,687	48,430	-258	-0.5	1.19	1.18
Seas Rec: Lo Val	75,000	75,000	0	587	578	-9	-1.5	0.78	0.77
Seas Rec: Hi Val	200,000	200,000	0	1,640	1,617	-23	-1.4	0.82	0.81

# BLOOMINGTON CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	8,981,488	8,981,488	0	0	109,543	106,063	-3,480	-3.2	1.22	1.18
Res Non-Hmstd	1,183,795	1,183,795	0	0	15,245	14,748	-498	-3.3	1.29	1.25
Apartments	1,998,375	1,998,375	0	0	30,495	29,413	-1,081	-3.5	1.53	1.47
Low-income Apts	289,127	289,127	0	0	909	880	-29	-3.2	0.31	0.30
Seasonal Rec'l	34,201	34,201	0	0	402	383	-19	-4.7	1.18	1.12
Com/Ind: Lo tier	105,789	105,789	0	0	1,992	1,830	-162	-8.1	1.88	1.73
Com/Ind: Hi tier	5,177,165	5,177,165	0	0	157,100	146,281	-10,819	-6.9	3.03	2.83
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	98,487	98,487	0	0	2,988	2,782	-207	-6.9	3.03	2.82
Ag HGA	219	219	0	0	2	2	0	-3.0	1.13	1.09
Ag Hmstd Land	160	160	0	0	0	0	0	-9.5	0.27	0.25
Ag Non-Hmstd	366	366	0	0	4	4	0	-5.0	1.03	0.98
Miscellaneous	3,526	3,526	0	0	44	43	-1	-3.2	1.26	1.22
<b>Total</b>	<b>17,872,698</b>	<b>17,872,698</b>	<b>0</b>	<b>0</b>	<b>318,724</b>	<b>302,429</b>	<b>-16,296</b>	<b>-5.1</b>	<b>1.78</b>	<b>1.69</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	232,087	232,087	0	0.0
(-) TIF Tax Capacity	6,966	7,281	315	4.5
(-) FD Contrib Tax Cap	29,657	0	-29,657	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>195,464</b>	<b>224,806</b>	<b>29,342</b>	<b>15.0</b>
FD Distrb Tax Cap	14,626	0	-14,626	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.00
City/Town	41.98	39.09	0.000	0.00
School District	19.04	17.97	18.471	19.85
Special District	9.67	9.27	0.000	0.00
<b>Total</b>	<b>107.39</b>	<b>101.97</b>	<b>18.471</b>	<b>19.85</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	246,800	246,800	0	2,945	2,758	-186	-6.3	1.19	1.12
Res Hmstd: AvgVal	370,000	370,000	0	4,614	4,372	-242	-5.2	1.25	1.18
Res Hmstd: Hi Val	493,200	493,200	0	6,207	5,986	-221	-3.6	1.26	1.21
Res Hmstd: Ex-Hi Val	740,000	740,000	0	9,958	9,627	-331	-3.3	1.35	1.30
Apartment	300,000	300,000	0	4,581	4,419	-162	-3.5	1.53	1.47
Comm/Ind: Lo Val	150,000	150,000	0	3,042	2,812	-230	-7.6	2.03	1.87
Comm/Ind: Mid Val	300,000	300,000	0	7,591	7,047	-544	-7.2	2.53	2.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,818	26,809	-2,009	-7.0	2.88	2.68

# NEW HOPE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,543,040	1,543,040	0	0	22,573	22,994	421	1.9	1.46	1.49
Res Non-Hmstd	185,184	185,184	0	0	2,912	2,963	50	1.7	1.57	1.60
Apartments	403,522	403,522	0	0	7,593	7,699	106	1.4	1.88	1.91
Low-income Apts	67,129	67,129	0	0	260	264	5	1.8	0.39	0.39
Seasonal Rec'l	12,635	12,635	0	0	179	179	0	-0.3	1.42	1.42
Com/Ind: Lo tier	27,016	27,016	0	0	584	606	21	3.6	2.16	2.24
Com/Ind: Hi tier	648,292	648,292	0	0	22,034	22,648	614	2.8	3.40	3.49
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,100	9,100	0	0	309	318	9	2.8	3.40	3.49
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>2,895,918</b>	<b>2,895,918</b>	<b>0</b>	<b>0</b>	<b>56,444</b>	<b>57,671</b>	<b>1,226</b>	<b>2.2</b>	<b>1.95</b>	<b>1.99</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	35,251	35,251	0	0.0
(-) TIF Tax Capacity	1,774	1,877	103	5.8
(-) FD Contrib Tax Cap	4,901	0	-4,901	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>28,576</b>	<b>33,374</b>	<b>4,798</b>	<b>16.8</b>
FD Distrb Tax Cap	5,150	0	-5,150	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	62.93	62.88	0.000	0.000
School District	25.28	26.19	21.002	24.092
Special District	8.82	8.64	0.000	0.000
<b>Total</b>	<b>133.73</b>	<b>133.36</b>	<b>21.002</b>	<b>24.092</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	210,500	210,500	0	3,012	2,946	-66	-2.2	1.43	1.40
Res Hmstd: AvgVal	315,600	315,600	0	4,765	4,727	-38	-0.8	1.51	1.50
Res Hmstd: Hi Val	420,700	420,700	0	6,509	6,508	-1	0.0	1.55	1.55
Res Hmstd: Ex-Hi Val	631,200	631,200	0	10,205	10,376	171	1.7	1.62	1.64
Apartment	300,000	300,000	0	5,645	5,724	79	1.4	1.88	1.91
Comm/Ind: Lo Val	150,000	150,000	0	3,463	3,582	118	3.4	2.31	2.39
Comm/Ind: Mid Val	300,000	300,000	0	8,561	8,822	260	3.0	2.85	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0	32,353	33,276	924	2.9	3.24	3.33

# MAPLE GROVE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	9,704,821	9,704,821	0	0	116,096	115,375	-721	-0.6	1.20	1.19
Res Non-Hmstd	1,333,175	1,333,175	0	0	16,425	16,321	-103	-0.6	1.23	1.22
Apartments	905,327	905,327	0	0	13,101	12,988	-113	-0.9	1.45	1.43
Low-income Apts	95,067	95,067	0	0	287	286	-1	-0.4	0.30	0.30
Seasonal Rec'l	48,343	48,343	0	0	540	524	-15	-2.9	1.12	1.08
Com/Ind: Lo tier	77,777	77,777	0	0	1,434	1,297	-137	-9.5	1.84	1.67
Com/Ind: Hi tier	2,336,347	2,336,347	0	0	69,224	63,542	-5,682	-8.2	2.96	2.72
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	96,783	96,783	0	0	2,865	2,628	-237	-8.3	2.96	2.71
Ag HGA	1,176	1,176	0	0	14	14	0	-0.4	1.20	1.20
Ag Hmstd Land	1,229	1,229	0	0	4	4	0	-4.4	0.33	0.31
Ag Non-Hmstd	22,441	22,441	0	0	199	193	-7	-3.3	0.89	0.86
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>14,622,486</b>	<b>14,622,486</b>	<b>0</b>	<b>0</b>	<b>220,189</b>	<b>213,172</b>	<b>-7,016</b>	<b>-3.2</b>	<b>1.51</b>	<b>1.46</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	172,849	172,849	0	0.0
(-) TIF Tax Capacity	2,743	3,579	836	30.5
(-) FD Contrib Tax Cap	18,810	0	-18,810	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>151,296</b>	<b>169,270</b>	<b>17,974</b>	<b>11.9</b>
FD Distrb Tax Cap	10,957	0	-10,957	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.00	0.000
City/Town	29.10	27.77	0.00	0.000
School District	23.34	22.74	23.84	26.367
Special District	7.07	6.88	0.00	0.000
<b>Total</b>	<b>96.21</b>	<b>93.05</b>	<b>23.84</b>	<b>26.367</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	295,200	295,200	0	3,441	3,339	-102	-3.0	1.17	1.13
Res Hmstd: AvgVal	442,600	442,600	0	5,313	5,223	-90	-1.7	1.20	1.18
Res Hmstd: Hi Val	590,000	590,000	0	7,299	7,255	-44	-0.6	1.24	1.23
Res Hmstd: Ex-Hi Val	885,100	885,100	0	11,552	11,465	-86	-0.7	1.31	1.30
Apartment	300,000	300,000	0	4,323	4,280	-43	-1.0	1.44	1.43
Comm/Ind: Lo Val	150,000	150,000	0	2,977	2,709	-268	-9.0	1.98	1.81
Comm/Ind: Mid Val	300,000	300,000	0	7,412	6,774	-639	-8.6	2.47	2.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,110	25,744	-2,367	-8.4	2.81	2.57

# MEDINA CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,817,839	1,817,839	0	0	20,342	19,890	-452	-2.2	1.12	1.09
Res Non-Hmstd	530,338	530,338	0	0	6,069	5,937	-131	-2.2	1.14	1.12
Apartments	47,671	47,671	0	0	596	583	-13	-2.2	1.25	1.22
Low-income Apts	5,190	5,190	0	0	14	13	0	-2.3	0.26	0.25
Seasonal Rec'l	33,178	33,178	0	0	361	351	-9	-2.5	1.09	1.06
Com/Ind: Lo tier	21,138	21,138	0	0	352	302	-50	-14.3	1.66	1.43
Com/Ind: Hi tier	236,770	236,770	0	0	6,491	5,750	-741	-11.4	2.74	2.43
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	20,338	20,338	0	0	554	490	-64	-11.6	2.73	2.41
Ag HGA	25,403	25,403	0	0	283	278	-6	-2.0	1.12	1.09
Ag Hmstd Land	19,154	19,154	0	0	59	57	-2	-3.7	0.31	0.30
Ag Non-Hmstd	42,254	42,254	0	0	319	310	-10	-3.0	0.76	0.73
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>2,799,273</b>	<b>2,799,273</b>	<b>0</b>	<b>0</b>	<b>35,440</b>	<b>33,961</b>	<b>-1,478</b>	<b>-4.2</b>	<b>1.27</b>	<b>1.21</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	33,407	33,407	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1,853	0	-1,853	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>31,554</b>	<b>33,407</b>	<b>1,853</b>	<b>5.9</b>
FD Distrb Tax Cap	628	0	-628	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	20.78	20.01	0.000	0.000
School District	20.46	19.68	19.003	19.668
Special District	6.15	5.99	0.000	0.000
<b>Total</b>	<b>84.09</b>	<b>81.33</b>	<b>19.003</b>	<b>19.668</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	551,800	551,800	0	5,798	5,679	-119	-2.1	1.05	1.03
Res Hmstd: AvgVal	827,200	827,200	0	9,216	9,020	-196	-2.1	1.11	1.09
Res Hmstd: Hi Val	1,102,700	1,102,700	0	12,635	12,363	-273	-2.2	1.15	1.12
Res Hmstd: Ex-Hi Val	1,654,400	1,654,400	0	19,483	19,057	-426	-2.2	1.18	1.15
Apartment	300,000	300,000	0	3,724	3,640	-84	-2.2	1.24	1.21
Comm/Ind: Lo Val	150,000	150,000	0	2,701	2,345	-356	-13.2	1.80	1.56
Comm/Ind: Mid Val	300,000	300,000	0	6,792	5,958	-834	-12.3	2.26	1.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,883	22,818	-3,065	-11.8	2.59	2.28

# ORONO CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,299,444	3,299,444	0	0	35,345	34,921	-424	-1.2	1.07	1.06
Res Non-Hmstd	1,353,548	1,353,548	0	0	14,938	14,756	-182	-1.2	1.10	1.09
Apartments	29,791	29,791	0	0	350	345	-5	-1.3	1.17	1.16
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	201,414	201,414	0	0	2,111	2,080	-31	-1.5	1.05	1.03
Com/Ind: Lo tier	6,796	6,796	0	0	105	89	-16	-15.4	1.55	1.31
Com/Ind: Hi tier	88,057	88,057	0	0	2,325	2,036	-289	-12.4	2.64	2.31
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,137	13,137	0	0	347	304	-43	-12.4	2.64	2.32
Ag HGA	3,479	3,479	0	0	37	37	0	-1.3	1.06	1.05
Ag Hmstd Land	2,428	2,428	0	0	7	7	0	-2.6	0.28	0.27
Ag Non-Hmstd	27,004	27,004	0	0	196	192	-4	-2.0	0.73	0.71
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>5,025,098</b>	<b>5,025,098</b>	<b>0</b>	<b>0</b>	<b>55,761</b>	<b>54,767</b>	<b>-994</b>	<b>-1.8</b>	<b>1.11</b>	<b>1.09</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	59,327	59,327	0	0.0
(-) TIF Tax Capacity	115	115	0	0.0
(-) FD Contrib Tax Cap	725	0	-725	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>58,487</b>	<b>59,212</b>	<b>725</b>	<b>1.2</b>
FD Distrib Tax Cap	422	0	-422	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	16.35	16.27	0.000	0.000
School District	18.56	18.47	15.579	15.929
Special District	7.90	7.71	0.000	0.000
<b>Total</b>	<b>79.51</b>	<b>78.10</b>	<b>15.579</b>	<b>15.929</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	833,500	833,500	0	8,589	8,488	-101	-1.2	1.03	1.02
Res Hmstd: AvgVal	1,249,600	1,249,600	0	13,373	13,213	-160	-1.2	1.07	1.06
Res Hmstd: Hi Val	1,665,700	1,665,700	0	18,157	17,938	-219	-1.2	1.09	1.08
Res Hmstd: Ex-Hi Val	2,499,200	2,499,200	0	27,739	27,402	-338	-1.2	1.11	1.10
Apartment	300,000	300,000	0	3,449	3,406	-43	-1.2	1.15	1.14
Comm/Ind: Lo Val	150,000	150,000	0	2,583	2,216	-367	-14.2	1.72	1.48
Comm/Ind: Mid Val	300,000	300,000	0	6,534	5,675	-858	-13.1	2.18	1.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,972	21,821	-3,151	-12.6	2.50	2.18

# PLYMOUTH CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	11,553,800	11,553,800	0	0	133,142	130,350	-2,792	-2.1	1.15	1.13
Res Non-Hmstd	1,759,784	1,759,784	0	0	20,705	20,205	-500	-2.4	1.18	1.15
Apartments	1,348,848	1,348,848	0	0	18,487	18,115	-372	-2.0	1.37	1.34
Low-income Apts	80,533	80,533	0	0	224	218	-6	-2.9	0.28	0.27
Seasonal Rec'l	1,684	1,684	0	0	19	18	-1	-4.0	1.10	1.06
Com/Ind: Lo tier	81,983	81,983	0	0	1,444	1,259	-185	-12.8	1.76	1.54
Com/Ind: Hi tier	3,205,084	3,205,084	0	0	92,006	82,297	-9,709	-10.6	2.87	2.57
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	104,969	104,969	0	0	3,008	2,686	-322	-10.7	2.87	2.56
Ag HGA	1,906	1,906	0	0	22	21	0	-2.2	1.14	1.11
Ag Hmstd Land	9,475	9,475	0	0	63	60	-3	-4.7	0.66	0.63
Ag Non-Hmstd	2,992	2,992	0	0	26	25	-1	-4.6	0.86	0.82
Miscellaneous	3,164	3,164	0	0	35	34	-1	-3.1	1.11	1.08
<b>Total</b>	<b>18,154,222</b>	<b>18,154,222</b>	<b>0</b>	<b>0</b>	<b>269,181</b>	<b>255,288</b>	<b>-13,892</b>	<b>-5.2</b>	<b>1.48</b>	<b>1.41</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	221,658	221,658	0	0.0
(-) TIF Tax Capacity	1,815	1,950	135	7.4
(-) FD Contrib Tax Cap	25,380	0	-25,380	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>194,463</b>	<b>219,707</b>	<b>25,244</b>	<b>13.0</b>
FD Distrib Tax Cap	11,118	0	-11,118	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	25.68	23.97	0.000	0.000
School District	22.10	21.23	20.517	22.003
Special District	7.90	7.68	0.000	0.000
<b>Total</b>	<b>92.38</b>	<b>88.52</b>	<b>20.517</b>	<b>22.003</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	336,700	336,700	0	3,737	3,577	-160	-4.3	1.11	1.06
Res Hmstd: AvgVal	504,800	504,800	0	5,710	5,577	-133	-2.3	1.13	1.10
Res Hmstd: Hi Val	672,800	672,800	0	7,995	7,818	-177	-2.2	1.19	1.16
Res Hmstd: Ex-Hi Val	1,009,500	1,009,500	0	12,574	12,284	-289	-2.3	1.25	1.22
Apartment	300,000	300,000	0	4,080	3,979	-100	-2.5	1.36	1.33
Comm/Ind: Lo Val	150,000	150,000	0	2,873	2,541	-331	-11.5	1.92	1.69
Comm/Ind: Mid Val	300,000	300,000	0	7,186	6,405	-781	-10.9	2.40	2.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,312	24,434	-2,878	-10.5	2.73	2.44

# BROOKLYN PARK CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	6,762,772	6,762,772	0	0	91,415	92,288	873	1.0	1.35	1.36
Res Non-Hmstd	857,570	857,570	0	0	12,587	12,677	90	0.7	1.47	1.48
Apartments	776,727	776,727	0	0	13,621	13,671	51	0.4	1.75	1.76
Low-income Apts	151,428	151,428	0	0	552	556	4	0.8	0.36	0.37
Seasonal Rec'l	10,295	10,295	0	0	131	129	-2	-1.2	1.27	1.25
Com/Ind: Lo tier	69,787	69,787	0	0	1,446	1,431	-14	-1.0	2.07	2.05
Com/Ind: Hi tier	2,388,136	2,388,136	0	0	78,152	77,313	-839	-1.1	3.27	3.24
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	40,223	40,223	0	0	1,294	1,275	-20	-1.5	3.22	3.17
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	74,424	74,424	0	0	842	829	-13	-1.5	1.13	1.11
Miscellaneous	2,026	2,026	0	0	66	66	0	0.3	3.26	3.27
<b>Total</b>	<b>11,133,388</b>	<b>11,133,388</b>	<b>0</b>	<b>0</b>	<b>200,106</b>	<b>200,235</b>	<b>130</b>	<b>0.1</b>	<b>1.80</b>	<b>1.80</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	133,415	133,415	0	0.0
(-) TIF Tax Capacity	1,145	1,145	0	0.0
(-) FD Contrib Tax Cap	18,068	0	-18,068	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>114,202</b>	<b>132,270</b>	<b>18,068</b>	<b>15.8</b>
FD Distrb Tax Cap	19,873	0	-19,873	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	52.01	51.89	1.114	1.114
School District	21.81	21.70	23.148	25.890
Special District	8.37	8.19	0.000	0.000
<b>Total</b>	<b>118.89</b>	<b>117.43</b>	<b>24.261</b>	<b>27.004</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	226,600	226,600	0	3,043	2,966	-78	-2.6	1.34	1.31
Res Hmstd: AvgVal	339,700	339,700	0	4,783	4,719	-65	-1.4	1.41	1.39
Res Hmstd: Hi Val	452,800	452,800	0	6,482	6,472	-10	-0.2	1.43	1.43
Res Hmstd: Ex-Hi Val	679,400	679,400	0	10,259	10,340	81	0.8	1.51	1.52
Apartment	300,000	300,000	0	5,186	5,214	28	0.5	1.73	1.74
Comm/Ind: Lo Val	150,000	150,000	0	3,299	3,267	-33	-1.0	2.20	2.18
Comm/Ind: Mid Val	300,000	300,000	0	8,162	8,073	-90	-1.1	2.72	2.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0	30,857	30,500	-357	-1.2	3.09	3.05

# GREENWOOD CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	362,338	362,338	0	0	4,267	4,237	-30	-0.7	1.18	1.17
Res Non-Hmstd	135,209	135,209	0	0	1,622	1,610	-12	-0.7	1.20	1.19
Apartments	2,709	2,709	0	0	34	33	0	-0.8	1.24	1.23
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	58,075	58,075	0	0	610	601	-9	-1.5	1.05	1.04
Com/Ind: Lo tier	1,465	1,465	0	0	25	21	-4	-17.2	1.71	1.42
Com/Ind: Hi tier	13,592	13,592	0	0	377	323	-54	-14.2	2.77	2.38
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,695	3,695	0	0	102	88	-15	-14.2	2.77	2.38
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>577,083</b>	<b>577,083</b>	<b>0</b>	<b>0</b>	<b>7,037</b>	<b>6,913</b>	<b>-124</b>	<b>-1.8</b>	<b>1.22</b>	<b>1.20</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	6,956	6,956	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	145	0	-145	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>6,811</b>	<b>6,956</b>	<b>145</b>	<b>2.1</b>
FD Distrib Tax Cap	26	0	-26	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	11.97	11.76	0.000	0.000
School District	19.93	19.99	28.277	29.077
Special District	7.90	7.71	0.000	0.000
<b>Total</b>	<b>76.50</b>	<b>75.11</b>	<b>28.277</b>	<b>29.077</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	1,052,200	1,052,200	0	12,080	12,000	-80	-0.7	1.15	1.14
Res Hmstd: AvgVal	1,577,400	1,577,400	0	18,588	18,458	-129	-0.7	1.18	1.17
Res Hmstd: Hi Val	2,102,700	2,102,700	0	25,096	24,918	-178	-0.7	1.19	1.19
Res Hmstd: Ex-Hi Val	3,154,800	3,154,800	0	38,131	37,855	-276	-0.7	1.21	1.20
Apartment	300,000	300,000	0	3,717	3,689	-28	-0.8	1.24	1.23
Seas Rec: Lo Val	75,000	75,000	0	604	593	-10	-1.7	0.81	0.79
Seas Rec: Hi Val	200,000	200,000	0	1,685	1,657	-28	-1.6	0.84	0.83
Comm/Ind: Lo Val	150,000	150,000	0	2,786	2,346	-441	-15.8	1.86	1.56
Comm/Ind: Mid Val	300,000	300,000	0	6,945	5,913	-1,032	-14.9	2.32	1.97
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,354	22,562	-3,793	-14.4	2.64	2.26

# MINNETONKA CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	8,380,642	8,380,642	0	0	106,799	103,328	-3,471	-3.2	1.27	1.23
Res Non-Hmstd	1,208,079	1,208,079	0	0	15,912	15,381	-531	-3.3	1.32	1.27
Apartments	1,600,861	1,600,861	0	0	23,818	22,907	-911	-3.8	1.49	1.43
Low-income Apts	222,541	222,541	0	0	681	656	-25	-3.7	0.31	0.29
Seasonal Rec'l	27,597	27,597	0	0	353	339	-15	-4.1	1.28	1.23
Com/Ind: Lo tier	57,187	57,187	0	0	1,068	968	-100	-9.4	1.87	1.69
Com/Ind: Hi tier	2,081,175	2,081,175	0	0	62,563	57,591	-4,972	-7.9	3.01	2.77
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	36,433	36,433	0	0	1,099	1,013	-86	-7.8	3.02	2.78
Ag HGA	463	463	0	0	6	6	0	-2.1	1.29	1.27
Ag Hmstd Land	676	676	0	0	3	3	0	-4.3	0.41	0.39
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>13,615,654</b>	<b>13,615,654</b>	<b>0</b>	<b>0</b>	<b>212,302</b>	<b>202,192</b>	<b>-10,111</b>	<b>-4.8</b>	<b>1.56</b>	<b>1.48</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	163,369	163,369	0	0.0
(-) TIF Tax Capacity	4,801	4,927	126	2.6
(-) FD Contrib Tax Cap	16,521	0	-16,521	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>142,047</b>	<b>158,442</b>	<b>16,395</b>	<b>11.5</b>
FD Distrb Tax Cap	6,788	0	-6,788	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	36.95	34.61	0.216	0.216
School District	23.00	21.70	18.749	19.593
Special District	8.15	7.92	0.000	0.000
<b>Total</b>	<b>104.81</b>	<b>99.88</b>	<b>18.965</b>	<b>19.809</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	343,400	343,400	0	4,184	3,954	-230	-5.5	1.22	1.15
Res Hmstd: AvgVal	514,800	514,800	0	6,411	6,196	-215	-3.4	1.25	1.20
Res Hmstd: Hi Val	686,200	686,200	0	8,981	8,678	-304	-3.4	1.31	1.26
Res Hmstd: Ex-Hi Val	1,029,600	1,029,600	0	14,131	13,645	-486	-3.4	1.37	1.33
Apartment	300,000	300,000	0	4,499	4,340	-160	-3.5	1.50	1.45
Comm/Ind: Lo Val	150,000	150,000	0	3,026	2,764	-262	-8.7	2.02	1.84
Comm/Ind: Mid Val	300,000	300,000	0	7,552	6,935	-617	-8.2	2.52	2.31
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,671	26,402	-2,269	-7.9	2.87	2.64

# SHOREWOOD CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,175,801	2,175,801	0	0	27,100	27,003	-97	-0.4	1.25	1.24
Res Non-Hmstd	570,756	570,756	0	0	7,368	7,339	-29	-0.4	1.29	1.29
Apartments	25,101	25,101	0	0	346	344	-1	-0.4	1.38	1.37
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	49,010	49,010	0	0	577	571	-6	-1.0	1.18	1.17
Com/Ind: Lo tier	4,519	4,519	0	0	81	71	-10	-11.9	1.80	1.58
Com/Ind: Hi tier	60,137	60,137	0	0	1,739	1,566	-173	-10.0	2.89	2.60
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,898	6,898	0	0	200	180	-20	-9.9	2.89	2.61
Ag HGA	1,158	1,158	0	0	14	14	0	-0.3	1.19	1.19
Ag Hmstd Land	79	79	0	0	0	0	0	-5.0	0.11	0.11
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	4	4	0	0	0	0	0	-9.9	2.89	2.61
<b>Total</b>	<b>2,893,463</b>	<b>2,893,463</b>	<b>0</b>	<b>0</b>	<b>37,425</b>	<b>37,088</b>	<b>-336</b>	<b>-0.9</b>	<b>1.29</b>	<b>1.28</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	33,080	33,080	0	0.0
(-) TIF Tax Capacity	256	256	0	0.0
(-) FD Contrib Tax Cap	531	0	-531	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>32,292</b>	<b>32,823</b>	<b>531</b>	<b>1.6</b>
FD Distrb Tax Cap	643	0	-643	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	23.07	23.13	0.000	0.000
School District	19.82	19.89	27.534	28.314
Special District	7.93	7.74	0.000	0.000
<b>Total</b>	<b>87.52</b>	<b>86.42</b>	<b>27.534</b>	<b>28.314</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	572,700	572,700	0	6,748	6,728	-20	-0.3	1.18	1.17
Res Hmstd: AvgVal	858,600	858,600	0	10,663	10,626	-38	-0.4	1.24	1.24
Res Hmstd: Hi Val	1,144,500	1,144,500	0	14,578	14,524	-55	-0.4	1.27	1.27
Res Hmstd: Ex-Hi Val	1,717,200	1,717,200	0	22,421	22,332	-89	-0.4	1.31	1.30
Apartment	300,000	300,000	0	4,108	4,090	-18	-0.4	1.37	1.36
Comm/Ind: Lo Val	150,000	150,000	0	2,910	2,589	-322	-11.1	1.94	1.73
Comm/Ind: Mid Val	300,000	300,000	0	7,238	6,484	-755	-10.4	2.41	2.16
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,436	24,662	-2,774	-10.1	2.74	2.47

# INDEPENDENCE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	775,167	775,167	0	0	9,289	9,216	-73	-0.8	1.20	1.19
Res Non-Hmstd	176,797	176,797	0	0	2,203	2,186	-17	-0.8	1.25	1.24
Apartments	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	0.00	0.00
Seasonal Rec'l	17,108	17,108	0	0	200	198	-2	-1.1	1.17	1.16
Com/Ind: Lo tier	6,199	6,199	0	0	107	98	-9	-8.3	1.72	1.58
Com/Ind: Hi tier	29,548	29,548	0	0	836	779	-57	-6.8	2.83	2.64
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,035	13,035	0	0	370	346	-24	-6.6	2.84	2.65
Ag HGA	60,021	60,021	0	0	705	700	-5	-0.8	1.17	1.17
Ag Hmstd Land	51,553	51,553	0	0	173	171	-3	-1.5	0.34	0.33
Ag Non-Hmstd	65,608	65,608	0	0	565	558	-7	-1.2	0.86	0.85
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,195,036</b>	<b>1,195,036</b>	<b>0</b>	<b>0</b>	<b>14,448</b>	<b>14,252</b>	<b>-197</b>	<b>-1.4</b>	<b>1.21</b>	<b>1.19</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	13,005	13,005	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	287	0	-287	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>12,719</b>	<b>13,005</b>	<b>286</b>	<b>2.2</b>
FD Distrb Tax Cap	372	0	-372	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	31.86	32.07	0.000	0.000
School District	21.38	21.21	16.659	16.947
Special District	6.07	5.93	0.000	0.000
<b>Total</b>	<b>96.01</b>	<b>94.86</b>	<b>16.659</b>	<b>16.947</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	464,300	464,300	0	5,231	5,146	-85	-1.6	1.13	1.11
Res Hmstd: AvgVal	696,100	696,100	0	8,313	8,248	-65	-0.8	1.19	1.18
Res Hmstd: Hi Val	927,900	927,900	0	11,481	11,390	-92	-0.8	1.24	1.23
Res Hmstd: Ex-Hi Val	1,392,200	1,392,200	0	17,827	17,682	-145	-0.8	1.28	1.27
Comm/Ind: Lo Val	150,000	150,000	0	2,820	2,608	-212	-7.5	1.88	1.74
Comm/Ind: Mid Val	300,000	300,000	0	7,082	6,586	-496	-7.0	2.36	2.20
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,971	25,150	-1,820	-6.7	2.70	2.52

# GREENFIELD CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	542,871	542,871	0	0	6,450	6,403	-46	-0.7	1.19	1.18
Res Non-Hmstd	93,327	93,327	0	0	1,163	1,155	-9	-0.7	1.25	1.24
Apartments	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	0.00	0.00
Seasonal Rec'l	6,994	6,994	0	0	80	80	-1	-1.1	1.15	1.14
Com/Ind: Lo tier	5,618	5,618	0	0	99	91	-7	-7.1	1.75	1.63
Com/Ind: Hi tier	33,331	33,331	0	0	958	902	-56	-5.9	2.87	2.71
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	12,497	12,497	0	0	359	337	-21	-6.0	2.87	2.70
Ag HGA	22,527	22,527	0	0	258	257	-2	-0.7	1.15	1.14
Ag Hmstd Land	26,598	26,598	0	0	91	90	-1	-1.5	0.34	0.34
Ag Non-Hmstd	28,479	28,479	0	0	240	237	-3	-1.2	0.84	0.83
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>772,242</b>	<b>772,242</b>	<b>0</b>	<b>0</b>	<b>9,698</b>	<b>9,552</b>	<b>-146</b>	<b>-1.5</b>	<b>1.26</b>	<b>1.24</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	8,441	8,441	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	307	0	-307	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>8,134</b>	<b>8,441</b>	<b>307</b>	<b>3.8</b>
FD Distrb Tax Cap	357	0	-357	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	31.71	31.94	0.000	0.000
School District	24.84	24.65	15.009	15.399
Special District	5.86	5.72	0.000	0.000
<b>Total</b>	<b>99.12</b>	<b>97.95</b>	<b>15.009</b>	<b>15.399</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	390,900	390,900	0	4,441	4,319	-121	-2.7	1.14	1.10
Res Hmstd: AvgVal	586,000	586,000	0	6,901	6,853	-48	-0.7	1.18	1.17
Res Hmstd: Hi Val	781,100	781,100	0	9,611	9,542	-69	-0.7	1.23	1.22
Res Hmstd: Ex-Hi Val	1,171,900	1,171,900	0	15,039	14,929	-110	-0.7	1.28	1.27
Comm/Ind: Lo Val	150,000	150,000	0	2,846	2,654	-191	-6.7	1.90	1.77
Comm/Ind: Mid Val	300,000	300,000	0	7,150	6,702	-448	-6.3	2.38	2.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,238	25,590	-1,648	-6.1	2.72	2.56

# CORCORAN CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,352,955	1,352,955	0	0	17,376	17,294	-81	-0.5	1.28	1.28
Res Non-Hmstd	309,961	309,961	0	0	4,158	4,137	-21	-0.5	1.34	1.33
Apartments	12,820	12,820	0	0	196	195	-1	-0.6	1.53	1.52
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,705	2,705	0	0	40	39	0	-0.7	1.47	1.46
Com/Ind: Lo tier	14,914	14,914	0	0	279	267	-12	-4.4	1.87	1.79
Com/Ind: Hi tier	81,466	81,466	0	0	2,469	2,377	-92	-3.7	3.03	2.92
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	30,253	30,253	0	0	917	879	-38	-4.1	3.03	2.90
Ag HGA	51,641	51,641	0	0	649	646	-3	-0.5	1.26	1.25
Ag Hmstd Land	85,607	85,607	0	0	359	355	-4	-1.1	0.42	0.41
Ag Non-Hmstd	51,801	51,801	0	0	499	494	-5	-1.0	0.96	0.95
Miscellaneous	10,641	10,641	0	0	162	161	-1	-0.6	1.53	1.52
<b>Total</b>	<b>2,004,764</b>	<b>2,004,764</b>	<b>0</b>	<b>0</b>	<b>27,104</b>	<b>26,844</b>	<b>-258</b>	<b>-1.0</b>	<b>1.35</b>	<b>1.34</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	21,439	21,439	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	814	0	-814	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>20,625</b>	<b>21,439</b>	<b>814</b>	<b>3.9</b>
FD Distrb Tax Cap	976	0	-976	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	42.40	42.72	0.000	0.000
School District	23.00	22.57	18.023	18.814
Special District	5.86	5.72	0.000	0.000
<b>Total</b>	<b>107.96</b>	<b>106.67</b>	<b>18.023</b>	<b>18.814</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	358,700	358,700	0	4,465	4,349	-117	-2.6	1.24	1.21
Res Hmstd: AvgVal	537,800	537,800	0	6,877	6,849	-28	-0.4	1.28	1.27
Res Hmstd: Hi Val	716,900	716,900	0	9,617	9,574	-43	-0.4	1.34	1.34
Res Hmstd: Ex-Hi Val	1,075,600	1,075,600	0	15,104	15,031	-73	-0.5	1.40	1.40
Apartment	300,000	300,000	0	4,589	4,564	-25	-0.5	1.53	1.52
Comm/Ind: Lo Val	150,000	150,000	0	3,038	2,902	-136	-4.5	2.03	1.93
Comm/Ind: Mid Val	300,000	300,000	0	7,583	7,262	-321	-4.2	2.53	2.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,795	27,609	-1,185	-4.1	2.88	2.76

# MINNETRISTA CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,131,351	2,131,351	0	0	22,032	22,030	-2	0.0	1.03	1.03
Res Non-Hmstd	721,533	721,533	0	0	7,617	7,625	8	0.1	1.06	1.06
Apartments	10,221	10,221	0	0	116	115	-1	-0.5	1.13	1.13
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	78,976	78,976	0	0	830	824	-6	-0.7	1.05	1.04
Com/Ind: Lo tier	5,125	5,125	0	0	77	71	-6	-7.4	1.49	1.38
Com/Ind: Hi tier	21,367	21,367	0	0	546	513	-32	-5.9	2.55	2.40
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	25,798	25,798	0	0	653	613	-40	-6.1	2.53	2.38
Ag HGA	33,575	33,575	0	0	355	360	5	1.5	1.06	1.07
Ag Hmstd Land	25,201	25,201	0	0	68	68	-1	-0.8	0.27	0.27
Ag Non-Hmstd	32,262	32,262	0	0	241	239	-2	-0.7	0.75	0.74
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>3,085,409</b>	<b>3,085,409</b>	<b>0</b>	<b>0</b>	<b>32,535</b>	<b>32,458</b>	<b>-77</b>	<b>-0.2</b>	<b>1.05</b>	<b>1.05</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	34,293	34,293	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	188	0	-188	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>34,104</b>	<b>34,293</b>	<b>189</b>	<b>0.6</b>
FD Distrb Tax Cap	761	0	-761	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	20.48	20.79	0.000	0.000
School District	19.13	19.52	12.437	13.028
Special District	6.84	6.69	0.000	0.000
<b>Total</b>	<b>83.15</b>	<b>82.65</b>	<b>12.437</b>	<b>13.028</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	530,700	530,700	0	5,136	5,141	5	0.1	0.97	0.97
Res Hmstd: AvgVal	795,600	795,600	0	8,219	8,223	4	0.1	1.03	1.03
Res Hmstd: Hi Val	1,060,500	1,060,500	0	11,302	11,305	3	0.0	1.07	1.07
Res Hmstd: Ex-Hi Val	1,591,100	1,591,100	0	17,476	17,478	2	0.0	1.10	1.10
Apartment	300,000	300,000	0	3,491	3,490	-1	0.0	1.16	1.16
Comm/Ind: Lo Val	150,000	150,000	0	2,446	2,275	-171	-7.0	1.63	1.52
Comm/Ind: Mid Val	300,000	300,000	0	6,231	5,828	-403	-6.5	2.08	1.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,892	22,408	-1,484	-6.2	2.39	2.24

# EDEN PRAIRIE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	9,152,123	9,152,123	0	0	110,401	107,096	-3,306	-3.0	1.21	1.17
Res Non-Hmstd	1,310,179	1,310,179	0	0	16,191	15,695	-495	-3.1	1.24	1.20
Apartments	1,287,513	1,287,513	0	0	18,250	17,644	-605	-3.3	1.42	1.37
Low-income Apts	95,674	95,674	0	0	282	273	-8	-3.0	0.29	0.29
Seasonal Rec'l	16,210	16,210	0	0	198	190	-9	-4.4	1.22	1.17
Com/Ind: Lo tier	73,883	73,883	0	0	1,340	1,181	-159	-11.8	1.81	1.60
Com/Ind: Hi tier	2,534,289	2,534,289	0	0	74,295	66,958	-7,337	-9.9	2.93	2.64
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	58,549	58,549	0	0	1,717	1,547	-170	-9.9	2.93	2.64
Ag HGA	1,301	1,301	0	0	15	14	0	-2.9	1.13	1.09
Ag Hmstd Land	1,605	1,605	0	0	6	6	0	-5.9	0.37	0.35
Ag Non-Hmstd	3,517	3,517	0	0	32	31	-2	-4.7	0.91	0.87
Miscellaneous	20,017	20,017	0	0	587	529	-58	-9.9	2.93	2.64
<b>Total</b>	<b>14,554,860</b>	<b>14,554,860</b>	<b>0</b>	<b>0</b>	<b>223,314</b>	<b>211,164</b>	<b>-12,149</b>	<b>-5.4</b>	<b>1.53</b>	<b>1.45</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	177,945	177,945	0	0.0
(-) TIF Tax Capacity	4,298	4,578	280	6.5
(-) FD Contrib Tax Cap	20,068	0	-20,068	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>153,579</b>	<b>173,366</b>	<b>19,787</b>	<b>12.9</b>
FD Distrb Tax Cap	8,903	0	-8,903	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	30.44	28.42	0.485	0.485
School District	20.82	19.48	21.223	22.374
Special District	8.20	7.97	0.000	0.000
<b>Total</b>	<b>96.16</b>	<b>91.53</b>	<b>21.708</b>	<b>22.859</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	344,900	344,900	0	4,006	3,803	-202	-5.1	1.16	1.10
Res Hmstd: AvgVal	517,000	517,000	0	6,135	5,953	-182	-3.0	1.19	1.15
Res Hmstd: Hi Val	689,200	689,200	0	8,578	8,317	-262	-3.1	1.24	1.21
Res Hmstd: Ex-Hi Val	1,034,000	1,034,000	0	13,472	13,050	-422	-3.1	1.30	1.26
Apartment	300,000	300,000	0	4,257	4,118	-139	-3.3	1.42	1.37
Comm/Ind: Lo Val	150,000	150,000	0	2,943	2,622	-322	-10.9	1.96	1.75
Comm/Ind: Mid Val	300,000	300,000	0	7,345	6,588	-756	-10.3	2.45	2.20
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,884	25,100	-2,784	-10.0	2.79	2.51

# CHANHASSEN CITY (PART)

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	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	0.00	0.00
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,800	1,800	0	0	31	27	-5	-14.6	1.73	1.48
Com/Ind: Hi tier	121,426	121,426	0	0	3,431	3,018	-414	-12.1	2.83	2.49
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	680	680	0	0	19	17	-2	-12.1	2.83	2.49
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>123,906</b>	<b>123,906</b>	<b>0</b>	<b>0</b>	<b>3,481</b>	<b>3,062</b>	<b>-421</b>	<b>-12.1</b>	<b>2.81</b>	<b>2.47</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,469	2,469	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	949	0	-949	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,520</b>	<b>2,469</b>	<b>949</b>	<b>62.4</b>
FD Distrb Tax Cap	0	0	0	0.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	21.77	20.87	0.000	0.000
School District	20.63	19.26	21.364	22.537
Special District	8.17	7.96	0.000	0.000
<b>Total</b>	<b>87.27</b>	<b>83.73</b>	<b>21.364</b>	<b>22.537</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
:-	_____:	_____:	_____:	_____:	_____:	_____:	_____:	_____:	_____:

# DAYTON CITY (PART)

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,507,612	1,507,612	0	0	17,290	17,527	237	1.4	1.15	1.16
Res Non-Hmstd	300,514	300,514	0	0	3,552	3,601	49	1.4	1.18	1.20
Apartments	829	829	0	0	12	12	0	-0.1	1.44	1.43
Low-income Apts	15,180	15,180	0	0	42	43	1	1.9	0.28	0.28
Seasonal Rec'l	8,633	8,633	0	0	98	98	-1	-0.6	1.14	1.13
Com/Ind: Lo tier	12,004	12,004	0	0	214	201	-13	-6.1	1.78	1.67
Com/Ind: Hi tier	369,264	369,264	0	0	10,564	9,991	-573	-5.4	2.86	2.71
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	38,084	38,084	0	0	1,078	1,016	-61	-5.7	2.83	2.67
Ag HGA	20,130	20,130	0	0	228	230	2	0.9	1.13	1.14
Ag Hmstd Land	24,243	24,243	0	0	85	84	-1	-1.7	0.35	0.34
Ag Non-Hmstd	41,081	41,081	0	0	373	368	-6	-1.5	0.91	0.89
Miscellaneous	19,779	19,779	0	0	264	268	4	1.4	1.34	1.36
<b>Total</b>	<b>2,357,353</b>	<b>2,357,353</b>	<b>0</b>	<b>0</b>	<b>33,800</b>	<b>33,439</b>	<b>-362</b>	<b>-1.1</b>	<b>1.43</b>	<b>1.42</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	27,729	27,729	0	0.0
(-) TIF Tax Capacity	2,265	2,846	581	25.7
(-) FD Contrib Tax Cap	2,278	0	-2,278	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>23,186</b>	<b>24,883</b>	<b>1,697</b>	<b>7.3</b>
FD Distrb Tax Cap	1,462	0	-1,462	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.00
City/Town	35.13	34.83	0.000	0.00
School District	16.53	16.92	20.845	23.62
Special District	5.86	5.72	0.000	0.00
<b>Total</b>	<b>94.23</b>	<b>93.13</b>	<b>20.845</b>	<b>23.62</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	321,500	321,500	0	3,621	3,589	-32	-0.9	1.13	1.12
Res Hmstd: AvgVal	482,000	482,000	0	5,546	5,598	51	0.9	1.15	1.16
Res Hmstd: Hi Val	642,500	642,500	0	7,729	7,833	104	1.3	1.20	1.22
Res Hmstd: Ex-Hi Val	963,900	963,900	0	12,184	12,333	149	1.2	1.26	1.28
Apartment	300,000	300,000	0	4,159	4,201	42	1.0	1.39	1.40
Comm/Ind: Lo Val	150,000	150,000	0	2,835	2,669	-166	-5.8	1.89	1.78
Comm/Ind: Mid Val	300,000	300,000	0	7,096	6,695	-401	-5.6	2.37	2.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,980	25,483	-1,496	-5.5	2.70	2.55

# HANOVER CITY (PART)

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	102,560	102,560	0	0	1,227	1,214	-13	-1.1	1.20	1.18
Res Non-Hmstd	12,192	12,192	0	0	152	150	-2	-1.1	1.25	1.23
Apartments	5,096	5,096	0	0	73	72	-1	-1.1	1.44	1.42
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	517	517	0	0	9	9	0	-1.2	1.69	1.67
Com/Ind: Hi tier	143	143	0	0	4	4	0	-1.0	2.79	2.76
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	188	188	0	0	5	5	0	-1.0	2.79	2.76
Ag HGA	3,462	3,462	0	0	42	41	0	-1.1	1.20	1.19
Ag Hmstd Land	2,299	2,299	0	0	7	7	0	-2.3	0.32	0.31
Ag Non-Hmstd	2,954	2,954	0	0	27	27	0	-1.6	0.91	0.90
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>129,411</b>	<b>129,411</b>	<b>0</b>	<b>0</b>	<b>1,546</b>	<b>1,529</b>	<b>-16</b>	<b>-1.0</b>	<b>1.19</b>	<b>1.18</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,323	1,323	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>1,323</b>	<b>1,323</b>	<b>0</b>	<b>0</b>
FD Distrb Tax Cap	0	0	0	0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	37.69	37.43	0.000	0.000
School District	21.13	21.20	16.699	16.827
Special District	6.15	5.98	0.000	0.000
<b>Total</b>	<b>101.67</b>	<b>100.26</b>	<b>16.699</b>	<b>16.827</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	340,000	340,000	0	3,957	3,821	-136	-3.4	1.16	1.12
Res Hmstd: AvgVal	509,800	509,800	0	6,059	5,986	-74	-1.2	1.19	1.17
Res Hmstd: Hi Val	679,500	679,500	0	8,499	8,406	-93	-1.1	1.25	1.24
Res Hmstd: Ex-Hi Val	1,019,500	1,019,500	0	13,388	13,240	-148	-1.1	1.31	1.30
Apartment	300,000	300,000	0	4,313	4,265	-49	-1.1	1.44	1.42
Comm/Ind: Lo Val	150,000	150,000	0	2,757	2,728	-30	-1.1	1.84	1.82
Comm/Ind: Mid Val	300,000	300,000	0	6,936	6,866	-70	-1.0	2.31	2.29
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,435	26,178	-257	-1.0	2.64	2.62

# ROCKFORD CITY (PART)

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	19,851	19,851	0	0	232	230	-2	-0.8	1.17	1.16
Res Non-Hmstd	2,068	2,068	0	0	26	25	0	-0.9	1.24	1.23
Apartments	5,863	5,863	0	0	88	87	-1	-0.9	1.49	1.48
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	251	251	0	0	3	3	0	-1.3	1.16	1.14
Com/Ind: Lo tier	1,200	1,200	0	0	21	21	0	-1.0	1.76	1.75
Com/Ind: Hi tier	10,669	10,669	0	0	308	305	-3	-0.9	2.89	2.86
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,295	1,295	0	0	37	37	0	-0.9	2.89	2.86
Ag HGA	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	71	71	0	0	0	0	0	-4.0	0.16	0.15
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	3,423	3,423	0	0	42	42	0	-0.9	1.22	1.21
<b>Total</b>	<b>44,691</b>	<b>44,691</b>	<b>0</b>	<b>0</b>	<b>757</b>	<b>750</b>	<b>-6</b>	<b>-0.8</b>	<b>1.69</b>	<b>1.68</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	577	577	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>577</b>	<b>577</b>	<b>0</b>	<b>0</b>
FD Distrb Tax Cap	0	0	0	0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.61	35.55	0.000	0.000
City/Town	40.67	40.67	0.000	0.000
School District	25.29	25.03	14.729	15.162
Special District	5.16	4.99	0.000	0.000
<b>Total</b>	<b>107.73</b>	<b>106.25</b>	<b>14.729</b>	<b>15.162</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	213,200	213,200	0	2,416	2,298	-119	-4.9	1.13	1.08
Res Hmstd: AvgVal	319,600	319,600	0	3,822	3,691	-131	-3.4	1.20	1.15
Res Hmstd: Hi Val	426,100	426,100	0	5,218	5,086	-132	-2.5	1.22	1.19
Res Hmstd: Ex-Hi Val	639,200	639,200	0	8,202	8,130	-72	-0.9	1.28	1.27
Apartment	300,000	300,000	0	4,482	4,439	-42	-0.9	1.49	1.48
Comm/Ind: Lo Val	150,000	150,000	0	2,864	2,838	-27	-0.9	1.91	1.89
Comm/Ind: Mid Val	300,000	300,000	0	7,195	7,131	-65	-0.9	2.40	2.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,406	27,164	-241	-0.9	2.74	2.72

# MINNEAPOLIS CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	30,207,123	30,207,123	0	0	435,010	430,730	-4,280	-1.0	1.44	1.43
Res Non-Hmstd	9,256,469	9,256,469	0	0	147,953	146,326	-1,627	-1.1	1.60	1.58
Apartments	11,432,343	11,432,343	0	0	205,204	202,699	-2,506	-1.2	1.79	1.77
Low-income Apts	2,289,387	2,289,387	0	0	8,379	8,296	-84	-1.0	0.37	0.36
Seasonal Rec'l	27,022	27,022	0	0	511	505	-6	-1.3	1.89	1.87
Com/Ind: Lo tier	573,847	573,847	0	0	11,932	12,031	99	0.8	2.08	2.10
Com/Ind: Hi tier	11,427,329	11,427,329	0	0	378,353	380,430	2,076	0.5	3.31	3.33
Publ U: Elec Gen	36,594	36,594	0	0	997	1,004	7	0.7	2.73	2.74
Publ U: Other	336,205	336,205	0	0	11,128	11,189	61	0.5	3.31	3.33
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	1,367	1,367	0	0	17	16	0	-2.2	1.23	1.20
Miscellaneous	73,474	73,474	0	0	1,825	1,824	-1	-0.1	2.48	2.48
<b>Total</b>	<b>65,661,160</b>	<b>65,661,160</b>	<b>0</b>	<b>0</b>	<b>1,201,309</b>	<b>1,195,050</b>	<b>-6,261</b>	<b>-0.5</b>	<b>1.83</b>	<b>1.82</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	793,475	793,475	0	0.0
(-) TIF Tax Capacity	18,403	18,403	0	0.0
(-) FD Contrib Tax Cap	89,836	0	-89,836	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>685,236</b>	<b>775,072</b>	<b>89,836</b>	<b>13.1</b>
FD Distrb Tax Cap	85,792	0	-85,792	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.65	35.61	0.00	0.000
City/Town	65.37	64.17	0.00	0.000
School District	23.76	23.20	14.05	15.508
Special District	6.57	6.46	0.00	0.000
<b>Total</b>	<b>132.36</b>	<b>129.44</b>	<b>14.05</b>	<b>15.508</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	257,800	257,800	0	3,589	3,434	-154	-4.3	1.39	1.33
Res Hmstd: AvgVal	386,500	386,500	0	5,626	5,450	-176	-3.1	1.46	1.41
Res Hmstd: Hi Val	515,200	515,200	0	7,593	7,514	-79	-1.0	1.47	1.46
Res Hmstd: Ex-Hi Val	773,000	773,000	0	12,220	12,088	-133	-1.1	1.58	1.56
Apartment	300,000	300,000	0	5,385	5,319	-66	-1.2	1.79	1.77
Comm/Ind: Lo Val	150,000	150,000	0	3,339	3,364	26	0.8	2.23	2.24
Comm/Ind: Mid Val	300,000	300,000	0	8,305	8,358	53	0.6	2.77	2.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0	31,482	31,662	180	0.6	3.15	3.17

# ST. ANTHONY CITY (PART)

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	713,344	713,344	0	0	11,856	12,596	741	6.2	1.66	1.77
Res Non-Hmstd	59,096	59,096	0	0	1,032	1,096	64	6.2	1.75	1.85
Apartments	61,679	61,679	0	0	1,264	1,338	74	5.9	2.05	2.17
Low-income Apts	4,991	4,991	0	0	21	23	1	6.2	0.42	0.45
Seasonal Rec'l	1,748	1,748	0	0	26	27	1	3.9	1.47	1.53
Com/Ind: Lo tier	7,034	7,034	0	0	163	178	15	9.4	2.32	2.53
Com/Ind: Hi tier	76,012	76,012	0	0	2,716	2,925	209	7.7	3.57	3.85
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,413	2,413	0	0	86	93	7	7.7	3.57	3.85
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	6,858	6,858	0	0	117	124	7	6.2	1.70	1.80
<b>Total</b>	<b>933,175</b>	<b>933,175</b>	<b>0</b>	<b>0</b>	<b>17,281</b>	<b>18,400</b>	<b>1,119</b>	<b>6.5</b>	<b>1.85</b>	<b>1.97</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	10,105	10,105	0	0.0
(-) TIF Tax Capacity	255	264	9	3.5
(-) FD Contrib Tax Cap	577	0	-577	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>9,273</b>	<b>9,840</b>	<b>567</b>	<b>6.1</b>
FD Distrb Tax Cap	1,179	0	-1,179	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	36.70	35.65	0.000	0.000
City/Town	65.64	70.49	0.000	0.000
School District	27.98	30.07	29.871	34.611
Special District	9.73	9.66	0.000	0.000
<b>Total</b>	<b>140.05</b>	<b>145.86</b>	<b>29.871</b>	<b>34.611</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	267,300	267,300	0	4,357	4,496	139	3.2	1.63	1.68
Res Hmstd: AvgVal	400,800	400,800	0	6,794	7,081	286	4.2	1.70	1.77
Res Hmstd: Hi Val	534,200	534,200	0	9,197	9,766	569	6.2	1.72	1.83
Res Hmstd: Ex-Hi Val	801,500	801,500	0	14,675	15,564	890	6.1	1.83	1.94
Apartment	300,000	300,000	0	6,148	6,508	360	5.9	2.05	2.17
Comm/Ind: Lo Val	150,000	150,000	0	3,693	4,021	327	8.9	2.46	2.68
Comm/Ind: Mid Val	300,000	300,000	0	9,054	9,794	740	8.2	3.02	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0	34,069	36,734	2,665	7.8	3.41	3.67

# ALVWOOD TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,873	1,873	0	0	6	6	0	-1.4	0.31	0.31
Res Non-Hmstd	825	825	0	0	7	7	0	-1.2	0.88	0.87
Apartments	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	0.00	0.00
Seasonal Rec'l	2,626	2,626	0	0	22	22	0	-1.5	0.85	0.84
Com/Ind: Lo tier	176	176	0	0	2	2	0	-3.9	1.31	1.26
Com/Ind: Hi tier	30	30	0	0	1	1	0	-3.0	2.31	2.24
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	281	281	0	0	6	6	0	-3.0	2.31	2.24
Ag HGA	230	230	0	0	1	1	0	-2.9	0.32	0.31
Ag Hmstd Land	536	536	0	0	0	0	0	-6.7	0.06	0.05
Ag Non-Hmstd	5,456	5,456	0	0	38	38	-1	-1.4	0.71	0.70
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>12,033</b>	<b>12,033</b>	<b>0</b>	<b>0</b>	<b>83</b>	<b>83</b>	<b>-1</b>	<b>-1.2</b>	<b>0.69</b>	<b>0.69</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	116	116	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>116</b>	<b>116</b>	<b>0</b>	<b>0</b>
FD Distrb Tax Cap	2	0	-2	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.44	45.44	0.000	0.000
City/Town	9.18	9.29	0.000	0.000
School District	16.97	16.58	8.664	8.932
Special District	6.93	6.92	0.000	0.000
<b>Total</b>	<b>79.51</b>	<b>78.23</b>	<b>8.664</b>	<b>8.932</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	83,300	83,300	0	214	200	-14	-6.6	0.26	0.24
Res Hmstd: AvgVal	124,900	124,900	0	605	349	-255	-42.2	0.48	0.28
Res Hmstd: Hi Val	166,500	166,500	0	1,001	689	-312	-31.2	0.60	0.41
Res Hmstd: Ex-Hi Val	249,800	249,800	0	1,796	1,474	-322	-17.9	0.72	0.59
Seas Rec: Lo Val	75,000	75,000	0	626	617	-10	-1.5	0.83	0.82
Seas Rec: Hi Val	200,000	200,000	0	1,745	1,719	-26	-1.5	0.87	0.86
Comm/Ind: Lo Val	150,000	150,000	0	2,190	2,114	-76	-3.5	1.46	1.41
Comm/Ind: Mid Val	300,000	300,000	0	5,652	5,472	-180	-3.2	1.88	1.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0	21,808	21,146	-661	-3.0	2.18	2.11

# ARBO TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	105,089	105,089	0	0	635	621	-14	-2.2	0.60	0.59
Res Non-Hmstd	9,483	9,483	0	0	80	79	-1	-1.8	0.85	0.83
Apartments	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	0.00	0.00
Seasonal Rec'l	28,261	28,261	0	0	231	226	-5	-2.1	0.82	0.80
Com/Ind: Lo tier	865	865	0	0	15	10	-5	-33.6	1.76	1.17
Com/Ind: Hi tier	2,439	2,439	0	0	71	52	-19	-27.2	2.90	2.11
Publ U: Elec Gen	930	930	0	0	22	14	-7	-34.1	2.32	1.53
Publ U: Other	5,954	5,954	0	0	173	126	-47	-27.2	2.90	2.11
Ag HGA	698	698	0	0	3	3	0	-3.0	0.46	0.44
Ag Hmstd Land	1,183	1,183	0	0	2	2	0	-3.9	0.16	0.15
Ag Non-Hmstd	14,881	14,881	0	0	94	92	-2	-2.3	0.63	0.62
Miscellaneous	4	4	0	0	0	0	0	-1.5	2.15	2.11
<b>Total</b>	<b>169,787</b>	<b>169,787</b>	<b>0</b>	<b>0</b>	<b>1,326</b>	<b>1,225</b>	<b>-100</b>	<b>-7.5</b>	<b>0.78</b>	<b>0.72</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,712	1,712	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	105	0	-105	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,607</b>	<b>1,712</b>	<b>105</b>	<b>6.5</b>
FD Distrb Tax Cap	41	0	-41	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	9.52	9.17	0.000	0.000
School District	16.97	16.58	8.661	8.928
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>73.68</b>	<b>71.92</b>	<b>8.661</b>	<b>8.928</b>

## 4. Tax Burdens on Hypothetical 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	1,289	969	-320	-24.8	0.62	0.47
Res Hmstd: AvgVal	312,200	312,200	0	2,213	1,876	-337	-15.2	0.71	0.60
Res Hmstd: Hi Val	416,200	416,200	0	3,137	2,785	-353	-11.2	0.75	0.67
Res Hmstd: Ex-Hi Val	624,400	624,400	0	5,081	4,757	-324	-6.4	0.81	0.76
Seas Rec: Lo Val	75,000	75,000	0	583	569	-13	-2.3	0.78	0.76
Seas Rec: Hi Val	200,000	200,000	0	1,628	1,593	-35	-2.2	0.81	0.80
Comm/Ind: Lo Val	150,000	150,000	0	2,860	1,972	-888	-31.1	1.91	1.31
Comm/Ind: Mid Val	300,000	300,000	0	7,215	5,141	-2,073	-28.7	2.40	1.71
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,538	19,933	-7,605	-27.6	2.75	1.99

# ARDENHURST TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	19,515	19,515	0	0	113	111	-2	-1.6	0.58	0.57
Res Non-Hmstd	3,683	3,683	0	0	32	32	0	-1.3	0.88	0.87
Apartments	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	0.00	0.00
Seasonal Rec'l	27,222	27,222	0	0	226	223	-4	-1.6	0.83	0.82
Com/Ind: Lo tier	145	145	0	0	2	2	0	-13.1	1.41	1.23
Com/Ind: Hi tier	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	0.00	0.00
Publ U: Other	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag HGA	1,235	1,235	0	0	6	6	0	-2.0	0.47	0.46
Ag Hmstd Land	2,168	2,168	0	0	4	3	0	-2.9	0.16	0.16
Ag Non-Hmstd	8,402	8,402	0	0	56	55	-1	-1.6	0.67	0.66
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>62,370</b>	<b>62,370</b>	<b>0</b>	<b>0</b>	<b>439</b>	<b>432</b>	<b>-7</b>	<b>-1.6</b>	<b>0.70</b>	<b>0.69</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	583	583	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>583</b>	<b>583</b>	<b>0</b>	<b>0</b>
FD Distrib Tax Cap	3	0	-3	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.44	45.43	0.000	0.000
City/Town	6.83	6.86	0.000	0.000
School District	16.97	16.58	8.661	8.929
Special District	6.93	6.92	0.000	0.000
<b>Total</b>	<b>77.16</b>	<b>75.79</b>	<b>8.661</b>	<b>8.929</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	203,900	203,900	0	1,314	999	-316	-24.0	0.64	0.49
Res Hmstd: AvgVal	305,700	305,700	0	2,259	1,930	-328	-14.5	0.74	0.63
Res Hmstd: Hi Val	407,500	407,500	0	3,203	2,862	-341	-10.6	0.79	0.70
Res Hmstd: Ex-Hi Val	611,400	611,400	0	5,172	4,876	-297	-5.7	0.85	0.80
Seas Rec: Lo Val	75,000	75,000	0	609	598	-10	-1.7	0.81	0.80
Seas Rec: Hi Val	200,000	200,000	0	1,698	1,670	-27	-1.6	0.85	0.84

# BALSAM TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	80,016	80,016	0	0	467	458	-9	-1.9	0.58	0.57
Res Non-Hmstd	6,883	6,883	0	0	57	56	-1	-1.5	0.83	0.82
Apartments	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	0.00	0.00
Seasonal Rec'l	102,847	102,847	0	0	811	796	-15	-1.9	0.79	0.77
Com/Ind: Lo tier	849	849	0	0	12	10	-2	-19.3	1.42	1.15
Com/Ind: Hi tier	2,849	2,849	0	0	70	59	-10	-14.9	2.45	2.09
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,340	4,340	0	0	106	90	-16	-14.9	2.45	2.09
Ag HGA	1,702	1,702	0	0	6	6	0	-2.8	0.38	0.37
Ag Hmstd Land	1,721	1,721	0	0	1	1	0	-5.7	0.08	0.08
Ag Non-Hmstd	29,301	29,301	0	0	176	173	-3	-1.9	0.60	0.59
Miscellaneous	247	247	0	0	6	5	-1	-14.9	2.45	2.09
<b>Total</b>	<b>230,755</b>	<b>230,755</b>	<b>0</b>	<b>0</b>	<b>1,712</b>	<b>1,654</b>	<b>-57</b>	<b>-3.3</b>	<b>0.74</b>	<b>0.72</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,285	2,285	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	37	0	-37	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,248</b>	<b>2,285</b>	<b>37</b>	<b>1.6</b>
FD Distrb Tax Cap	14	0	-14	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	7.87	7.79	0.000	0.000
School District	16.97	16.58	8.661	8.929
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>72.03</b>	<b>70.54</b>	<b>8.661</b>	<b>8.929</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	202,400	202,400	0	1,206	894	-313	-25.9	0.60	0.44
Res Hmstd: AvgVal	303,500	303,500	0	2,088	1,761	-327	-15.6	0.69	0.58
Res Hmstd: Hi Val	404,500	404,500	0	2,968	2,628	-340	-11.5	0.73	0.65
Res Hmstd: Ex-Hi Val	606,900	606,900	0	4,800	4,496	-303	-6.3	0.79	0.74
Seas Rec: Lo Val	75,000	75,000	0	570	559	-11	-2.0	0.76	0.75
Seas Rec: Hi Val	200,000	200,000	0	1,595	1,565	-30	-1.9	0.80	0.78
Comm/Ind: Lo Val	150,000	150,000	0	2,352	1,941	-411	-17.5	1.57	1.29
Comm/Ind: Mid Val	300,000	300,000	0	6,030	5,069	-961	-15.9	2.01	1.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,193	19,667	-3,526	-15.2	2.32	1.97

# BEARVILLE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	34,390	34,390	0	0	195	191	-4	-2.0	0.57	0.56
Res Non-Hmstd	4,008	4,008	0	0	32	31	-1	-1.7	0.79	0.77
Apartments	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	0.00	0.00
Seasonal Rec'l	32,984	32,984	0	0	244	239	-5	-2.0	0.74	0.72
Com/Ind: Lo tier	43	43	0	0	1	0	0	-28.1	1.46	1.05
Com/Ind: Hi tier	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	0.00	0.00
Publ U: Other	10,477	10,477	0	0	263	205	-58	-21.9	2.51	1.96
Ag HGA	604	604	0	0	3	2	0	-2.5	0.42	0.41
Ag Hmstd Land	715	715	0	0	1	1	0	-3.0	0.10	0.09
Ag Non-Hmstd	12,046	12,046	0	0	68	66	-1	-2.1	0.56	0.55
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>95,267</b>	<b>95,267</b>	<b>0</b>	<b>0</b>	<b>807</b>	<b>735</b>	<b>-69</b>	<b>-8.6</b>	<b>0.85</b>	<b>0.77</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,024	1,024	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	69	0	-69	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>955</b>	<b>1,024</b>	<b>69</b>	<b>7.2</b>
FD Distrib Tax Cap	4	0	-4	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	1.55	1.46	0.000	0.000
School District	16.97	16.58	8.661	8.929
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>65.71</b>	<b>64.22</b>	<b>8.661</b>	<b>8.929</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	240,900	240,900	0	1,400	1,087	-312	-22.3	0.58	0.45
Res Hmstd: AvgVal	361,100	361,100	0	2,365	2,036	-329	-13.9	0.65	0.56
Res Hmstd: Hi Val	481,300	481,300	0	3,290	2,985	-305	-9.3	0.68	0.62
Res Hmstd: Ex-Hi Val	722,100	722,100	0	5,445	5,123	-322	-5.9	0.75	0.71
Seas Rec: Lo Val	75,000	75,000	0	523	512	-11	-2.1	0.70	0.68
Seas Rec: Hi Val	200,000	200,000	0	1,469	1,439	-30	-2.0	0.73	0.72

# BIGFORK TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	20,990	20,990	0	0	125	124	-1	-1.2	0.60	0.59
Res Non-Hmstd	3,787	3,787	0	0	41	40	0	-0.9	1.07	1.06
Apartments	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	0.00	0.00
Seasonal Rec'l	7,205	7,205	0	0	75	74	-1	-1.2	1.04	1.03
Com/Ind: Lo tier	746	746	0	0	13	11	-2	-13.4	1.76	1.52
Com/Ind: Hi tier	368	368	0	0	11	10	-1	-10.9	2.90	2.58
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,602	1,602	0	0	46	41	-5	-10.9	2.90	2.58
Ag HGA	1,992	1,992	0	0	13	13	0	-1.2	0.67	0.66
Ag Hmstd Land	3,401	3,401	0	0	9	9	0	-1.6	0.28	0.27
Ag Non-Hmstd	16,603	16,603	0	0	142	141	-2	-1.1	0.86	0.85
Miscellaneous	41	41	0	0	1	1	0	-10.9	2.90	2.58
<b>Total</b>	<b>56,735</b>	<b>56,735</b>	<b>0</b>	<b>0</b>	<b>476</b>	<b>464</b>	<b>-12</b>	<b>-2.5</b>	<b>0.84</b>	<b>0.82</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	530	530	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	15	0	-15	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>515</b>	<b>530</b>	<b>15</b>	<b>2.9</b>
FD Distrb Tax Cap	19	0	-19	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	22.46	22.62	0.000	0.000
School District	16.97	16.58	8.661	8.929
Special District	10.75	10.77	0.000	0.000
<b>Total</b>	<b>96.61</b>	<b>95.40</b>	<b>8.661</b>	<b>8.929</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	132,600	132,600	0	862	538	-323	-37.5	0.65	0.41
Res Hmstd: AvgVal	198,700	198,700	0	1,615	1,285	-330	-20.5	0.81	0.65
Res Hmstd: Hi Val	264,900	264,900	0	2,369	2,032	-337	-14.2	0.89	0.77
Res Hmstd: Ex-Hi Val	397,400	397,400	0	3,879	3,528	-351	-9.1	0.98	0.89
Seas Rec: Lo Val	75,000	75,000	0	755	746	-9	-1.2	1.01	0.99
Seas Rec: Hi Val	200,000	200,000	0	2,087	2,063	-24	-1.2	1.04	1.03
Comm/Ind: Lo Val	150,000	150,000	0	2,854	2,500	-354	-12.4	1.90	1.67
Comm/Ind: Mid Val	300,000	300,000	0	7,202	6,374	-828	-11.5	2.40	2.12
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,491	24,452	-3,039	-11.1	2.75	2.45

# BLACKBERRY TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	71,436	71,436	0	0	408	390	-18	-4.5	0.57	0.55
Res Non-Hmstd	7,446	7,446	0	0	67	64	-2	-3.4	0.89	0.86
Apartments	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	0.00	0.00
Seasonal Rec'l	4,702	4,702	0	0	42	40	-2	-3.8	0.88	0.85
Com/Ind: Lo tier	1,008	1,008	0	0	16	13	-3	-20.6	1.56	1.24
Com/Ind: Hi tier	2,904	2,904	0	0	77	64	-12	-16.3	2.64	2.21
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	47,654	47,654	0	0	1,257	1,052	-205	-16.3	2.64	2.21
Ag HGA	5,487	5,487	0	0	30	28	-1	-4.9	0.55	0.52
Ag Hmstd Land	8,521	8,521	0	0	18	17	-1	-6.6	0.21	0.19
Ag Non-Hmstd	13,523	13,523	0	0	96	92	-4	-4.3	0.71	0.68
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>162,681</b>	<b>162,681</b>	<b>0</b>	<b>0</b>	<b>2,011</b>	<b>1,760</b>	<b>-248</b>	<b>-12.3</b>	<b>1.24</b>	<b>1.08</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,992	1,992	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	287	0	-287	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,705</b>	<b>1,992</b>	<b>287</b>	<b>16.8</b>
FD Distrb Tax Cap	44	0	-44	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	15.95	14.05	0.000	0.000
School District	16.97	16.58	8.661	8.929
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>80.12</b>	<b>76.81</b>	<b>8.661</b>	<b>8.929</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	170,200	170,200	0	1,046	704	-341	-32.6	0.61	0.41
Res Hmstd: AvgVal	255,200	255,200	0	1,861	1,492	-370	-19.9	0.73	0.58
Res Hmstd: Hi Val	340,200	340,200	0	2,677	2,279	-398	-14.9	0.79	0.67
Res Hmstd: Ex-Hi Val	510,400	510,400	0	4,262	3,875	-387	-9.1	0.84	0.76
Comm/Ind: Lo Val	150,000	150,000	0	2,564	2,082	-483	-18.8	1.71	1.39
Comm/Ind: Mid Val	300,000	300,000	0	6,526	5,398	-1,128	-17.3	2.18	1.80
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,011	20,873	-4,139	-16.5	2.50	2.09

# CARPENTER TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	18,701	18,701	0	0	99	97	-2	-2.0	0.53	0.52
Res Non-Hmstd	2,685	2,685	0	0	23	23	0	-1.5	0.85	0.84
Apartments	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	0.00	0.00
Seasonal Rec'l	30,746	30,746	0	0	252	248	-5	-1.9	0.82	0.81
Com/Ind: Lo tier	348	348	0	0	5	4	-1	-22.9	1.57	1.21
Com/Ind: Hi tier	88	88	0	0	2	2	0	-18.1	2.65	2.17
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,264	11,264	0	0	299	245	-54	-18.1	2.65	2.17
Ag HGA	372	372	0	0	1	1	0	-1.1	0.28	0.28
Ag Hmstd Land	1,260	1,260	0	0	2	2	0	-2.7	0.14	0.14
Ag Non-Hmstd	24,253	24,253	0	0	160	157	-3	-1.9	0.66	0.65
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>89,717</b>	<b>89,717</b>	<b>0</b>	<b>0</b>	<b>843</b>	<b>779</b>	<b>-65</b>	<b>-7.7</b>	<b>0.94</b>	<b>0.87</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	945	945	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	76	0	-76	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>869</b>	<b>945</b>	<b>76</b>	<b>8.7</b>
FD Distrb Tax Cap	3	0	-3	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	2.30	2.12	0.000	0.000
School District	16.97	16.58	8.661	8.929
Special District	10.75	10.77	0.000	0.000
<b>Total</b>	<b>76.45</b>	<b>74.90</b>	<b>8.661</b>	<b>8.929</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	174,500	174,500	0	1,031	717	-314	-30.5	0.59	0.41
Res Hmstd: AvgVal	261,700	261,700	0	1,833	1,506	-326	-17.8	0.70	0.58
Res Hmstd: Hi Val	348,800	348,800	0	2,634	2,295	-339	-12.9	0.76	0.66
Res Hmstd: Ex-Hi Val	523,300	523,300	0	4,209	3,915	-293	-7.0	0.80	0.75
Seas Rec: Lo Val	75,000	75,000	0	603	592	-12	-1.9	0.80	0.79
Seas Rec: Hi Val	200,000	200,000	0	1,684	1,652	-31	-1.8	0.84	0.83
Comm/Ind: Lo Val	150,000	150,000	0	2,577	2,039	-539	-20.9	1.72	1.36
Comm/Ind: Mid Val	300,000	300,000	0	6,556	5,297	-1,258	-19.2	2.19	1.77
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,122	20,505	-4,617	-18.4	2.51	2.05

# FEELEY TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	34,287	34,287	0	0	216	208	-7	-3.4	0.63	0.61
Res Non-Hmstd	3,086	3,086	0	0	27	27	-1	-2.7	0.88	0.86
Apartments	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	0.00	0.00
Seasonal Rec'l	16,159	16,159	0	0	140	136	-4	-3.0	0.87	0.84
Com/Ind: Lo tier	228	228	0	0	3	3	-1	-17.7	1.49	1.23
Com/Ind: Hi tier	1,123	1,123	0	0	29	25	-4	-13.9	2.54	2.19
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	23,030	23,030	0	0	585	504	-81	-13.9	2.54	2.19
Ag HGA	1,613	1,613	0	0	7	7	0	-4.9	0.43	0.41
Ag Hmstd Land	2,440	2,440	0	0	4	4	0	-5.9	0.16	0.15
Ag Non-Hmstd	13,191	13,191	0	0	91	88	-3	-3.3	0.69	0.67
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>95,157</b>	<b>95,157</b>	<b>0</b>	<b>0</b>	<b>1,102</b>	<b>1,002</b>	<b>-101</b>	<b>-9.2</b>	<b>1.16</b>	<b>1.05</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,156	1,156	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	110	0	-110	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,047</b>	<b>1,156</b>	<b>109</b>	<b>10.4</b>
FD Distrb Tax Cap	11	0	-11	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	14.20	13.02	0.000	0.000
School District	16.97	16.58	8.661	8.929
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>78.36</b>	<b>75.77</b>	<b>8.661</b>	<b>8.929</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	176,900	176,900	0	1,083	751	-331	-30.6	0.61	0.42
Res Hmstd: AvgVal	265,200	265,200	0	1,913	1,559	-354	-18.5	0.72	0.59
Res Hmstd: Hi Val	353,500	353,500	0	2,744	2,367	-377	-13.7	0.78	0.67
Res Hmstd: Ex-Hi Val	530,300	530,300	0	4,384	4,034	-351	-8.0	0.83	0.76
Seas Rec: Lo Val	75,000	75,000	0	618	598	-19	-3.1	0.82	0.80
Seas Rec: Hi Val	200,000	200,000	0	1,722	1,670	-52	-3.0	0.86	0.84
Comm/Ind: Lo Val	150,000	150,000	0	2,453	2,058	-395	-16.1	1.64	1.37
Comm/Ind: Mid Val	300,000	300,000	0	6,266	5,343	-923	-14.7	2.09	1.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,061	20,673	-3,388	-14.1	2.41	2.07

# GOOD HOPE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	8,331	8,331	0	0	36	36	-1	-1.6	0.43	0.43
Res Non-Hmstd	1,578	1,578	0	0	14	14	0	-1.1	0.90	0.89
Apartments	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	0.00	0.00
Seasonal Rec'l	7,849	7,849	0	0	64	63	-1	-1.4	0.82	0.81
Com/Ind: Lo tier	44	44	0	0	1	1	0	-25.6	1.66	1.24
Com/Ind: Hi tier	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	0.00	0.00
Publ U: Other	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag HGA	1,502	1,502	0	0	8	8	0	-1.6	0.52	0.51
Ag Hmstd Land	2,329	2,329	0	0	4	4	0	-2.2	0.19	0.18
Ag Non-Hmstd	7,206	7,206	0	0	49	48	-1	-1.4	0.68	0.67
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>28,839</b>	<b>28,839</b>	<b>0</b>	<b>0</b>	<b>176</b>	<b>174</b>	<b>-3</b>	<b>-1.7</b>	<b>0.61</b>	<b>0.60</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	260	260	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
<b>(=) Taxable Tax Capacity</b>	<b>259</b>	<b>260</b>	<b>1</b>	<b>0.4</b>
FD Distrib Tax Cap	6	0	-6	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.00
City/Town	7.51	7.70	0.000	0.00
School District	16.97	16.58	8.662	8.93
Special District	6.73	6.72	0.000	0.00
<b>Total</b>	<b>77.65</b>	<b>76.43</b>	<b>8.662</b>	<b>8.93</b>

## 4. Tax Burdens on Hypothetical 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	587	343	-244	-41.6	0.47	0.27
Res Hmstd: AvgVal	187,500	187,500	0	1,170	859	-312	-26.6	0.62	0.46
Res Hmstd: Hi Val	249,900	249,900	0	1,753	1,434	-318	-18.2	0.70	0.57
Res Hmstd: Ex-Hi Val	374,900	374,900	0	2,919	2,587	-332	-11.4	0.78	0.69
Seas Rec: Lo Val	75,000	75,000	0	612	603	-9	-1.5	0.82	0.80
Seas Rec: Hi Val	200,000	200,000	0	1,707	1,683	-24	-1.4	0.85	0.84

# GOODLAND TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	38,230	38,230	0	0	285	283	-2	-0.7	0.75	0.74
Res Non-Hmstd	6,012	6,012	0	0	69	68	0	-0.6	1.14	1.14
Apartments	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	0.00	0.00
Seasonal Rec'l	25,776	25,776	0	0	266	261	-5	-1.9	1.03	1.01
Com/Ind: Lo tier	327	327	0	0	6	5	-1	-12.1	1.83	1.61
Com/Ind: Hi tier	202	202	0	0	6	5	-1	-10.1	2.96	2.66
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,732	2,732	0	0	79	71	-8	-10.2	2.90	2.61
Ag HGA	5,667	5,667	0	0	36	35	0	-1.1	0.63	0.62
Ag Hmstd Land	10,499	10,499	0	0	22	21	-1	-5.7	0.21	0.20
Ag Non-Hmstd	21,117	21,117	0	0	157	151	-6	-3.8	0.74	0.71
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>110,562</b>	<b>110,562</b>	<b>0</b>	<b>0</b>	<b>926</b>	<b>900</b>	<b>-24</b>	<b>-2.6</b>	<b>0.84</b>	<b>0.81</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,017	1,017	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	17	0	-17	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,000</b>	<b>1,017</b>	<b>17</b>	<b>1.7</b>
FD Distrb Tax Cap	20	0	-20	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	14.00	14.06	0.000	0.000
School District	34.94	33.98	18.096	19.344
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>96.14</b>	<b>94.21</b>	<b>18.096</b>	<b>19.344</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	156,200	156,200	0	1,272	953	-319	-25.1	0.81	0.61
Res Hmstd: AvgVal	234,200	234,200	0	2,230	1,905	-326	-14.6	0.95	0.81
Res Hmstd: Hi Val	312,200	312,200	0	3,189	2,856	-332	-10.4	1.02	0.91
Res Hmstd: Ex-Hi Val	468,400	468,400	0	5,061	4,763	-298	-5.9	1.08	1.02
Seas Rec: Lo Val	75,000	75,000	0	751	737	-14	-1.9	1.00	0.98
Seas Rec: Hi Val	200,000	200,000	0	2,077	2,039	-38	-1.9	1.04	1.02
Comm/Ind: Lo Val	150,000	150,000	0	2,963	2,629	-333	-11.2	1.98	1.75
Comm/Ind: Mid Val	300,000	300,000	0	7,408	6,624	-784	-10.6	2.47	2.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,152	25,265	-2,887	-10.3	2.82	2.53

# GRATTAN TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,542	1,542	0	0	4	3	0	-3.0	0.23	0.22
Res Non-Hmstd	95	95	0	0	1	1	0	-1.3	0.78	0.77
Apartments	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	0.00	0.00
Seasonal Rec'l	783	783	0	0	6	6	0	-1.7	0.75	0.73
Com/Ind: Lo tier	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	0.00	0.00
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	852	852	0	0	2	2	0	-2.8	0.28	0.27
Ag Hmstd Land	2,445	2,445	0	0	3	3	0	-2.2	0.13	0.13
Ag Non-Hmstd	3,592	3,592	0	0	21	21	0	-1.6	0.59	0.58
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>9,309</b>	<b>9,309</b>	<b>0</b>	<b>0</b>	<b>37</b>	<b>36</b>	<b>0</b>	<b>0.0</b>	<b>0.40</b>	<b>0.39</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	76	76	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>76</b>	<b>76</b>	<b>0</b>	<b>0</b>
FD Distrib Tax Cap	2	0	-2	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	4.27	4.42	0.000	0.000
School District	16.97	16.58	8.659	8.927
Special District	1.29	1.27	0.000	0.000
<b>Total</b>	<b>68.96</b>	<b>67.70</b>	<b>8.659</b>	<b>8.927</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	126,900	126,900	0	517	316	-201	-38.9	0.41	0.25
Res Hmstd: AvgVal	190,300	190,300	0	1,049	744	-305	-29.0	0.55	0.39
Res Hmstd: Hi Val	253,600	253,600	0	1,579	1,268	-312	-19.7	0.62	0.50
Res Hmstd: Ex-Hi Val	380,500	380,500	0	2,643	2,317	-326	-12.3	0.69	0.61
Seas Rec: Lo Val	75,000	75,000	0	547	538	-9	-1.7	0.73	0.72
Seas Rec: Hi Val	200,000	200,000	0	1,534	1,509	-25	-1.6	0.77	0.75

# GREENWAY TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	81,284	81,284	0	0	502	507	5	1.0	0.62	0.62
Res Non-Hmstd	7,905	7,905	0	0	82	82	1	0.7	1.04	1.04
Apartments	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	0.00	0.00
Seasonal Rec'l	12,318	12,318	0	0	124	124	0	0.0	1.01	1.01
Com/Ind: Lo tier	1,303	1,303	0	0	22	19	-3	-12.1	1.68	1.48
Com/Ind: Hi tier	4,073	4,073	0	0	114	103	-11	-9.8	2.80	2.52
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,992	5,992	0	0	167	151	-16	-9.8	2.79	2.52
Ag HGA	1,793	1,793	0	0	12	12	0	1.1	0.65	0.66
Ag Hmstd Land	1,716	1,716	0	0	2	2	0	0.9	0.14	0.14
Ag Non-Hmstd	14,490	14,490	0	0	110	110	0	0.3	0.76	0.76
Miscellaneous	64	64	0	0	2	2	0	-3.3	2.61	2.52
<b>Total</b>	<b>130,938</b>	<b>130,938</b>	<b>0</b>	<b>0</b>	<b>1,137</b>	<b>1,112</b>	<b>-24</b>	<b>-2.1</b>	<b>0.87</b>	<b>0.85</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,276	1,276	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	58	0	-58	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,218</b>	<b>1,276</b>	<b>58</b>	<b>4.8</b>
FD Distrb Tax Cap	57	0	-57	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	20.57	21.89	0.000	0.000
School District	24.61	24.32	8.252	8.948
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>92.38</b>	<b>92.38</b>	<b>8.252</b>	<b>8.948</b>

## 4. Tax Burdens on Hypothetical 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	970	694	-275	-28.4	0.65	0.46
Res Hmstd: AvgVal	224,100	224,100	0	1,782	1,512	-270	-15.2	0.80	0.67
Res Hmstd: Hi Val	298,700	298,700	0	2,595	2,330	-265	-10.2	0.87	0.78
Res Hmstd: Ex-Hi Val	448,100	448,100	0	4,194	3,968	-226	-5.4	0.94	0.89
Seas Rec: Lo Val	75,000	75,000	0	723	723	0	0.0	0.96	0.96
Seas Rec: Hi Val	200,000	200,000	0	2,002	2,002	0	0.0	1.00	1.00
Comm/Ind: Lo Val	150,000	150,000	0	2,737	2,432	-305	-11.1	1.82	1.62
Comm/Ind: Mid Val	300,000	300,000	0	6,931	6,216	-715	-10.3	2.31	2.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,503	23,873	-2,630	-9.9	2.65	2.39

# HARRIS TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	457,570	457,570	0	0	3,360	3,314	-46	-1.4	0.73	0.72
Res Non-Hmstd	59,367	59,367	0	0	559	553	-7	-1.2	0.94	0.93
Apartments	989	989	0	0	11	11	0	-1.2	1.11	1.09
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	95,133	95,133	0	0	900	887	-13	-1.4	0.95	0.93
Com/Ind: Lo tier	8,393	8,393	0	0	133	108	-25	-18.6	1.59	1.29
Com/Ind: Hi tier	12,483	12,483	0	0	334	284	-49	-14.8	2.67	2.28
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,477	2,477	0	0	66	56	-10	-14.8	2.67	2.28
Ag HGA	5,520	5,520	0	0	29	29	0	-1.7	0.53	0.52
Ag Hmstd Land	7,886	7,886	0	0	15	15	0	-2.4	0.19	0.19
Ag Non-Hmstd	19,833	19,833	0	0	139	137	-2	-1.4	0.70	0.69
Miscellaneous	456	456	0	0	5	5	0	-1.3	1.11	1.09
<b>Total</b>	<b>670,107</b>	<b>670,107</b>	<b>0</b>	<b>0</b>	<b>5,551</b>	<b>5,399</b>	<b>-152</b>	<b>-2.7</b>	<b>0.83</b>	<b>0.81</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	6,776	6,776	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	123	0	-123	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>6,652</b>	<b>6,776</b>	<b>124</b>	<b>1.9</b>
FD Distrb Tax Cap	160	0	-160	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	17.34	17.43	0.000	0.000
School District	16.97	16.58	8.661	8.929
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>81.50</b>	<b>80.18</b>	<b>8.661</b>	<b>8.929</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	248,400	248,400	0	1,828	1,505	-324	-17.7	0.74	0.61
Res Hmstd: AvgVal	372,300	372,300	0	3,036	2,698	-338	-11.1	0.82	0.72
Res Hmstd: Hi Val	496,300	496,300	0	4,185	3,893	-292	-7.0	0.84	0.78
Res Hmstd: Ex-Hi Val	744,600	744,600	0	6,922	6,611	-311	-4.5	0.93	0.89
Apartment	300,000	300,000	0	3,316	3,275	-41	-1.2	1.11	1.09
Seas Rec: Lo Val	75,000	75,000	0	641	631	-10	-1.5	0.85	0.84
Seas Rec: Hi Val	200,000	200,000	0	1,785	1,758	-26	-1.5	0.89	0.88
Comm/Ind: Lo Val	150,000	150,000	0	2,602	2,158	-444	-17.1	1.73	1.44
Comm/Ind: Mid Val	300,000	300,000	0	6,613	5,575	-1,038	-15.7	2.20	1.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,332	21,523	-3,808	-15.0	2.53	2.15

# KINGHURST TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	10,025	10,025	0	0	41	40	-1	-1.8	0.41	0.40
Res Non-Hmstd	1,563	1,563	0	0	13	13	0	-1.3	0.85	0.84
Apartments	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	0.00	0.00
Seasonal Rec'l	8,788	8,788	0	0	70	69	-1	-1.7	0.80	0.78
Com/Ind: Lo tier	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Hi tier	15	15	0	0	0	0	0	-19.6	2.63	2.11
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	373	373	0	0	10	8	-2	-19.6	2.63	2.11
Ag HGA	76	76	0	0	0	0	0	-0.7	0.25	0.24
Ag Hmstd Land	217	217	0	0	0	0	0	-2.1	0.19	0.18
Ag Non-Hmstd	3,354	3,354	0	0	21	21	0	-1.6	0.63	0.62
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>24,411</b>	<b>24,411</b>	<b>0</b>	<b>0</b>	<b>155</b>	<b>151</b>	<b>-4</b>	<b>-2.6</b>	<b>0.63</b>	<b>0.62</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	222	222	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	3	0	-3	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>220</b>	<b>222</b>	<b>2</b>	<b>0.9</b>
FD Distrb Tax Cap	5	0	-5	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.44	45.43	0.000	0.00
City/Town	8.45	8.54	0.000	0.00
School District	16.97	16.58	8.662	8.93
Special District	1.43	1.42	0.000	0.00
<b>Total</b>	<b>73.29</b>	<b>71.97</b>	<b>8.662</b>	<b>8.93</b>

## 4. Tax Burdens on Hypothetical 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	481	299	-182	-37.9	0.41	0.25
Res Hmstd: AvgVal	176,800	176,800	0	1,003	695	-308	-30.7	0.57	0.39
Res Hmstd: Hi Val	235,700	235,700	0	1,524	1,209	-315	-20.7	0.65	0.51
Res Hmstd: Ex-Hi Val	353,600	353,600	0	2,568	2,240	-329	-12.8	0.73	0.63
Seas Rec: Lo Val	75,000	75,000	0	580	570	-10	-1.7	0.77	0.76
Seas Rec: Hi Val	200,000	200,000	0	1,620	1,594	-26	-1.6	0.81	0.80
Comm/Ind: Lo Val	150,000	150,000	0	2,552	1,973	-579	-22.7	1.70	1.32
Comm/Ind: Mid Val	300,000	300,000	0	6,497	5,144	-1,353	-20.8	2.17	1.71
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,905	19,942	-4,963	-19.9	2.49	1.99

# LAWRENCE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	54,786	54,786	0	0	313	310	-3	-1.0	0.57	0.57
Res Non-Hmstd	6,279	6,279	0	0	55	55	0	-0.8	0.88	0.87
Apartments	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	0.00	0.00
Seasonal Rec'l	22,548	22,548	0	0	194	191	-3	-1.6	0.86	0.85
Com/Ind: Lo tier	425	425	0	0	7	5	-2	-23.0	1.60	1.24
Com/Ind: Hi tier	40	40	0	0	1	1	0	-18.3	2.70	2.20
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,850	4,850	0	0	131	107	-24	-18.3	2.70	2.20
Ag HGA	1,459	1,459	0	0	7	7	0	-1.3	0.50	0.49
Ag Hmstd Land	2,822	2,822	0	0	4	4	0	-3.2	0.15	0.15
Ag Non-Hmstd	15,798	15,798	0	0	97	95	-2	-1.9	0.61	0.60
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>109,007</b>	<b>109,007</b>	<b>0</b>	<b>0</b>	<b>809</b>	<b>775</b>	<b>-34</b>	<b>-4.2</b>	<b>0.74</b>	<b>0.71</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,052	1,052	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	36	0	-36	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,016</b>	<b>1,052</b>	<b>36</b>	<b>3.5</b>
FD Distrb Tax Cap	22	0	-22	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	5.97	5.89	0.000	0.000
School District	24.61	24.32	8.252	8.948
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>77.77</b>	<b>76.38</b>	<b>8.252</b>	<b>8.948</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	181,400	181,400	0	1,108	802	-306	-27.6	0.61	0.44
Res Hmstd: AvgVal	272,000	272,000	0	1,951	1,637	-313	-16.1	0.72	0.60
Res Hmstd: Hi Val	362,600	362,600	0	2,794	2,473	-321	-11.5	0.77	0.68
Res Hmstd: Ex-Hi Val	544,000	544,000	0	4,475	4,211	-264	-5.9	0.82	0.77
Seas Rec: Lo Val	75,000	75,000	0	613	603	-10	-1.7	0.82	0.80
Seas Rec: Hi Val	200,000	200,000	0	1,710	1,682	-28	-1.6	0.86	0.84
Comm/Ind: Lo Val	150,000	150,000	0	2,625	2,072	-552	-21.0	1.75	1.38
Comm/Ind: Mid Val	300,000	300,000	0	6,668	5,376	-1,292	-19.4	2.22	1.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,538	20,793	-4,745	-18.6	2.55	2.08

# LONE PINE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	71,703	71,703	0	0	578	573	-5	-0.8	0.81	0.80
Res Non-Hmstd	4,577	4,577	0	0	47	47	0	-0.8	1.03	1.02
Apartments	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	0.00	0.00
Seasonal Rec'l	37,657	37,657	0	0	342	335	-7	-2.2	0.91	0.89
Com/Ind: Lo tier	283	283	0	0	4	4	0	-9.5	1.54	1.40
Com/Ind: Hi tier	1,246	1,246	0	0	32	30	-2	-7.7	2.58	2.38
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,640	1,640	0	0	42	39	-3	-7.7	2.58	2.38
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	24,301	24,301	0	0	148	141	-7	-4.7	0.61	0.58
Miscellaneous	32	32	0	0	1	1	0	-1.1	2.41	2.38
<b>Total</b>	<b>141,439</b>	<b>141,439</b>	<b>0</b>	<b>0</b>	<b>1,194</b>	<b>1,170</b>	<b>-24</b>	<b>-2.0</b>	<b>0.84</b>	<b>0.83</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,407	1,407	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	8	0	-8	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,399</b>	<b>1,407</b>	<b>8</b>	<b>0.6</b>
FD Distrb Tax Cap	13	0	-13	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	0.00	0.00	0.000	0.000
School District	34.94	33.98	18.097	19.345
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>82.13</b>	<b>80.15</b>	<b>18.097</b>	<b>19.345</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	232,300	232,300	0	1,904	1,591	-314	-16.5	0.82	0.68
Res Hmstd: AvgVal	348,300	348,300	0	3,153	2,829	-324	-10.3	0.91	0.81
Res Hmstd: Hi Val	464,300	464,300	0	4,364	4,067	-297	-6.8	0.94	0.88
Res Hmstd: Ex-Hi Val	696,600	696,600	0	7,096	6,810	-286	-4.0	1.02	0.98
Seas Rec: Lo Val	75,000	75,000	0	646	631	-15	-2.3	0.86	0.84
Seas Rec: Hi Val	200,000	200,000	0	1,797	1,758	-40	-2.2	0.90	0.88
Comm/Ind: Lo Val	150,000	150,000	0	2,534	2,313	-220	-8.7	1.69	1.54
Comm/Ind: Mid Val	300,000	300,000	0	6,406	5,886	-521	-8.1	2.14	1.96
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,480	22,559	-1,921	-7.8	2.45	2.26

# MAX TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	7,885	7,885	0	0	36	36	-1	-1.6	0.46	0.45
Res Non-Hmstd	1,241	1,241	0	0	10	10	0	-1.2	0.84	0.83
Apartments	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	0.00	0.00
Seasonal Rec'l	7,646	7,646	0	0	61	60	-1	-1.6	0.79	0.78
Com/Ind: Lo tier	393	393	0	0	6	5	-1	-17.7	1.47	1.21
Com/Ind: Hi tier	806	806	0	0	20	17	-3	-13.8	2.51	2.16
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	153	153	0	0	0	0	0	-0.6	0.18	0.18
Ag Hmstd Land	453	453	0	0	0	0	0	-3.9	0.06	0.05
Ag Non-Hmstd	6,006	6,006	0	0	39	39	-1	-1.6	0.65	0.64
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>24,583</b>	<b>24,583</b>	<b>0</b>	<b>0</b>	<b>172</b>	<b>167</b>	<b>-7</b>	<b>-4.1</b>	<b>0.70</b>	<b>0.68</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	236	236	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	5	0	-5	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>230</b>	<b>236</b>	<b>6</b>	<b>2.6</b>
FD Distrb Tax Cap	6	0	-6	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	11.28	11.38	0.000	0.000
School District	16.97	16.58	8.661	8.929
Special District	1.15	1.13	0.000	0.000
<b>Total</b>	<b>75.82</b>	<b>74.51</b>	<b>8.661</b>	<b>8.929</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	114,900	114,900	0	477	296	-181	-37.9	0.42	0.26
Res Hmstd: AvgVal	172,300	172,300	0	1,001	691	-310	-30.9	0.58	0.40
Res Hmstd: Hi Val	229,600	229,600	0	1,524	1,208	-316	-20.8	0.66	0.53
Res Hmstd: Ex-Hi Val	344,500	344,500	0	2,573	2,244	-330	-12.8	0.75	0.65
Seas Rec: Lo Val	75,000	75,000	0	599	589	-10	-1.6	0.80	0.79
Seas Rec: Hi Val	200,000	200,000	0	1,671	1,645	-26	-1.6	0.84	0.82
Comm/Ind: Lo Val	150,000	150,000	0	2,419	2,030	-389	-16.1	1.61	1.35
Comm/Ind: Mid Val	300,000	300,000	0	6,186	5,277	-909	-14.7	2.06	1.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,767	20,431	-3,336	-14.0	2.38	2.04

# MOOSE PARK TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,917	2,917	0	0	6	6	0	-2.7	0.20	0.19
Res Non-Hmstd	460	460	0	0	4	4	0	-1.1	0.88	0.87
Apartments	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	0.00	0.00
Seasonal Rec'l	943	943	0	0	8	8	0	-1.5	0.84	0.83
Com/Ind: Lo tier	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	0.00	0.00
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	1,343	1,343	0	0	6	6	0	-1.9	0.43	0.42
Ag Hmstd Land	2,681	2,681	0	0	5	5	0	-2.2	0.19	0.18
Ag Non-Hmstd	10,763	10,763	0	0	74	73	-1	-1.4	0.69	0.68
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>19,107</b>	<b>19,107</b>	<b>0</b>	<b>0</b>	<b>103</b>	<b>102</b>	<b>-1</b>	<b>-1.0</b>	<b>0.54</b>	<b>0.53</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	165	165	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>165</b>	<b>165</b>	<b>0</b>	<b>0</b>
FD Distrb Tax Cap	3	0	-3	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	8.51	8.69	0.000	0.000
School District	16.97	16.58	8.662	8.929
Special District	6.93	6.92	0.000	0.000
<b>Total</b>	<b>78.84</b>	<b>77.62</b>	<b>8.662</b>	<b>8.929</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,300	85,300	0	224	204	-20	-8.9	0.26	0.24
Res Hmstd: AvgVal	127,800	127,800	0	626	359	-267	-42.7	0.49	0.28
Res Hmstd: Hi Val	170,400	170,400	0	1,029	717	-311	-30.2	0.60	0.42
Res Hmstd: Ex-Hi Val	255,600	255,600	0	1,835	1,514	-320	-17.5	0.72	0.59

# NASHWAUK TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	63,991	63,991	0	0	404	396	-7	-1.9	0.63	0.62
Res Non-Hmstd	7,615	7,615	0	0	76	75	-1	-1.5	1.00	0.98
Apartments	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	0.00	0.00
Seasonal Rec'l	12,907	12,907	0	0	122	119	-3	-2.3	0.94	0.92
Com/Ind: Lo tier	562	562	0	0	11	8	-3	-26.4	1.94	1.43
Com/Ind: Hi tier	954	954	0	0	29	23	-6	-19.5	2.99	2.41
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,723	13,723	0	0	396	326	-69	-17.6	2.88	2.38
Ag HGA	2,988	2,988	0	0	18	17	0	-2.2	0.59	0.57
Ag Hmstd Land	2,800	2,800	0	0	4	4	0	-6.0	0.14	0.13
Ag Non-Hmstd	29,377	29,377	0	0	209	201	-8	-3.6	0.71	0.69
Miscellaneous	10	10	0	0	0	0	0	-1.5	2.65	2.60
<b>Total</b>	<b>134,927</b>	<b>134,927</b>	<b>0</b>	<b>0</b>	<b>1,269</b>	<b>1,169</b>	<b>-97</b>	<b>-7.6</b>	<b>0.94</b>	<b>0.87</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,373	1,373	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	125	0	-125	-100
<b>(=) Taxable Tax Capacity</b>	<b>1,248</b>	<b>1,373</b>	<b>125</b>	<b>10</b>
FD Distrb Tax Cap	35	0	-35	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	14.47	13.70	0.000	0.000
School District	26.89	26.35	10.228	11.035
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>88.56</b>	<b>86.22</b>	<b>10.228</b>	<b>11.035</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	158,200	158,200	0	1,044	745	-299	-28.7	0.66	0.47
Res Hmstd: AvgVal	237,200	237,200	0	1,887	1,575	-313	-16.6	0.80	0.66
Res Hmstd: Hi Val	316,100	316,100	0	2,730	2,403	-327	-12.0	0.86	0.76
Res Hmstd: Ex-Hi Val	474,300	474,300	0	4,371	4,064	-306	-7.0	0.92	0.86
Seas Rec: Lo Val	75,000	75,000	0	694	677	-18	-2.5	0.93	0.90
Seas Rec: Hi Val	200,000	200,000	0	1,926	1,879	-47	-2.4	0.96	0.94
Comm/Ind: Lo Val	150,000	150,000	0	2,897	2,325	-572	-19.8	1.93	1.55
Comm/Ind: Mid Val	300,000	300,000	0	7,294	5,955	-1,339	-18.4	2.43	1.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,813	22,895	-4,918	-17.7	2.78	2.29

# NORE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,526	2,526	0	0	11	11	0	-1.8	0.45	0.44
Res Non-Hmstd	1,270	1,270	0	0	11	11	0	-1.2	0.85	0.84
Apartments	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	0.00	0.00
Seasonal Rec'l	2,352	2,352	0	0	19	19	0	-1.7	0.81	0.80
Com/Ind: Lo tier	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	0.00	0.00
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	331	331	0	0	2	2	0	-1.1	0.67	0.66
Ag Hmstd Land	1,990	1,990	0	0	6	6	0	-1.7	0.30	0.29
Ag Non-Hmstd	12,772	12,772	0	0	86	85	-1	-1.6	0.68	0.66
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>21,241</b>	<b>21,241</b>	<b>0</b>	<b>0</b>	<b>135</b>	<b>134</b>	<b>-1</b>	<b>-0.7</b>	<b>0.64</b>	<b>0.63</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	196	196	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>196</b>	<b>196</b>	<b>0</b>	<b>0</b>
FD Distrib Tax Cap	2	0	-2	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	4.47	4.51	0.000	0.000
School District	15.42	15.16	10.943	11.113
Special District	8.13	8.12	0.000	0.000
<b>Total</b>	<b>74.45</b>	<b>73.22</b>	<b>10.943</b>	<b>11.113</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	95,300	95,300	0	311	226	-85	-27.2	0.33	0.24
Res Hmstd: AvgVal	142,800	142,800	0	748	443	-306	-40.8	0.52	0.31
Res Hmstd: Hi Val	190,400	190,400	0	1,186	875	-311	-26.2	0.62	0.46
Res Hmstd: Ex-Hi Val	285,600	285,600	0	2,063	1,741	-322	-15.6	0.72	0.61
Seas Rec: Lo Val	75,000	75,000	0	588	579	-9	-1.6	0.78	0.77
Seas Rec: Hi Val	200,000	200,000	0	1,644	1,619	-25	-1.5	0.82	0.81

# POMROY TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,349	1,349	0	0	3	3	0	-2.0	0.21	0.21
Res Non-Hmstd	401	401	0	0	3	3	0	-1.3	0.85	0.84
Apartments	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	0.00	0.00
Seasonal Rec'l	2,056	2,056	0	0	17	16	0	-1.6	0.81	0.80
Com/Ind: Lo tier	28	28	0	0	0	0	0	-26.0	1.64	1.21
Com/Ind: Hi tier	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	0.00	0.00
Publ U: Other	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag HGA	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	521	521	0	0	2	2	0	-1.7	0.32	0.31
Ag Non-Hmstd	4,890	4,890	0	0	33	32	-1	-1.6	0.67	0.66
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>9,245</b>	<b>9,245</b>	<b>0</b>	<b>0</b>	<b>58</b>	<b>56</b>	<b>-1</b>	<b>-1.7</b>	<b>0.63</b>	<b>0.61</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	84	84	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>84</b>	<b>84</b>	<b>0</b>	<b>0</b>
FD Distrib Tax Cap	1	0	-1	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	2.17	2.20	0.000	0.000
School District	16.97	16.58	8.661	8.929
Special District	10.75	10.77	0.000	0.000
<b>Total</b>	<b>76.32</b>	<b>74.98</b>	<b>8.661</b>	<b>8.929</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	93,900	93,900	0	288	218	-71	-24.5	0.31	0.23
Res Hmstd: AvgVal	140,700	140,700	0	718	411	-307	-42.7	0.51	0.29
Res Hmstd: Hi Val	187,500	187,500	0	1,148	836	-312	-27.2	0.61	0.45
Res Hmstd: Ex-Hi Val	281,300	281,300	0	2,010	1,686	-324	-16.1	0.71	0.60
Seas Rec: Lo Val	75,000	75,000	0	602	592	-10	-1.7	0.80	0.79
Seas Rec: Hi Val	200,000	200,000	0	1,681	1,654	-27	-1.6	0.84	0.83

# SAGO TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	11,791	11,791	0	0	49	47	-2	-3.4	0.41	0.40
Res Non-Hmstd	1,606	1,606	0	0	13	13	0	-2.2	0.80	0.79
Apartments	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	0.00	0.00
Seasonal Rec'l	4,433	4,433	0	0	34	33	-1	-2.6	0.77	0.75
Com/Ind: Lo tier	453	453	0	0	6	5	-1	-17.8	1.38	1.13
Com/Ind: Hi tier	1,542	1,542	0	0	37	32	-5	-13.7	2.39	2.07
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	12,816	12,816	0	0	307	265	-42	-13.7	2.39	2.07
Ag HGA	3,578	3,578	0	0	20	20	-1	-3.0	0.57	0.55
Ag Hmstd Land	5,069	5,069	0	0	9	9	0	-4.5	0.18	0.17
Ag Non-Hmstd	10,065	10,065	0	0	61	59	-2	-2.8	0.61	0.59
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>51,353</b>	<b>51,353</b>	<b>0</b>	<b>0</b>	<b>536</b>	<b>483</b>	<b>-54</b>	<b>-10.1</b>	<b>1.04</b>	<b>0.94</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	609	609	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	58	0	-58	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>552</b>	<b>609</b>	<b>57</b>	<b>10.3</b>
FD Distrb Tax Cap	6	0	-6	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	7.51	6.90	0.000	0.000
School District	16.97	16.58	8.661	8.929
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>71.68</b>	<b>69.65</b>	<b>8.661</b>	<b>8.929</b>

## 4. Tax Burdens on Hypothetical 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	729	417	-311	-42.7	0.49	0.28
Res Hmstd: AvgVal	222,000	222,000	0	1,370	1,044	-326	-23.8	0.62	0.47
Res Hmstd: Hi Val	295,900	295,900	0	2,011	1,671	-340	-16.9	0.68	0.56
Res Hmstd: Ex-Hi Val	443,900	443,900	0	3,277	2,927	-349	-10.7	0.74	0.66
Seas Rec: Lo Val	75,000	75,000	0	568	552	-15	-2.7	0.76	0.74
Seas Rec: Hi Val	200,000	200,000	0	1,588	1,548	-41	-2.6	0.79	0.77
Comm/Ind: Lo Val	150,000	150,000	0	2,288	1,921	-367	-16.1	1.53	1.28
Comm/Ind: Mid Val	300,000	300,000	0	5,880	5,022	-858	-14.6	1.96	1.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0	22,644	19,495	-3,149	-13.9	2.26	1.95

# SPANG TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	16,813	16,813	0	0	83	82	-1	-1.3	0.49	0.49
Res Non-Hmstd	1,811	1,811	0	0	17	17	0	-0.9	0.94	0.93
Apartments	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	0.00	0.00
Seasonal Rec'l	1,988	1,988	0	0	18	17	0	-1.3	0.89	0.88
Com/Ind: Lo tier	150	150	0	0	3	2	-1	-24.9	1.74	1.31
Com/Ind: Hi tier	16	16	0	0	0	0	0	-20.1	2.88	2.30
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	722	722	0	0	21	17	-4	-20.1	2.88	2.30
Ag HGA	2,625	2,625	0	0	10	10	0	-1.7	0.39	0.39
Ag Hmstd Land	3,462	3,462	0	0	5	5	0	-2.2	0.15	0.15
Ag Non-Hmstd	18,079	18,079	0	0	133	131	-2	-1.1	0.73	0.72
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>45,666</b>	<b>45,666</b>	<b>0</b>	<b>0</b>	<b>290</b>	<b>281</b>	<b>-8</b>	<b>-2.8</b>	<b>0.64</b>	<b>0.62</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	414	414	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	8	0	-8	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>407</b>	<b>414</b>	<b>7</b>	<b>1.7</b>
FD Distrb Tax Cap	13	0	-13	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	18.10	18.40	0.000	0.000
School District	16.97	16.58	8.661	8.928
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>82.26</b>	<b>81.15</b>	<b>8.661</b>	<b>8.928</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	138,900	138,900	0	770	460	-310	-40.2	0.55	0.33
Res Hmstd: AvgVal	208,200	208,200	0	1,451	1,135	-316	-21.8	0.70	0.55
Res Hmstd: Hi Val	277,400	277,400	0	2,131	1,809	-323	-15.1	0.77	0.65
Res Hmstd: Ex-Hi Val	416,300	416,300	0	3,495	3,161	-334	-9.6	0.84	0.76
Comm/Ind: Lo Val	150,000	150,000	0	2,830	2,179	-651	-23.0	1.89	1.45
Comm/Ind: Mid Val	300,000	300,000	0	7,145	5,626	-1,520	-21.3	2.38	1.88
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,284	21,708	-5,576	-20.4	2.73	2.17

# THIRD RIVER TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,237	5,237	0	0	27	26	-1	-2.0	0.51	0.50
Res Non-Hmstd	411	411	0	0	3	3	0	-1.5	0.83	0.82
Apartments	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	0.00	0.00
Seasonal Rec'l	7,418	7,418	0	0	53	52	-1	-1.8	0.72	0.71
Com/Ind: Lo tier	109	109	0	0	2	1	-1	-30.1	1.57	1.10
Com/Ind: Hi tier	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	0.00	0.00
Publ U: Other	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag HGA	96	96	0	0	0	0	0	-0.8	0.23	0.23
Ag Hmstd Land	179	179	0	0	0	0	0	-2.9	0.03	0.03
Ag Non-Hmstd	3,388	3,388	0	0	20	20	0	-1.9	0.59	0.58
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>16,838</b>	<b>16,838</b>	<b>0</b>	<b>0</b>	<b>105</b>	<b>102</b>	<b>-3</b>	<b>-2.9</b>	<b>0.62</b>	<b>0.61</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	161	161	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1	0	-1	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>160</b>	<b>161</b>	<b>1</b>	<b>0.6</b>
FD Distrib Tax Cap	1	0	-1	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.00
City/Town	0.62	0.62	0.000	0.00
School District	16.97	16.58	8.662	8.93
Special District	4.44	4.42	0.000	0.00
<b>Total</b>	<b>68.46</b>	<b>67.06</b>	<b>8.662</b>	<b>8.93</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	169,900	169,900	0	870	566	-304	-34.9	0.51	0.33
Res Hmstd: AvgVal	254,700	254,700	0	1,577	1,262	-315	-20.0	0.62	0.50
Res Hmstd: Hi Val	339,400	339,400	0	2,282	1,957	-325	-14.3	0.67	0.58
Res Hmstd: Ex-Hi Val	509,300	509,300	0	3,654	3,365	-289	-7.9	0.72	0.66
Seas Rec: Lo Val	75,000	75,000	0	543	533	-11	-1.9	0.72	0.71
Seas Rec: Hi Val	200,000	200,000	0	1,524	1,496	-28	-1.8	0.76	0.75

# TROUT LAKE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	120,383	120,383	0	0	753	745	-9	-1.1	0.63	0.62
Res Non-Hmstd	9,650	9,650	0	0	86	85	-1	-1.0	0.89	0.88
Apartments	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	0.00	0.00
Seasonal Rec'l	25,321	25,321	0	0	226	222	-4	-1.6	0.89	0.88
Com/Ind: Lo tier	537	537	0	0	8	7	-1	-17.4	1.52	1.25
Com/Ind: Hi tier	1,714	1,714	0	0	45	39	-6	-12.7	2.60	2.27
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	12,575	12,575	0	0	323	277	-46	-14.1	2.57	2.21
Ag HGA	7,844	7,844	0	0	43	42	-1	-1.6	0.54	0.54
Ag Hmstd Land	9,156	9,156	0	0	13	13	0	-3.5	0.14	0.14
Ag Non-Hmstd	18,084	18,084	0	0	109	107	-2	-1.8	0.60	0.59
Miscellaneous	24	24	0	0	1	1	0	-12.7	2.60	2.27
<b>Total</b>	<b>205,288</b>	<b>205,288</b>	<b>0</b>	<b>0</b>	<b>1,607</b>	<b>1,538</b>	<b>-70</b>	<b>-4.4</b>	<b>0.78</b>	<b>0.75</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,034	2,034	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	73	0	-73	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,961</b>	<b>2,034</b>	<b>73</b>	<b>3.7</b>
FD Distrb Tax Cap	55	0	-55	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	8.92	8.85	0.000	0.000
School District	22.68	22.35	8.361	8.943
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>78.80</b>	<b>77.37</b>	<b>8.361</b>	<b>8.943</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	204,600	204,600	0	1,345	1,033	-312	-23.2	0.66	0.50
Res Hmstd: AvgVal	306,700	306,700	0	2,307	1,986	-322	-13.9	0.75	0.65
Res Hmstd: Hi Val	408,800	408,800	0	3,270	2,938	-332	-10.1	0.80	0.72
Res Hmstd: Ex-Hi Val	613,400	613,400	0	5,280	4,999	-281	-5.3	0.86	0.81
Seas Rec: Lo Val	75,000	75,000	0	621	610	-11	-1.7	0.83	0.81
Seas Rec: Hi Val	200,000	200,000	0	1,731	1,702	-29	-1.7	0.87	0.85
Comm/Ind: Lo Val	150,000	150,000	0	2,492	2,094	-398	-16.0	1.66	1.40
Comm/Ind: Mid Val	300,000	300,000	0	6,359	5,428	-931	-14.6	2.12	1.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,403	20,983	-3,420	-14.0	2.44	2.10

# WABANA TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	90,704	90,704	0	0	619	609	-10	-1.6	0.68	0.67
Res Non-Hmstd	6,558	6,558	0	0	56	55	-1	-1.4	0.86	0.84
Apartments	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	0.00	0.00
Seasonal Rec'l	65,884	65,884	0	0	552	543	-9	-1.7	0.84	0.82
Com/Ind: Lo tier	251	251	0	0	4	3	-1	-22.3	1.48	1.15
Com/Ind: Hi tier	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	0.00	0.00
Publ U: Other	971	971	0	0	25	20	-4	-17.4	2.53	2.09
Ag HGA	1,062	1,062	0	0	5	5	0	-2.0	0.51	0.50
Ag Hmstd Land	1,750	1,750	0	0	3	3	0	-2.7	0.18	0.17
Ag Non-Hmstd	21,043	21,043	0	0	123	121	-2	-1.7	0.59	0.58
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>188,223</b>	<b>188,223</b>	<b>0</b>	<b>0</b>	<b>1,387</b>	<b>1,359</b>	<b>-27</b>	<b>-1.9</b>	<b>0.74</b>	<b>0.72</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,886	1,886	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	7	0	-7	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,879</b>	<b>1,886</b>	<b>7</b>	<b>0.4</b>
FD Distrib Tax Cap	12	0	-12	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	8.15	8.18	0.000	0.000
School District	16.97	16.58	8.661	8.929
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>72.31</b>	<b>70.93</b>	<b>8.661</b>	<b>8.929</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	266,300	266,300	0	1,770	1,451	-319	-18.0	0.66	0.54
Res Hmstd: AvgVal	399,300	399,300	0	2,934	2,598	-336	-11.4	0.73	0.65
Res Hmstd: Hi Val	532,200	532,200	0	4,078	3,792	-286	-7.0	0.77	0.71
Res Hmstd: Ex-Hi Val	798,500	798,500	0	6,715	6,391	-325	-4.8	0.84	0.80
Seas Rec: Lo Val	75,000	75,000	0	572	562	-10	-1.8	0.76	0.75
Seas Rec: Hi Val	200,000	200,000	0	1,601	1,573	-28	-1.7	0.80	0.79

# WAWINA TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,295	3,295	0	0	7	7	-1	-10.5	0.22	0.20
Res Non-Hmstd	1,273	1,273	0	0	11	11	-1	-4.6	0.87	0.83
Apartments	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	0.00	0.00
Seasonal Rec'l	1,601	1,601	0	0	13	13	-1	-5.2	0.83	0.79
Com/Ind: Lo tier	192	192	0	0	3	2	-1	-21.0	1.52	1.20
Com/Ind: Hi tier	2,564	2,564	0	0	66	55	-11	-16.5	2.59	2.16
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	22,743	22,743	0	0	588	491	-97	-16.5	2.59	2.16
Ag HGA	451	451	0	0	1	1	0	-3.9	0.28	0.27
Ag Hmstd Land	407	407	0	0	0	0	0	-31.3	0.03	0.02
Ag Non-Hmstd	7,293	7,293	0	0	51	48	-3	-5.7	0.70	0.66
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>39,819</b>	<b>39,819</b>	<b>0</b>	<b>0</b>	<b>740</b>	<b>628</b>	<b>-115</b>	<b>-15.5</b>	<b>1.86</b>	<b>1.58</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	639	639	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	131	0	-131	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>508</b>	<b>639</b>	<b>131</b>	<b>25.8</b>
FD Distrb Tax Cap	3	0	-3	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	14.33	11.48	0.000	0.000
School District	16.97	16.58	8.662	8.929
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>78.49</b>	<b>74.23</b>	<b>8.662</b>	<b>8.929</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,800	82,800	0	210	190	-19	-9.3	0.25	0.23
Res Hmstd: AvgVal	124,200	124,200	0	588	331	-257	-43.7	0.47	0.27
Res Hmstd: Hi Val	165,500	165,500	0	977	626	-351	-35.9	0.59	0.38
Res Hmstd: Ex-Hi Val	248,300	248,300	0	1,757	1,370	-387	-22.0	0.71	0.55
Comm/Ind: Lo Val	150,000	150,000	0	2,503	2,024	-479	-19.1	1.67	1.35
Comm/Ind: Mid Val	300,000	300,000	0	6,382	5,262	-1,119	-17.5	2.13	1.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,483	20,376	-4,107	-16.8	2.45	2.04

# SPLITHAND TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	17,312	17,312	0	0	71	70	-1	-1.7	0.41	0.41
Res Non-Hmstd	1,937	1,937	0	0	16	15	0	-1.1	0.80	0.79
Apartments	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	0.00	0.00
Seasonal Rec'l	4,968	4,968	0	0	39	38	-1	-1.5	0.78	0.77
Com/Ind: Lo tier	43	43	0	0	1	0	0	-24.3	1.51	1.14
Com/Ind: Hi tier	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	0.00	0.00
Publ U: Other	92	92	0	0	2	2	0	-19.1	2.57	2.08
Ag HGA	3,922	3,922	0	0	15	15	0	-2.1	0.38	0.37
Ag Hmstd Land	5,600	5,600	0	0	8	8	0	-2.6	0.14	0.14
Ag Non-Hmstd	9,800	9,800	0	0	61	60	-1	-1.5	0.62	0.61
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>43,674</b>	<b>43,674</b>	<b>0</b>	<b>0</b>	<b>213</b>	<b>208</b>	<b>-3</b>	<b>-1.4</b>	<b>0.49</b>	<b>0.48</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	373	373	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1	0	-1	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>372</b>	<b>373</b>	<b>1</b>	<b>0.3</b>
FD Distrib Tax Cap	12	0	-12	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.00	0.000
City/Town	7.28	7.51	0.00	0.000
School District	16.97	16.58	8.66	8.928
Special District	0.76	0.74	0.00	0.000
<b>Total</b>	<b>71.44</b>	<b>70.26</b>	<b>8.66</b>	<b>8.928</b>

## 4. Tax Burdens on Hypothetical 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	712	411	-301	-42.3	0.49	0.28
Res Hmstd: AvgVal	219,600	219,600	0	1,344	1,036	-309	-23.0	0.61	0.47
Res Hmstd: Hi Val	292,700	292,700	0	1,977	1,661	-316	-16.0	0.68	0.57
Res Hmstd: Ex-Hi Val	439,100	439,100	0	3,228	2,913	-315	-9.8	0.74	0.66
Seas Rec: Lo Val	75,000	75,000	0	566	557	-9	-1.6	0.75	0.74
Seas Rec: Hi Val	200,000	200,000	0	1,583	1,560	-24	-1.5	0.79	0.78

# WILDWOOD TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	19,395	19,395	0	0	106	104	-2	-2.0	0.55	0.54
Res Non-Hmstd	2,961	2,961	0	0	26	25	0	-1.6	0.86	0.85
Apartments	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	0.00	0.00
Seasonal Rec'l	11,911	11,911	0	0	98	96	-2	-2.0	0.82	0.81
Com/Ind: Lo tier	150	150	0	0	2	2	-1	-26.6	1.63	1.19
Com/Ind: Hi tier	190	190	0	0	5	4	-1	-21.2	2.72	2.15
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,864	1,864	0	0	51	40	-11	-21.2	2.72	2.15
Ag HGA	174	174	0	0	1	1	0	-2.6	0.48	0.47
Ag Hmstd Land	614	614	0	0	1	1	0	-2.7	0.23	0.23
Ag Non-Hmstd	11,411	11,411	0	0	76	74	-2	-2.0	0.66	0.65
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>48,670</b>	<b>48,670</b>	<b>0</b>	<b>0</b>	<b>366</b>	<b>347</b>	<b>-19</b>	<b>-5.2</b>	<b>0.75</b>	<b>0.71</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	480	480	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	17	0	-17	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>463</b>	<b>480</b>	<b>17</b>	<b>3.7</b>
FD Distrb Tax Cap	7	0	-7	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	11.11	10.90	0.000	0.000
School District	16.97	16.58	8.661	8.929
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>75.28</b>	<b>73.65</b>	<b>8.661</b>	<b>8.929</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	172,800	172,800	0	997	684	-314	-31.5	0.58	0.40
Res Hmstd: AvgVal	259,100	259,100	0	1,780	1,454	-327	-18.3	0.69	0.56
Res Hmstd: Hi Val	345,400	345,400	0	2,563	2,223	-340	-13.3	0.74	0.64
Res Hmstd: Ex-Hi Val	518,200	518,200	0	4,094	3,798	-296	-7.2	0.79	0.73
Seas Rec: Lo Val	75,000	75,000	0	595	582	-12	-2.0	0.79	0.78
Seas Rec: Hi Val	200,000	200,000	0	1,660	1,628	-32	-2.0	0.83	0.81
Comm/Ind: Lo Val	150,000	150,000	0	2,659	2,011	-648	-24.4	1.77	1.34
Comm/Ind: Mid Val	300,000	300,000	0	6,746	5,232	-1,514	-22.4	2.25	1.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,821	20,266	-5,555	-21.5	2.58	2.03

# ITASCA CO. UNORGANIZED

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	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	0.00	0.00
Apartments	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	0.00	0.00
Seasonal Rec'l	486	486	0	0	4	4	0	-1.8	0.85	0.83
Com/Ind: Lo tier	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	0.00	0.00
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	507	507	0	0	4	3	0	-1.8	0.70	0.68
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>993</b>	<b>993</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>7</b>	<b>0</b>	<b>0.0</b>	<b>0.81</b>	<b>0.70</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	10	10	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0</b>
FD Distrb Tax Cap	0	0	0	0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.41	45.41	NaN	NaN
City/Town	14.37	14.26	NaN	NaN
School District	16.97	16.58	NaN	NaN
Special District	0.76	0.74	NaN	NaN
<b>Total</b>	<b>78.50</b>	<b>76.99</b>	<b>NaN</b>	<b>NaN</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
:-	_____:	_____:	_____:	_____:	_____:	_____:	_____:	_____:	_____:

# BIGFORK CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	10,382	10,382	0	0	74	85	11	14.8	0.72	0.82
Res Non-Hmstd	3,849	3,849	0	0	58	65	6	10.8	1.52	1.68
Apartments	1,409	1,409	0	0	25	28	3	10.9	1.80	2.00
Low-income Apts	1,039	1,039	0	0	4	4	0	10.8	0.36	0.40
Seasonal Rec'l	463	463	0	0	7	7	1	10.8	1.43	1.59
Com/Ind: Lo tier	3,110	3,110	0	0	67	74	7	9.9	2.17	2.38
Com/Ind: Hi tier	2,603	2,603	0	0	90	97	7	8.3	3.45	3.73
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	94	94	0	0	3	4	0	8.3	3.45	3.73
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	502	502	0	0	6	6	1	12.2	1.11	1.25
Miscellaneous	408	408	0	0	7	8	1	10.9	1.80	2.00
<b>Total</b>	<b>23,859</b>	<b>23,859</b>	<b>0</b>	<b>0</b>	<b>341</b>	<b>378</b>	<b>37</b>	<b>10.9</b>	<b>1.43</b>	<b>1.58</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	250	250	0	0.0
(-) TIF Tax Capacity	6	6	0	0.0
(-) FD Contrib Tax Cap	17	0	-17	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>227</b>	<b>244</b>	<b>17</b>	<b>7.5</b>
FD Distrb Tax Cap	69	0	-69	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	44.64	43.77	0.000	0.000
City/Town	66.24	82.91	0.000	0.000
School District	15.60	15.30	8.662	8.929
Special District	10.75	10.77	0.000	0.000
<b>Total</b>	<b>137.24</b>	<b>152.75</b>	<b>8.662</b>	<b>8.929</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,500	85,500	0	552	370	-182	-33.0	0.65	0.43
Res Hmstd: AvgVal	128,100	128,100	0	1,226	1,021	-205	-16.7	0.96	0.80
Res Hmstd: Hi Val	170,800	170,800	0	1,902	1,770	-132	-6.9	1.11	1.04
Res Hmstd: Ex-Hi Val	256,200	256,200	0	3,254	3,268	15	0.5	1.27	1.28
Apartment	300,000	300,000	0	5,406	5,996	590	10.9	1.80	2.00
Comm/Ind: Lo Val	150,000	150,000	0	3,470	3,790	321	9.2	2.31	2.53
Comm/Ind: Mid Val	300,000	300,000	0	8,638	9,385	747	8.7	2.88	3.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0	32,755	35,492	2,737	8.4	3.28	3.55

# BOVEY CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	28,779	28,779	0	0	281	364	83	29.4	0.98	1.27
Res Non-Hmstd	10,360	10,360	0	0	191	234	42	22.2	1.85	2.26
Apartments	549	549	0	0	12	15	3	22.3	2.22	2.71
Low-income Apts	317	317	0	0	1	2	0	22.2	0.45	0.55
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,938	1,938	0	0	50	63	13	25.2	2.58	3.24
Com/Ind: Hi tier	436	436	0	0	17	21	4	21.7	4.00	4.87
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	264	264	0	0	11	13	2	21.7	4.00	4.87
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	804	804	0	0	13	16	3	25.2	1.56	1.95
Miscellaneous	8	8	0	0	0	0	0	19.3	4.08	4.87
<b>Total</b>	<b>43,455</b>	<b>43,455</b>	<b>0</b>	<b>0</b>	<b>576</b>	<b>728</b>	<b>150</b>	<b>26.0</b>	<b>1.33</b>	<b>1.68</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	377	377	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	7	0	-7	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>370</b>	<b>377</b>	<b>7</b>	<b>1.9</b>
FD Distrb Tax Cap	167	0	-167	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	42.63	41.69	0.000	0.000
City/Town	104.98	145.20	0.000	0.000
School District	22.45	22.19	8.252	8.948
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>170.81</b>	<b>209.83</b>	<b>8.252</b>	<b>8.948</b>

## 4. Tax Burdens on Hypothetical 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	810	707	-104	-12.8	0.89	0.78
Res Hmstd: AvgVal	135,800	135,800	0	1,689	1,736	46	2.8	1.24	1.28
Res Hmstd: Hi Val	181,000	181,000	0	2,568	2,810	242	9.4	1.42	1.55
Res Hmstd: Ex-Hi Val	271,600	271,600	0	4,330	4,963	634	14.6	1.59	1.83
Apartment	300,000	300,000	0	6,653	8,137	1,484	22.3	2.22	2.71
Comm/Ind: Lo Val	150,000	150,000	0	4,097	5,075	978	23.9	2.73	3.38
Comm/Ind: Mid Val	300,000	300,000	0	10,103	12,382	2,279	22.6	3.37	4.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0	38,131	46,482	8,351	21.9	3.81	4.65

# CALUMET CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	10,690	10,690	0	0	79	114	34	42.9	0.74	1.06
Res Non-Hmstd	3,122	3,122	0	0	61	78	17	27.4	1.95	2.49
Apartments	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	0.00	0.00
Seasonal Rec'l	186	186	0	0	5	7	1	27.7	2.86	3.65
Com/Ind: Lo tier	682	682	0	0	19	25	6	32.0	2.76	3.65
Com/Ind: Hi tier	488	488	0	0	21	26	6	27.8	4.24	5.42
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	283	283	0	0	12	15	3	27.8	4.24	5.42
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	732	732	0	0	11	14	3	30.5	1.51	1.97
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>16,183</b>	<b>16,183</b>	<b>0</b>	<b>0</b>	<b>208</b>	<b>279</b>	<b>70</b>	<b>33.7</b>	<b>1.29</b>	<b>1.72</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	135	135	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	4	0	-4	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>131</b>	<b>135</b>	<b>4</b>	<b>3.1</b>
FD Distrb Tax Cap	73	0	-73	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	40.42	39.59	0.000	0.000
City/Town	122.85	176.11	0.000	0.000
School District	20.99	20.81	8.252	8.948
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>185.02</b>	<b>237.25</b>	<b>8.252</b>	<b>8.948</b>

## 4. Tax Burdens on Hypothetical 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	471	482	11	2.4	0.71	0.73
Res Hmstd: AvgVal	98,800	98,800	0	1,070	1,024	-46	-4.3	1.08	1.04
Res Hmstd: Hi Val	131,700	131,700	0	1,761	1,904	144	8.2	1.34	1.45
Res Hmstd: Ex-Hi Val	197,500	197,500	0	3,142	3,665	523	16.6	1.59	1.86
Comm/Ind: Lo Val	150,000	150,000	0	4,364	5,692	1,328	30.4	2.91	3.79
Comm/Ind: Mid Val	300,000	300,000	0	10,726	13,822	3,096	28.9	3.58	4.61
Comm/Ind: Hi Val	1,000,000	1,000,000	0	40,417	51,761	11,344	28.1	4.04	5.18

# COHASSET CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	415,053	415,053	0	0	3,919	3,762	-157	-4.0	0.94	0.91
Res Non-Hmstd	41,910	41,910	0	0	474	457	-17	-3.6	1.13	1.09
Apartments	2,198	2,198	0	0	29	28	-1	-3.7	1.30	1.26
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	91,848	91,848	0	0	1,037	998	-39	-3.8	1.13	1.09
Com/Ind: Lo tier	9,137	9,137	0	0	151	136	-15	-9.7	1.65	1.49
Com/Ind: Hi tier	32,252	32,252	0	0	889	820	-69	-7.8	2.76	2.54
Publ U: Elec Gen	248,970	248,970	0	0	5,406	4,871	-535	-9.9	2.17	1.96
Publ U: Other	129,405	129,405	0	0	3,567	3,289	-278	-7.8	2.76	2.54
Ag HGA	732	732	0	0	5	4	0	-5.4	0.64	0.61
Ag Hmstd Land	1,022	1,022	0	0	2	2	0	-8.1	0.21	0.19
Ag Non-Hmstd	20,515	20,515	0	0	176	169	-7	-4.2	0.86	0.82
Miscellaneous	1,822	1,822	0	0	24	23	-1	-3.6	1.34	1.29
<b>Total</b>	<b>994,864</b>	<b>994,864</b>	<b>0</b>	<b>0</b>	<b>15,679</b>	<b>14,559</b>	<b>-1,119</b>	<b>-7.1</b>	<b>1.58</b>	<b>1.46</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	14,203	14,203	0	0.0
(-) TIF Tax Capacity	157	170	13	8.3
(-) FD Contrib Tax Cap	1,185	0	-1,185	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>12,861</b>	<b>14,034</b>	<b>1,173</b>	<b>9.1</b>
FD Distrib Tax Cap	69	0	-69	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	33.23	30.61	0.000	0.000
School District	16.97	16.58	8.661	8.929
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>97.39</b>	<b>93.36</b>	<b>8.661</b>	<b>8.929</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	293,700	293,700	0	2,694	2,301	-393	-14.6	0.92	0.78
Res Hmstd: AvgVal	440,300	440,300	0	4,355	3,924	-430	-9.9	0.99	0.89
Res Hmstd: Hi Val	586,800	586,800	0	6,120	5,690	-430	-7.0	1.04	0.97
Res Hmstd: Ex-Hi Val	880,500	880,500	0	9,950	9,380	-570	-5.7	1.13	1.07
Apartment	300,000	300,000	0	3,912	3,769	-143	-3.7	1.30	1.26
Seas Rec: Lo Val	75,000	75,000	0	760	730	-30	-4.0	1.01	0.97
Seas Rec: Hi Val	200,000	200,000	0	2,102	2,022	-81	-3.8	1.05	1.01
Comm/Ind: Lo Val	150,000	150,000	0	2,695	2,454	-241	-8.9	1.80	1.64
Comm/Ind: Mid Val	300,000	300,000	0	6,829	6,267	-563	-8.2	2.28	2.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,126	24,060	-2,066	-7.9	2.61	2.41

# COLERAINE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	148,071	148,071	0	0	1,364	1,329	-36	-2.6	0.92	0.90
Res Non-Hmstd	21,646	21,646	0	0	293	286	-7	-2.2	1.35	1.32
Apartments	2,235	2,235	0	0	36	35	-1	-2.3	1.61	1.58
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	5,974	5,974	0	0	85	82	-2	-2.7	1.42	1.38
Com/Ind: Lo tier	7,952	7,952	0	0	161	149	-12	-7.3	2.02	1.87
Com/Ind: Hi tier	11,540	11,540	0	0	375	352	-23	-6.2	3.25	3.05
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	33,352	33,352	0	0	1,085	1,018	-67	-6.2	3.25	3.05
Ag HGA	2,047	2,047	0	0	20	20	-1	-2.6	1.00	0.97
Ag Hmstd Land	1,844	1,844	0	0	7	6	0	-4.4	0.36	0.34
Ag Non-Hmstd	8,660	8,660	0	0	86	83	-3	-3.2	0.99	0.96
Miscellaneous	239	239	0	0	4	4	0	-2.3	1.82	1.78
<b>Total</b>	<b>243,560</b>	<b>243,560</b>	<b>0</b>	<b>0</b>	<b>3,516</b>	<b>3,364</b>	<b>-152</b>	<b>-4.3</b>	<b>1.44</b>	<b>1.38</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,735	2,735	0	0.0
(-) TIF Tax Capacity	272	272	0	0.0
(-) FD Contrib Tax Cap	299	0	-299	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,164</b>	<b>2,463</b>	<b>299</b>	<b>13.8</b>
FD Distrb Tax Cap	182	0	-182	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	44.71	43.86	0.000	0.000
City/Town	53.20	50.69	0.000	0.000
School District	23.82	23.62	8.252	8.948
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>122.49</b>	<b>118.91</b>	<b>8.252</b>	<b>8.948</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	157,700	157,700	0	1,464	1,117	-348	-23.7	0.93	0.71
Res Hmstd: AvgVal	236,500	236,500	0	2,581	2,209	-373	-14.4	1.09	0.93
Res Hmstd: Hi Val	315,200	315,200	0	3,697	3,299	-398	-10.8	1.17	1.05
Res Hmstd: Ex-Hi Val	472,900	472,900	0	5,868	5,484	-383	-6.5	1.24	1.16
Apartment	300,000	300,000	0	4,841	4,728	-113	-2.3	1.61	1.58
Comm/Ind: Lo Val	150,000	150,000	0	3,252	3,029	-223	-6.8	2.17	2.02
Comm/Ind: Mid Val	300,000	300,000	0	8,132	7,609	-523	-6.4	2.71	2.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0	30,906	28,981	-1,925	-6.2	3.09	2.90

# EFFIE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,723	3,723	0	0	22	23	1	4.6	0.60	0.63
Res Non-Hmstd	2,008	2,008	0	0	27	27	1	3.2	1.32	1.36
Apartments	87	87	0	0	1	1	0	3.2	1.62	1.67
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	769	769	0	0	10	10	0	3.1	1.31	1.35
Com/Ind: Lo tier	306	306	0	0	6	6	0	-1.3	2.02	1.99
Com/Ind: Hi tier	101	101	0	0	3	3	0	-1.1	3.24	3.21
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	255	255	0	0	8	8	0	-1.1	3.24	3.21
Ag HGA	117	117	0	0	1	1	0	5.7	0.57	0.60
Ag Hmstd Land	127	127	0	0	0	0	0	5.6	0.33	0.35
Ag Non-Hmstd	1,006	1,006	0	0	11	12	0	3.7	1.14	1.18
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>8,499</b>	<b>8,499</b>	<b>0</b>	<b>0</b>	<b>89</b>	<b>91</b>	<b>2</b>	<b>2.2</b>	<b>1.05</b>	<b>1.07</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	80	80	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	3	0	-3	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>77</b>	<b>80</b>	<b>3</b>	<b>3.9</b>
FD Distrb Tax Cap	12	0	-12	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.00	0.000
City/Town	48.70	54.01	0.00	0.000
School District	16.97	16.58	8.66	8.927
Special District	10.75	10.77	0.00	0.000
<b>Total</b>	<b>122.84</b>	<b>126.79</b>	<b>8.66</b>	<b>8.927</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,700	82,700	0	432	302	-129	-30.0	0.52	0.37
Res Hmstd: AvgVal	124,000	124,000	0	1,020	719	-301	-29.5	0.82	0.58
Res Hmstd: Hi Val	165,200	165,200	0	1,608	1,325	-282	-17.6	0.97	0.80
Res Hmstd: Ex-Hi Val	247,900	247,900	0	2,787	2,542	-245	-8.8	1.12	1.03
Apartment	300,000	300,000	0	4,866	5,022	156	3.2	1.62	1.67
Seas Rec: Lo Val	75,000	75,000	0	951	981	30	3.1	1.27	1.31
Seas Rec: Hi Val	200,000	200,000	0	2,611	2,690	79	3.0	1.31	1.34
Comm/Ind: Lo Val	150,000	150,000	0	3,244	3,206	-38	-1.2	2.16	2.14
Comm/Ind: Mid Val	300,000	300,000	0	8,111	8,022	-90	-1.1	2.70	2.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0	30,826	30,494	-332	-1.1	3.08	3.05

# GRAND RAPIDS CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	651,313	651,313	0	0	6,816	6,660	-156	-2.3	1.05	1.02
Res Non-Hmstd	104,359	104,359	0	0	1,550	1,519	-30	-2.0	1.48	1.46
Apartments	87,945	87,945	0	0	1,574	1,543	-32	-2.0	1.79	1.75
Low-income Apts	24,067	24,067	0	0	87	85	-2	-2.0	0.36	0.35
Seasonal Rec'l	5,077	5,077	0	0	92	90	-2	-2.0	1.81	1.77
Com/Ind: Lo tier	57,687	57,687	0	0	1,247	1,203	-44	-3.6	2.16	2.09
Com/Ind: Hi tier	215,008	215,008	0	0	7,394	7,172	-222	-3.0	3.44	3.34
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	39,172	39,172	0	0	1,352	1,313	-39	-2.9	3.45	3.35
Ag HGA	414	414	0	0	5	5	0	-2.1	1.31	1.28
Ag Hmstd Land	208	208	0	0	1	1	0	-3.0	0.46	0.45
Ag Non-Hmstd	9,434	9,434	0	0	116	114	-3	-2.2	1.23	1.20
Miscellaneous	3,571	3,571	0	0	82	80	-2	-2.5	2.30	2.24
<b>Total</b>	<b>1,198,255</b>	<b>1,198,255</b>	<b>0</b>	<b>0</b>	<b>20,316</b>	<b>19,785</b>	<b>-532</b>	<b>-2.6</b>	<b>1.70</b>	<b>1.65</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	14,037	14,037	0	0.0
(-) TIF Tax Capacity	611	611	0	0.0
(-) FD Contrib Tax Cap	1,378	0	-1,378	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>12,048</b>	<b>13,426</b>	<b>1,378</b>	<b>11.4</b>
FD Distrb Tax Cap	1,051	0	-1,051	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	45.58	44.62	0.000	0.00
City/Town	73.73	71.92	0.000	0.00
School District	16.94	16.57	8.647	8.93
Special District	0.21	0.21	0.000	0.00
<b>Total</b>	<b>136.46</b>	<b>133.32</b>	<b>8.647</b>	<b>8.93</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	155,000	155,000	0	1,642	1,255	-386	-23.5	1.06	0.81
Res Hmstd: AvgVal	232,300	232,300	0	2,858	2,448	-411	-14.4	1.23	1.05
Res Hmstd: Hi Val	309,700	309,700	0	4,076	3,641	-435	-10.7	1.32	1.18
Res Hmstd: Ex-Hi Val	464,600	464,600	0	6,452	6,031	-421	-6.5	1.39	1.30
Apartment	300,000	300,000	0	5,377	5,267	-109	-2.0	1.79	1.76
Comm/Ind: Lo Val	150,000	150,000	0	3,467	3,353	-114	-3.3	2.31	2.24
Comm/Ind: Mid Val	300,000	300,000	0	8,632	8,365	-267	-3.1	2.88	2.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0	32,733	31,752	-981	-3.0	3.27	3.18

# KEEWATIN CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	38,057	38,057	0	0	350	433	83	23.6	0.92	1.14
Res Non-Hmstd	8,233	8,233	0	0	163	190	28	17.0	1.97	2.31
Apartments	271	271	0	0	6	8	1	17.2	2.39	2.80
Low-income Apts	828	828	0	0	4	5	1	17.0	0.49	0.57
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	2,221	2,221	0	0	60	74	14	23.0	2.70	3.32
Com/Ind: Hi tier	2,671	2,671	0	0	110	132	22	20.0	4.13	4.95
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	702	702	0	0	29	35	6	20.0	4.13	4.95
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	92	92	0	0	1	2	0	19.6	1.58	1.89
Miscellaneous	310	310	0	0	8	9	1	17.0	2.49	2.92
<b>Total</b>	<b>53,385</b>	<b>53,385</b>	<b>0</b>	<b>0</b>	<b>731</b>	<b>888</b>	<b>156</b>	<b>21.3</b>	<b>1.37</b>	<b>1.66</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	454	454	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	28	0	-28	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>426</b>	<b>454</b>	<b>28</b>	<b>6.6</b>
FD Distrb Tax Cap	220	0	-220	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	41.53	40.81	0.000	0.000
City/Town	103.44	136.74	0.000	0.000
School District	31.11	30.39	18.096	19.344
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>176.83</b>	<b>208.67</b>	<b>18.096</b>	<b>19.344</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	67,800	67,800	0	527	465	-62	-11.7	0.78	0.69
Res Hmstd: AvgVal	101,600	101,600	0	1,169	1,021	-147	-12.6	1.15	1.00
Res Hmstd: Hi Val	135,500	135,500	0	1,883	1,858	-26	-1.4	1.39	1.37
Res Hmstd: Ex-Hi Val	203,200	203,200	0	3,311	3,529	218	6.6	1.63	1.74
Apartment	300,000	300,000	0	7,174	8,406	1,231	17.2	2.39	2.80
Comm/Ind: Lo Val	150,000	150,000	0	4,273	5,205	931	21.8	2.85	3.47
Comm/Ind: Mid Val	300,000	300,000	0	10,466	12,633	2,167	20.7	3.49	4.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0	39,365	47,299	7,934	20.2	3.94	4.73

# LA PRAIRIE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	46,377	46,377	0	0	329	317	-12	-3.6	0.71	0.68
Res Non-Hmstd	7,698	7,698	0	0	92	90	-3	-2.9	1.20	1.17
Apartments	144	144	0	0	2	2	0	-3.0	1.40	1.36
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	187	187	0	0	3	3	0	-3.1	1.67	1.61
Com/Ind: Lo tier	5,098	5,098	0	0	91	80	-11	-12.2	1.78	1.56
Com/Ind: Hi tier	12,767	12,767	0	0	370	333	-36	-9.8	2.89	2.61
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,446	9,446	0	0	282	253	-29	-10.2	2.98	2.68
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	69	69	0	0	1	1	0	-4.2	0.89	0.85
Miscellaneous	133	133	0	0	2	2	0	-3.5	1.27	1.22
<b>Total</b>	<b>81,919</b>	<b>81,919</b>	<b>0</b>	<b>0</b>	<b>1,172</b>	<b>1,081</b>	<b>-91</b>	<b>-7.8</b>	<b>1.43</b>	<b>1.32</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	994	994	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	136	0	-136	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>859</b>	<b>994</b>	<b>135</b>	<b>15.7</b>
FD Distrb Tax Cap	57	0	-57	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.37	45.37	0.000	0.000
City/Town	33.28	30.67	0.000	0.000
School District	23.29	22.96	8.301	8.946
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>103.70</b>	<b>99.74</b>	<b>8.301</b>	<b>8.946</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	157,000	157,000	0	1,229	868	-361	-29.4	0.78	0.55
Res Hmstd: AvgVal	235,300	235,300	0	2,179	1,789	-390	-17.9	0.93	0.76
Res Hmstd: Hi Val	313,600	313,600	0	3,129	2,711	-418	-13.4	1.00	0.86
Res Hmstd: Ex-Hi Val	470,500	470,500	0	4,980	4,557	-423	-8.5	1.06	0.97
Apartment	300,000	300,000	0	4,138	4,009	-129	-3.1	1.38	1.34
Comm/Ind: Lo Val	150,000	150,000	0	2,923	2,598	-325	-11.1	1.95	1.73
Comm/Ind: Mid Val	300,000	300,000	0	7,364	6,602	-761	-10.3	2.45	2.20
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,087	25,289	-2,798	-10.0	2.81	2.53

# MARBLE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	24,519	24,519	0	0	127	156	28	22.4	0.52	0.63
Res Non-Hmstd	5,008	5,008	0	0	64	73	9	13.9	1.28	1.46
Apartments	284	284	0	0	4	5	1	13.9	1.57	1.79
Low-income Apts	512	512	0	0	2	2	0	13.9	0.32	0.36
Seasonal Rec'l	445	445	0	0	6	6	1	13.6	1.25	1.42
Com/Ind: Lo tier	1,021	1,021	0	0	20	22	2	9.0	1.95	2.12
Com/Ind: Hi tier	995	995	0	0	31	34	2	7.3	3.16	3.39
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	280	280	0	0	9	9	1	7.4	3.09	3.32
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	1,562	1,562	0	0	16	19	3	16.4	1.04	1.21
Miscellaneous	256	256	0	0	5	5	1	13.1	1.87	2.11
<b>Total</b>	<b>34,882</b>	<b>34,882</b>	<b>0</b>	<b>0</b>	<b>284</b>	<b>331</b>	<b>48</b>	<b>16.9</b>	<b>0.81</b>	<b>0.95</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	293	293	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	9	0	-9	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>284</b>	<b>293</b>	<b>9</b>	<b>3.2</b>
FD Distrb Tax Cap	116	0	-116	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	41.06	40.21	0.000	0.000
City/Town	55.54	73.52	0.000	0.000
School District	21.42	21.22	8.252	8.948
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>118.78</b>	<b>135.70</b>	<b>8.252</b>	<b>8.948</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	83,900	83,900	0	398	258	-140	-35.2	0.47	0.31
Res Hmstd: AvgVal	125,700	125,700	0	974	825	-149	-15.3	0.77	0.66
Res Hmstd: Hi Val	167,600	167,600	0	1,551	1,482	-68	-4.4	0.93	0.88
Res Hmstd: Ex-Hi Val	251,400	251,400	0	2,705	2,797	92	3.4	1.08	1.11
Apartment	300,000	300,000	0	4,702	5,357	655	13.9	1.57	1.79
Comm/Ind: Lo Val	150,000	150,000	0	3,143	3,407	264	8.4	2.10	2.27
Comm/Ind: Mid Val	300,000	300,000	0	7,878	8,490	612	7.8	2.63	2.83
Comm/Ind: Hi Val	1,000,000	1,000,000	0	29,976	32,211	2,235	7.5	3.00	3.22

# NASHWAUK CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	41,779	41,779	0	0	350	330	-20	-5.7	0.84	0.79
Res Non-Hmstd	8,080	8,080	0	0	131	125	-6	-4.6	1.62	1.55
Apartments	2,931	2,931	0	0	57	54	-3	-4.9	1.95	1.86
Low-income Apts	1,333	1,333	0	0	5	5	0	-4.6	0.40	0.38
Seasonal Rec'l	103	103	0	0	2	1	0	-5.8	1.47	1.39
Com/Ind: Lo tier	5,992	5,992	0	0	139	131	-8	-5.7	2.32	2.19
Com/Ind: Hi tier	22,822	22,822	0	0	807	761	-46	-5.7	3.54	3.34
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,694	6,694	0	0	241	228	-12	-5.2	3.59	3.41
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	8,539	8,539	0	0	105	97	-8	-7.5	1.23	1.14
Miscellaneous	287	287	0	0	7	7	0	-4.7	2.42	2.31
<b>Total</b>	<b>98,560</b>	<b>98,560</b>	<b>0</b>	<b>0</b>	<b>1,844</b>	<b>1,739</b>	<b>-103</b>	<b>-5.6</b>	<b>1.87</b>	<b>1.76</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,200	1,200	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	224	0	-224	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>977</b>	<b>1,200</b>	<b>223</b>	<b>22.8</b>
FD Distrb Tax Cap	101	0	-101	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	44.17	43.59	0.000	0.000
City/Town	66.33	59.32	0.000	0.000
School District	30.10	28.94	15.814	16.934
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>141.36</b>	<b>132.60</b>	<b>15.814</b>	<b>16.934</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,600	88,600	0	664	340	-324	-48.8	0.75	0.38
Res Hmstd: AvgVal	132,900	132,900	0	1,416	1,014	-403	-28.4	1.07	0.76
Res Hmstd: Hi Val	177,100	177,100	0	2,167	1,727	-440	-20.3	1.22	0.98
Res Hmstd: Ex-Hi Val	265,700	265,700	0	3,673	3,158	-515	-14.0	1.38	1.19
Apartment	300,000	300,000	0	5,775	5,480	-295	-5.1	1.93	1.83
Comm/Ind: Lo Val	150,000	150,000	0	3,669	3,457	-212	-5.8	2.45	2.30
Comm/Ind: Mid Val	300,000	300,000	0	9,066	8,567	-500	-5.5	3.02	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0	34,256	32,413	-1,843	-5.4	3.43	3.24

# SQUAW LAKE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,207	3,207	0	0	21	23	2	8.6	0.65	0.70
Res Non-Hmstd	796	796	0	0	9	10	1	7.0	1.14	1.22
Apartments	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	0.00	0.00
Seasonal Rec'l	1,484	1,484	0	0	15	16	1	6.8	0.98	1.05
Com/Ind: Lo tier	386	386	0	0	6	6	0	4.5	1.59	1.66
Com/Ind: Hi tier	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	0.00	0.00
Publ U: Other	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag HGA	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	206	206	0	0	2	2	0	8.3	0.88	0.96
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>6,079</b>	<b>6,079</b>	<b>0</b>	<b>0</b>	<b>53</b>	<b>57</b>	<b>4</b>	<b>7.5</b>	<b>0.87</b>	<b>0.94</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	57	57	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>57</b>	<b>57</b>	<b>0</b>	<b>0</b>
FD Distrib Tax Cap	15	0	-15	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	33.23	41.73	0.000	0.000
School District	16.97	16.58	8.661	8.928
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>97.39</b>	<b>104.48</b>	<b>8.661</b>	<b>8.928</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,100	115,100	0	669	412	-257	-38.4	0.58	0.36
Res Hmstd: AvgVal	172,500	172,500	0	1,328	1,117	-211	-15.9	0.77	0.65
Res Hmstd: Hi Val	229,900	229,900	0	1,987	1,822	-165	-8.3	0.86	0.79
Res Hmstd: Ex-Hi Val	344,900	344,900	0	3,307	3,234	-73	-2.2	0.96	0.94
Seas Rec: Lo Val	75,000	75,000	0	760	814	53	7.0	1.01	1.09
Seas Rec: Hi Val	200,000	200,000	0	2,102	2,244	142	6.7	1.05	1.12

# TACONITE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	45,486	45,486	0	0	304	302	-2	-0.7	0.67	0.66
Res Non-Hmstd	6,770	6,770	0	0	76	75	0	-0.6	1.12	1.11
Apartments	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	0.00	0.00
Seasonal Rec'l	9,009	9,009	0	0	97	96	-1	-1.3	1.08	1.06
Com/Ind: Lo tier	4,178	4,178	0	0	77	66	-11	-14.1	1.84	1.58
Com/Ind: Hi tier	3,478	3,478	0	0	105	92	-12	-11.6	3.01	2.66
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,387	15,387	0	0	463	409	-53	-11.6	3.01	2.66
Ag HGA	662	662	0	0	3	3	0	-0.9	0.45	0.45
Ag Hmstd Land	422	422	0	0	1	1	0	-3.2	0.16	0.15
Ag Non-Hmstd	13,392	13,392	0	0	109	107	-2	-1.4	0.81	0.80
Miscellaneous	43	43	0	0	1	1	0	-0.8	2.68	2.66
<b>Total</b>	<b>98,827</b>	<b>98,827</b>	<b>0</b>	<b>0</b>	<b>1,236</b>	<b>1,152</b>	<b>-81</b>	<b>-6.6</b>	<b>1.25</b>	<b>1.17</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,090	1,090	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	160	0	-160	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>930</b>	<b>1,090</b>	<b>160</b>	<b>17.2</b>
FD Distrb Tax Cap	47	0	-47	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	45.27	44.44	0.000	0.000
City/Town	30.70	30.37	0.000	0.000
School District	23.85	23.67	8.252	8.948
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>100.58</b>	<b>99.22</b>	<b>8.252</b>	<b>8.948</b>

## 4. Tax Burdens on Hypothetical 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	962	664	-298	-31.0	0.69	0.47
Res Hmstd: AvgVal	210,100	210,100	0	1,787	1,483	-304	-17.0	0.85	0.71
Res Hmstd: Hi Val	280,000	280,000	0	2,611	2,302	-309	-11.8	0.93	0.82
Res Hmstd: Ex-Hi Val	420,100	420,100	0	4,257	3,942	-314	-7.4	1.01	0.94
Seas Rec: Lo Val	75,000	75,000	0	784	774	-10	-1.3	1.05	1.03
Seas Rec: Hi Val	200,000	200,000	0	2,166	2,139	-27	-1.3	1.08	1.07
Comm/Ind: Lo Val	150,000	150,000	0	2,975	2,586	-388	-13.1	1.98	1.72
Comm/Ind: Mid Val	300,000	300,000	0	7,485	6,575	-910	-12.2	2.50	2.19
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,533	25,190	-3,343	-11.7	2.85	2.52

# WARBA CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	7,127	7,127	0	0	43	41	-2	-4.8	0.60	0.58
Res Non-Hmstd	1,847	1,847	0	0	23	22	-1	-3.5	1.25	1.20
Apartments	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	0.00	0.00
Seasonal Rec'l	1,045	1,045	0	0	12	12	0	-3.8	1.18	1.13
Com/Ind: Lo tier	377	377	0	0	7	6	-1	-11.2	1.91	1.69
Com/Ind: Hi tier	820	820	0	0	25	23	-2	-9.2	3.10	2.81
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,962	3,962	0	0	123	111	-11	-9.2	3.10	2.81
Ag HGA	206	206	0	0	2	2	0	-4.4	0.85	0.81
Ag Hmstd Land	177	177	0	0	0	0	0	-8.4	0.23	0.21
Ag Non-Hmstd	1,153	1,153	0	0	12	11	0	-4.1	1.02	0.98
Miscellaneous	97	97	0	0	1	1	0	-3.6	1.48	1.42
<b>Total</b>	<b>16,811</b>	<b>16,811</b>	<b>0</b>	<b>0</b>	<b>248</b>	<b>229</b>	<b>-17</b>	<b>-6.9</b>	<b>1.48</b>	<b>1.36</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	200	200	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	29	0	-29	-100
<b>(=) Taxable Tax Capacity</b>	<b>171</b>	<b>200</b>	<b>29</b>	<b>17</b>
FD Distrb Tax Cap	18	0	-18	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.43	45.43	0.000	0.000
City/Town	47.11	44.09	0.000	0.000
School District	16.97	16.58	8.659	8.927
Special District	0.76	0.74	0.000	0.000
<b>Total</b>	<b>111.27</b>	<b>106.84</b>	<b>8.659</b>	<b>8.927</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	89,400	89,400	0	458	281	-177	-38.6	0.51	0.31
Res Hmstd: AvgVal	134,000	134,000	0	1,037	668	-369	-35.6	0.77	0.50
Res Hmstd: Hi Val	178,600	178,600	0	1,617	1,227	-390	-24.1	0.91	0.69
Res Hmstd: Ex-Hi Val	267,900	267,900	0	2,777	2,347	-430	-15.5	1.04	0.88
Seas Rec: Lo Val	75,000	75,000	0	865	831	-33	-3.8	1.15	1.11
Seas Rec: Hi Val	200,000	200,000	0	2,380	2,291	-89	-3.7	1.19	1.15
Comm/Ind: Lo Val	150,000	150,000	0	3,077	2,757	-320	-10.4	2.05	1.84
Comm/Ind: Mid Val	300,000	300,000	0	7,722	6,974	-748	-9.7	2.57	2.32
Comm/Ind: Hi Val	1,000,000	1,000,000	0	29,399	26,654	-2,746	-9.3	2.94	2.67

# UNORG #0095

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,503	1,503	0	0	2	2	0	0.4	0.14	0.14
Res Non-Hmstd	87	87	0	0	1	1	0	0.1	0.60	0.60
Apartments	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	0.00	0.00
Seasonal Rec'l	4,145	4,145	0	0	24	24	0	-0.2	0.57	0.57
Com/Ind: Lo tier	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	0.00	0.00
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	390	390	0	0	1	1	0	0.5	0.17	0.17
Ag Hmstd Land	2,018	2,018	0	0	2	2	0	-0.1	0.08	0.08
Ag Non-Hmstd	61,076	61,076	0	0	294	294	0	-0.1	0.48	0.48
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>69,219</b>	<b>69,219</b>	<b>0</b>	<b>0</b>	<b>324</b>	<b>324</b>	<b>0</b>	<b>0.0</b>	<b>0.47</b>	<b>0.47</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	674	674	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>674</b>	<b>674</b>	<b>0</b>	<b>0</b>
FD Distrib Tax Cap	0	0	0	0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	43.27	43.27	0.000	0.000
City/Town	0.00	0.00	0.000	0.000
School District	9.77	9.66	7.369	7.565
Special District	0.13	0.13	0.000	0.000
<b>Total</b>	<b>53.17</b>	<b>53.06</b>	<b>7.369</b>	<b>7.565</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,000	59,000	0	79	79	0	0.3	0.13	0.13
Res Hmstd: AvgVal	88,400	88,400	0	129	118	-11	-8.2	0.15	0.13
Res Hmstd: Hi Val	117,900	117,900	0	257	178	-79	-30.7	0.22	0.15
Res Hmstd: Ex-Hi Val	176,800	176,800	0	642	394	-247	-38.6	0.36	0.22
Seas Rec: Lo Val	75,000	75,000	0	429	428	-1	-0.2	0.57	0.57
Seas Rec: Hi Val	200,000	200,000	0	1,218	1,216	-2	-0.2	0.61	0.61

# BEAVER BAY TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	79,569	79,569	0	0	350	344	-6	-1.8	0.44	0.43
Res Non-Hmstd	18,089	18,089	0	0	122	121	-2	-1.5	0.68	0.67
Apartments	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	0.00	0.00
Seasonal Rec'l	112,892	112,892	0	0	740	729	-11	-1.5	0.66	0.65
Com/Ind: Lo tier	1,053	1,053	0	0	10	9	-1	-14.2	0.97	0.84
Com/Ind: Hi tier	1,275	1,275	0	0	24	21	-2	-9.9	1.87	1.68
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,718	1,718	0	0	32	29	-3	-9.9	1.87	1.68
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	40,442	40,442	0	0	193	189	-3	-1.7	0.48	0.47
Miscellaneous	3	3	0	0	0	0	0	-9.9	1.87	1.68
<b>Total</b>	<b>255,041</b>	<b>255,041</b>	<b>0</b>	<b>0</b>	<b>1,471</b>	<b>1,442</b>	<b>-28</b>	<b>-1.9</b>	<b>0.58</b>	<b>0.57</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,667	2,667	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	7	0	-7	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,660</b>	<b>2,667</b>	<b>7</b>	<b>0.3</b>
FD Distrb Tax Cap	9	0	-9	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	38.13	37.40	0.000	0.000
City/Town	2.32	2.32	0.000	0.000
School District	9.36	9.21	5.273	5.369
Special District	3.27	3.22	0.000	0.000
<b>Total</b>	<b>53.08</b>	<b>52.16</b>	<b>5.273</b>	<b>5.369</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	250,800	250,800	0	1,096	803	-293	-26.7	0.44	0.32
Res Hmstd: AvgVal	375,900	375,900	0	1,886	1,581	-304	-16.1	0.50	0.42
Res Hmstd: Hi Val	501,100	501,100	0	2,636	2,360	-276	-10.5	0.53	0.47
Res Hmstd: Ex-Hi Val	751,800	751,800	0	4,432	4,139	-293	-6.6	0.59	0.55
Seas Rec: Lo Val	75,000	75,000	0	428	421	-7	-1.6	0.57	0.56
Seas Rec: Hi Val	200,000	200,000	0	1,216	1,198	-18	-1.5	0.61	0.60
Comm/Ind: Lo Val	150,000	150,000	0	1,682	1,474	-208	-12.4	1.12	0.98
Comm/Ind: Mid Val	300,000	300,000	0	4,483	3,997	-486	-10.8	1.49	1.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0	17,556	15,773	-1,784	-10.2	1.76	1.58

# CRYSTAL BAY TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	45,224	45,224	0	0	235	232	-3	-1.1	0.52	0.51
Res Non-Hmstd	6,021	6,021	0	0	51	51	0	-0.8	0.85	0.84
Apartments	137	137	0	0	1	1	0	-0.9	0.99	0.99
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	20,096	20,096	0	0	166	164	-2	-0.9	0.82	0.82
Com/Ind: Lo tier	1,668	1,668	0	0	24	20	-4	-18.5	1.44	1.17
Com/Ind: Hi tier	266	266	0	0	7	6	-1	-14.3	2.49	2.13
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	478	478	0	0	12	10	-2	-14.3	2.49	2.13
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	18,113	18,113	0	0	128	127	-1	-1.0	0.71	0.70
Miscellaneous	106	106	0	0	2	2	0	-9.8	1.65	1.49
<b>Total</b>	<b>92,109</b>	<b>92,109</b>	<b>0</b>	<b>0</b>	<b>626</b>	<b>613</b>	<b>-13</b>	<b>-2.1</b>	<b>0.68</b>	<b>0.67</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	888	888	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	10	0	-10	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>878</b>	<b>888</b>	<b>10</b>	<b>1.1</b>
FD Distrb Tax Cap	19	0	-19	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	38.13	37.40	0.000	0.000
City/Town	24.56	24.71	0.000	0.000
School District	9.36	9.21	5.273	5.369
Special District	3.27	3.22	0.000	0.000
<b>Total</b>	<b>75.32</b>	<b>74.54</b>	<b>5.273</b>	<b>5.369</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	195,300	195,300	0	1,136	830	-306	-27.0	0.58	0.42
Res Hmstd: AvgVal	292,700	292,700	0	1,987	1,673	-314	-15.8	0.68	0.57
Res Hmstd: Hi Val	390,200	390,200	0	2,839	2,518	-321	-11.3	0.73	0.65
Res Hmstd: Ex-Hi Val	585,400	585,400	0	4,589	4,322	-266	-5.8	0.78	0.74
Apartment	300,000	300,000	0	2,983	2,956	-26	-0.9	0.99	0.99
Seas Rec: Lo Val	75,000	75,000	0	595	589	-6	-1.0	0.79	0.79
Seas Rec: Hi Val	200,000	200,000	0	1,661	1,645	-15	-0.9	0.83	0.82
Comm/Ind: Lo Val	150,000	150,000	0	2,377	1,977	-399	-16.8	1.58	1.32
Comm/Ind: Mid Val	300,000	300,000	0	6,104	5,172	-932	-15.3	2.03	1.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,500	20,081	-3,419	-14.5	2.35	2.01

# FALL LAKE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	146,911	146,911	0	0	835	822	-14	-1.7	0.57	0.56
Res Non-Hmstd	20,006	20,006	0	0	142	140	-2	-1.4	0.71	0.70
Apartments	601	601	0	0	5	5	0	-1.5	0.79	0.78
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	331,419	331,419	0	0	2,306	2,272	-34	-1.5	0.70	0.69
Com/Ind: Lo tier	1,551	1,551	0	0	20	14	-5	-26.5	1.26	0.93
Com/Ind: Hi tier	5,491	5,491	0	0	123	99	-24	-19.8	2.25	1.80
Publ U: Elec Gen	1,353	1,353	0	0	22	16	-6	-26.8	1.66	1.22
Publ U: Other	5,262	5,262	0	0	118	95	-23	-19.8	2.25	1.80
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	30,665	30,665	0	0	168	165	-3	-1.7	0.55	0.54
Miscellaneous	215	215	0	0	5	4	-1	-19.8	2.25	1.80
<b>Total</b>	<b>543,474</b>	<b>543,474</b>	<b>0</b>	<b>0</b>	<b>3,744</b>	<b>3,632</b>	<b>-112</b>	<b>-3.0</b>	<b>0.69</b>	<b>0.67</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	5,725	5,725	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	66	0	-66	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>5,659</b>	<b>5,725</b>	<b>66</b>	<b>1.2</b>
FD Distrb Tax Cap	7	0	-7	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	38.13	37.40	0.000	0.000
City/Town	8.83	8.73	0.000	0.000
School District	9.36	9.22	5.273	5.369
Special District	2.83	2.79	0.000	0.000
<b>Total</b>	<b>59.15</b>	<b>58.14</b>	<b>5.273</b>	<b>5.369</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	358,700	358,700	0	1,992	1,680	-312	-15.7	0.56	0.47
Res Hmstd: AvgVal	537,700	537,700	0	3,230	2,955	-275	-8.5	0.60	0.55
Res Hmstd: Hi Val	716,700	716,700	0	4,648	4,351	-296	-6.4	0.65	0.61
Res Hmstd: Ex-Hi Val	1,075,300	1,075,300	0	7,488	7,150	-338	-4.5	0.70	0.66
Apartment	300,000	300,000	0	2,376	2,341	-35	-1.5	0.79	0.78
Seas Rec: Lo Val	75,000	75,000	0	474	466	-8	-1.6	0.63	0.62
Seas Rec: Hi Val	200,000	200,000	0	1,338	1,317	-20	-1.5	0.67	0.66
Comm/Ind: Lo Val	150,000	150,000	0	2,108	1,608	-499	-23.7	1.41	1.07
Comm/Ind: Mid Val	300,000	300,000	0	5,477	4,311	-1,166	-21.3	1.83	1.44
Comm/Ind: Hi Val	1,000,000	1,000,000	0	21,199	16,923	-4,276	-20.2	2.12	1.69

# SILVER CREEK TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	211,068	211,068	0	0	1,073	1,054	-20	-1.8	0.51	0.50
Res Non-Hmstd	78,323	78,323	0	0	568	559	-9	-1.6	0.73	0.71
Apartments	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	0.00	0.00
Seasonal Rec'l	249,206	249,206	0	0	1,736	1,708	-27	-1.6	0.70	0.69
Com/Ind: Lo tier	5,587	5,587	0	0	76	50	-26	-34.0	1.36	0.90
Com/Ind: Hi tier	12,398	12,398	0	0	295	219	-76	-25.9	2.38	1.76
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,292	3,292	0	0	78	58	-20	-25.9	2.38	1.76
Ag HGA	639	639	0	0	2	2	0	-3.1	0.30	0.29
Ag Hmstd Land	478	478	0	0	0	0	0	-3.7	0.05	0.05
Ag Non-Hmstd	66,960	66,960	0	0	337	331	-6	-1.8	0.50	0.49
Miscellaneous	331	331	0	0	8	6	-2	-25.9	2.38	1.76
<b>Total</b>	<b>628,282</b>	<b>628,282</b>	<b>0</b>	<b>0</b>	<b>4,173</b>	<b>3,987</b>	<b>-186</b>	<b>-4.5</b>	<b>0.66</b>	<b>0.63</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	6,717	6,717	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	137	0	-137	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>6,581</b>	<b>6,717</b>	<b>136</b>	<b>2.1</b>
FD Distrb Tax Cap	21	0	-21	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	38.13	37.40	0.000	0.000
City/Town	6.91	6.79	0.000	0.000
School District	9.36	9.21	5.273	5.369
Special District	2.83	2.79	0.000	0.000
<b>Total</b>	<b>57.23</b>	<b>56.19</b>	<b>5.273</b>	<b>5.369</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	282,800	282,800	0	1,410	1,107	-303	-21.5	0.50	0.39
Res Hmstd: AvgVal	423,900	423,900	0	2,360	2,047	-312	-13.2	0.56	0.48
Res Hmstd: Hi Val	565,100	565,100	0	3,335	3,055	-280	-8.4	0.59	0.54
Res Hmstd: Ex-Hi Val	847,800	847,800	0	5,507	5,193	-314	-5.7	0.65	0.61
Seas Rec: Lo Val	75,000	75,000	0	459	451	-8	-1.7	0.61	0.60
Seas Rec: Hi Val	200,000	200,000	0	1,299	1,278	-21	-1.6	0.65	0.64
Comm/Ind: Lo Val	150,000	150,000	0	2,258	1,564	-693	-30.7	1.51	1.04
Comm/Ind: Mid Val	300,000	300,000	0	5,827	4,209	-1,618	-27.8	1.94	1.40
Comm/Ind: Hi Val	1,000,000	1,000,000	0	22,483	16,548	-5,935	-26.4	2.25	1.65

# STONY RIVER TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	20,918	20,918	0	0	78	77	-1	-1.9	0.37	0.37
Res Non-Hmstd	2,508	2,508	0	0	16	15	0	-1.5	0.62	0.61
Apartments	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	0.00	0.00
Seasonal Rec'l	68,788	68,788	0	0	413	407	-6	-1.6	0.60	0.59
Com/Ind: Lo tier	910	910	0	0	10	7	-2	-22.5	1.05	0.81
Com/Ind: Hi tier	1,014	1,014	0	0	20	17	-3	-16.0	1.96	1.65
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	639	639	0	0	13	11	-2	-16.0	1.96	1.65
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	35,675	35,675	0	0	166	163	-3	-1.8	0.46	0.46
Miscellaneous	38	38	0	0	1	1	0	-16.0	1.96	1.65
<b>Total</b>	<b>130,490</b>	<b>130,490</b>	<b>0</b>	<b>0</b>	<b>717</b>	<b>698</b>	<b>-17</b>	<b>-2.4</b>	<b>0.55</b>	<b>0.53</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,321	1,321	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	7	0	-7	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,314</b>	<b>1,321</b>	<b>7</b>	<b>0.5</b>
FD Distrb Tax Cap	2	0	-2	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	38.13	37.40	0.000	0.000
City/Town	0.62	0.62	0.000	0.000
School District	9.36	9.22	5.273	5.369
Special District	3.27	3.22	0.000	0.000
<b>Total</b>	<b>51.38</b>	<b>50.46</b>	<b>5.273</b>	<b>5.369</b>

## 4. Tax Burdens on Hypothetical 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	579	348	-231	-39.9	0.33	0.20
Res Hmstd: AvgVal	259,400	259,400	0	1,108	816	-292	-26.4	0.43	0.31
Res Hmstd: Hi Val	345,800	345,800	0	1,638	1,338	-300	-18.3	0.47	0.39
Res Hmstd: Ex-Hi Val	518,800	518,800	0	2,674	2,405	-269	-10.1	0.52	0.46
Seas Rec: Lo Val	75,000	75,000	0	415	408	-7	-1.7	0.55	0.54
Seas Rec: Hi Val	200,000	200,000	0	1,182	1,164	-19	-1.6	0.59	0.58
Comm/Ind: Lo Val	150,000	150,000	0	1,788	1,435	-353	-19.7	1.19	0.96
Comm/Ind: Mid Val	300,000	300,000	0	4,731	3,907	-823	-17.4	1.58	1.30
Comm/Ind: Hi Val	1,000,000	1,000,000	0	18,464	15,444	-3,020	-16.4	1.85	1.54

# UNORG #2

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	374,540	374,540	0	0	1,788	1,750	-38	-2.1	0.48	0.47
Res Non-Hmstd	76,926	76,926	0	0	541	531	-9	-1.8	0.70	0.69
Apartments	415	415	0	0	3	3	0	-1.8	0.75	0.74
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	128,724	128,724	0	0	864	849	-15	-1.8	0.67	0.66
Com/Ind: Lo tier	8,299	8,299	0	0	111	72	-39	-34.9	1.34	0.87
Com/Ind: Hi tier	49,889	49,889	0	0	1,174	863	-311	-26.5	2.35	1.73
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,453	5,453	0	0	127	94	-34	-26.6	2.34	1.72
Ag HGA	1,981	1,981	0	0	7	7	0	-2.6	0.37	0.36
Ag Hmstd Land	4,128	4,128	0	0	7	7	0	-2.4	0.17	0.17
Ag Non-Hmstd	83,461	83,461	0	0	426	417	-9	-2.1	0.51	0.50
Miscellaneous	262	262	0	0	5	4	-1	-23.5	1.87	1.43
<b>Total</b>	<b>734,078</b>	<b>734,078</b>	<b>0</b>	<b>0</b>	<b>5,053</b>	<b>4,597</b>	<b>-456</b>	<b>-9.0</b>	<b>0.69</b>	<b>0.63</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	8,040	8,040	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	413	0	-413	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>7,627</b>	<b>8,040</b>	<b>413</b>	<b>5.4</b>
FD Distrb Tax Cap	57	0	-57	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	38.13	37.40	0.000	0.000
City/Town	5.34	5.12	0.000	0.000
School District	9.36	9.22	5.273	5.369
Special District	2.83	2.79	0.000	0.000
<b>Total</b>	<b>55.67</b>	<b>54.53</b>	<b>5.273</b>	<b>5.369</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	285,300	285,300	0	1,384	1,080	-304	-22.0	0.49	0.38
Res Hmstd: AvgVal	427,700	427,700	0	2,317	2,003	-314	-13.5	0.54	0.47
Res Hmstd: Hi Val	570,100	570,100	0	3,282	2,995	-287	-8.7	0.58	0.53
Res Hmstd: Ex-Hi Val	855,300	855,300	0	5,417	5,092	-325	-6.0	0.63	0.60
Apartment	300,000	300,000	0	2,246	2,206	-40	-1.8	0.75	0.74
Seas Rec: Lo Val	75,000	75,000	0	448	439	-9	-1.9	0.60	0.59
Seas Rec: Hi Val	200,000	200,000	0	1,268	1,245	-23	-1.8	0.63	0.62
Comm/Ind: Lo Val	150,000	150,000	0	2,228	1,527	-701	-31.5	1.49	1.02
Comm/Ind: Mid Val	300,000	300,000	0	5,757	4,121	-1,636	-28.4	1.92	1.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0	22,228	16,228	-6,000	-27.0	2.22	1.62

# LAKE CO. UNORGANIZED

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	25,048	25,048	0	0	109	107	-2	-1.9	0.44	0.43
Res Non-Hmstd	5,013	5,013	0	0	33	33	-1	-1.6	0.66	0.65
Apartments	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	0.00	0.00
Seasonal Rec'l	76,486	76,486	0	0	485	477	-8	-1.7	0.63	0.62
Com/Ind: Lo tier	287	287	0	0	3	2	-1	-17.3	1.01	0.84
Com/Ind: Hi tier	72	72	0	0	1	1	0	-12.2	1.92	1.68
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	26,803	26,803	0	0	123	121	-2	-1.9	0.46	0.45
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>133,709</b>	<b>133,709</b>	<b>0</b>	<b>0</b>	<b>754</b>	<b>741</b>	<b>-14</b>	<b>-1.9</b>	<b>0.56</b>	<b>0.55</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,347	1,347	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1	0	-1	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,346</b>	<b>1,347</b>	<b>1</b>	<b>0.1</b>
FD Distrb Tax Cap	4	0	-4	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	38.13	37.40	0.000	0.000
City/Town	2.37	2.27	0.000	0.000
School District	9.36	9.22	5.273	5.369
Special District	3.27	3.22	0.000	0.000
<b>Total</b>	<b>53.13</b>	<b>52.11</b>	<b>5.273</b>	<b>5.369</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	232,600	232,600	0	982	689	-294	-29.9	0.42	0.30
Res Hmstd: AvgVal	348,600	348,600	0	1,715	1,410	-305	-17.8	0.49	0.40
Res Hmstd: Hi Val	464,700	464,700	0	2,424	2,131	-293	-12.1	0.52	0.46
Res Hmstd: Ex-Hi Val	697,200	697,200	0	4,044	3,749	-295	-7.3	0.58	0.54
Seas Rec: Lo Val	75,000	75,000	0	429	421	-8	-1.8	0.57	0.56
Seas Rec: Hi Val	200,000	200,000	0	1,217	1,197	-20	-1.7	0.61	0.60
Comm/Ind: Lo Val	150,000	150,000	0	1,735	1,473	-263	-15.1	1.16	0.98
Comm/Ind: Mid Val	300,000	300,000	0	4,608	3,994	-613	-13.3	1.54	1.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0	18,013	15,763	-2,250	-12.5	1.80	1.58

# BEAVER BAY CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	11,219	11,219	0	0	86	83	-4	-4.1	0.77	0.74
Res Non-Hmstd	15,408	15,408	0	0	198	192	-7	-3.4	1.29	1.24
Apartments	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	0.00	0.00
Seasonal Rec'l	25,549	25,549	0	0	292	282	-10	-3.3	1.14	1.10
Com/Ind: Lo tier	2,060	2,060	0	0	37	31	-6	-15.4	1.80	1.52
Com/Ind: Hi tier	4,168	4,168	0	0	124	108	-15	-12.5	2.97	2.60
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	927	927	0	0	9	9	0	-3.7	0.98	0.94
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>59,331</b>	<b>59,331</b>	<b>0</b>	<b>0</b>	<b>746</b>	<b>705</b>	<b>-42</b>	<b>-5.6</b>	<b>1.26</b>	<b>1.19</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	679	679	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	39	0	-39	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>640</b>	<b>679</b>	<b>39</b>	<b>6.1</b>
FD Distrb Tax Cap	2	0	-2	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	37.26	36.58	0.000	0.000
City/Town	52.17	49.38	0.000	0.000
School District	9.01	8.88	5.273	5.369
Special District	3.27	3.22	0.000	0.000
<b>Total</b>	<b>101.71</b>	<b>98.06</b>	<b>5.273</b>	<b>5.369</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	174,500	174,500	0	1,358	987	-371	-27.3	0.78	0.57
Res Hmstd: AvgVal	261,600	261,600	0	2,370	1,965	-404	-17.1	0.91	0.75
Res Hmstd: Hi Val	348,600	348,600	0	3,380	2,942	-438	-13.0	0.97	0.84
Res Hmstd: Ex-Hi Val	523,100	523,100	0	5,365	4,952	-413	-7.7	1.03	0.95
Seas Rec: Lo Val	75,000	75,000	0	793	766	-27	-3.5	1.06	1.02
Seas Rec: Hi Val	200,000	200,000	0	2,189	2,116	-73	-3.3	1.09	1.06
Comm/Ind: Lo Val	150,000	150,000	0	2,923	2,506	-417	-14.3	1.95	1.67
Comm/Ind: Mid Val	300,000	300,000	0	7,380	6,407	-973	-13.2	2.46	2.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,179	24,609	-3,570	-12.7	2.82	2.46

# TWO HARBORS CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	268,790	268,790	0	0	2,067	2,043	-23	-1.1	0.77	0.76
Res Non-Hmstd	68,426	68,426	0	0	867	859	-8	-0.9	1.27	1.26
Apartments	16,469	16,469	0	0	227	225	-2	-0.9	1.38	1.36
Low-income Apts	4,244	4,244	0	0	12	12	0	-0.9	0.28	0.28
Seasonal Rec'l	6,546	6,546	0	0	78	77	-1	-1.0	1.18	1.17
Com/Ind: Lo tier	15,991	15,991	0	0	294	260	-34	-11.7	1.84	1.63
Com/Ind: Hi tier	36,869	36,869	0	0	1,114	1,008	-106	-9.5	3.02	2.73
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	84	84	0	0	3	2	0	-9.5	3.02	2.73
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	297	297	0	0	4	4	0	-0.9	1.38	1.36
<b>Total</b>	<b>417,716</b>	<b>417,716</b>	<b>0</b>	<b>0</b>	<b>4,666</b>	<b>4,490</b>	<b>-174</b>	<b>-3.7</b>	<b>1.12</b>	<b>1.07</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	4,421	4,421	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	328	0	-328	-100
<b>(=) Taxable Tax Capacity</b>	<b>4,093</b>	<b>4,421</b>	<b>328</b>	<b>8</b>
FD Distrb Tax Cap	312	0	-312	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	35.19	34.64	0.000	0.000
City/Town	59.43	59.00	0.000	0.000
School District	8.43	8.35	5.273	5.369
Special District	2.83	2.79	0.000	0.000
<b>Total</b>	<b>105.88</b>	<b>104.77</b>	<b>5.273</b>	<b>5.369</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	164,700	164,700	0	1,304	967	-337	-25.8	0.79	0.59
Res Hmstd: AvgVal	246,900	246,900	0	2,296	1,950	-346	-15.1	0.93	0.79
Res Hmstd: Hi Val	329,100	329,100	0	3,288	2,932	-355	-10.8	1.00	0.89
Res Hmstd: Ex-Hi Val	493,700	493,700	0	5,198	4,901	-297	-5.7	1.05	0.99
Apartment	300,000	300,000	0	4,129	4,090	-39	-0.9	1.38	1.36
Comm/Ind: Lo Val	150,000	150,000	0	2,980	2,657	-322	-10.8	1.99	1.77
Comm/Ind: Mid Val	300,000	300,000	0	7,512	6,759	-753	-10.0	2.50	2.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,662	25,901	-2,762	-9.6	2.87	2.59

# SILVER BAY CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	139,530	139,530	0	0	1,199	1,163	-35	-3.0	0.86	0.83
Res Non-Hmstd	27,910	27,910	0	0	387	378	-9	-2.3	1.39	1.35
Apartments	2,106	2,106	0	0	35	34	-1	-2.3	1.68	1.64
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	9,691	9,691	0	0	137	134	-3	-2.3	1.41	1.38
Com/Ind: Lo tier	4,320	4,320	0	0	90	84	-5	-6.0	2.08	1.95
Com/Ind: Hi tier	6,416	6,416	0	0	214	204	-11	-5.0	3.34	3.17
Publ U: Elec Gen	7,187	7,187	0	0	198	186	-12	-6.0	2.75	2.59
Publ U: Other	17,466	17,466	0	0	583	554	-29	-5.0	3.34	3.17
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	2,735	2,735	0	0	34	34	-1	-2.5	1.26	1.23
Miscellaneous	497	497	0	0	17	16	-1	-5.0	3.34	3.17
<b>Total</b>	<b>217,858</b>	<b>217,858</b>	<b>0</b>	<b>0</b>	<b>2,894</b>	<b>2,787</b>	<b>-107</b>	<b>-3.7</b>	<b>1.33</b>	<b>1.28</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,291	2,291	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	228	0	-228	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,062</b>	<b>2,291</b>	<b>229</b>	<b>11.1</b>
FD Distrb Tax Cap	169	0	-169	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	34.79	34.34	0.000	0.000
City/Town	83.54	80.88	0.000	0.000
School District	8.26	8.22	5.273	5.369
Special District	3.27	3.22	0.000	0.000
<b>Total</b>	<b>129.86</b>	<b>126.67</b>	<b>5.273</b>	<b>5.369</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	125,400	125,400	0	1,042	694	-348	-33.4	0.83	0.55
Res Hmstd: AvgVal	188,000	188,000	0	1,962	1,592	-370	-18.8	1.04	0.85
Res Hmstd: Hi Val	250,500	250,500	0	2,879	2,488	-391	-13.6	1.15	0.99
Res Hmstd: Ex-Hi Val	375,900	375,900	0	4,720	4,287	-433	-9.2	1.26	1.14
Apartment	300,000	300,000	0	5,028	4,911	-117	-2.3	1.68	1.64
Comm/Ind: Lo Val	150,000	150,000	0	3,336	3,150	-186	-5.6	2.22	2.10
Comm/Ind: Mid Val	300,000	300,000	0	8,344	7,908	-435	-5.2	2.78	2.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0	31,712	30,115	-1,597	-5.0	3.17	3.01

# WHITE BEAR TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,636,946	1,636,946	0	0	21,963	22,342	379	1.7	1.34	1.36
Res Non-Hmstd	226,498	226,498	0	0	3,199	3,252	54	1.7	1.41	1.44
Apartments	0	0	0	0	0	0	0	0.0	0.00	0.00
Low-income Apts	9,939	9,939	0	0	34	34	1	1.7	0.34	0.35
Seasonal Rec'l	2,565	2,565	0	0	37	37	0	0.7	1.44	1.45
Com/Ind: Lo tier	12,587	12,587	0	0	250	250	0	-0.1	1.99	1.98
Com/Ind: Hi tier	263,083	263,083	0	0	8,357	8,336	-21	-0.2	3.18	3.17
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	12,261	12,261	0	0	389	388	-1	-0.3	3.18	3.17
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	5,049	5,049	0	0	51	52	1	1.2	1.01	1.02
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>2,168,928</b>	<b>2,168,928</b>	<b>0</b>	<b>0</b>	<b>34,280</b>	<b>34,691</b>	<b>413</b>	<b>1.2</b>	<b>1.58</b>	<b>1.60</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	24,300	24,300	0	0.0
(-) TIF Tax Capacity	369	458	89	24.1
(-) FD Contrib Tax Cap	2,395	0	-2,395	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>21,536</b>	<b>23,842</b>	<b>2,306</b>	<b>10.7</b>
FD Distrb Tax Cap	1,756	0	-1,756	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.55	49.44	0.000	0.000
City/Town	26.81	26.05	0.000	0.000
School District	35.24	34.67	16.855	18.335
Special District	9.54	9.84	0.000	0.000
<b>Total</b>	<b>119.14</b>	<b>120.00</b>	<b>16.855</b>	<b>18.335</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	263,500	263,500	0	3,422	3,371	-51	-1.5	1.30	1.28
Res Hmstd: AvgVal	395,000	395,000	0	5,352	5,332	-19	-0.4	1.35	1.35
Res Hmstd: Hi Val	526,500	526,500	0	7,239	7,363	124	1.7	1.37	1.40
Res Hmstd: Ex-Hi Val	790,000	790,000	0	11,608	11,798	191	1.6	1.47	1.49
Comm/Ind: Lo Val	150,000	150,000	0	3,198	3,195	-3	-0.1	2.13	2.13
Comm/Ind: Mid Val	300,000	300,000	0	7,963	7,948	-15	-0.2	2.65	2.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0	30,199	30,128	-71	-0.2	3.02	3.01

# NEW BRIGHTON CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,176,345	2,176,345	0	0	29,496	30,827	1,331	4.5	1.36	1.42
Res Non-Hmstd	280,944	280,944	0	0	3,977	4,154	178	4.5	1.42	1.48
Apartments	338,098	338,098	0	0	5,659	5,902	242	4.3	1.67	1.75
Low-income Apts	91,514	91,514	0	0	314	327	14	4.3	0.34	0.36
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	27,594	27,594	0	0	551	558	8	1.4	2.00	2.02
Com/Ind: Hi tier	531,906	531,906	0	0	16,825	16,965	140	0.8	3.16	3.19
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,028	13,028	0	0	413	418	4	1.0	3.17	3.21
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	1,035	1,035	0	0	11	11	0	3.2	1.08	1.11
Miscellaneous	15,039	15,039	0	0	239	248	10	4.1	1.59	1.65
<b>Total</b>	<b>3,475,503</b>	<b>3,475,503</b>	<b>0</b>	<b>0</b>	<b>57,485</b>	<b>59,410</b>	<b>1,927</b>	<b>3.4</b>	<b>1.65</b>	<b>1.71</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	40,079	40,079	0	0.0
(-) TIF Tax Capacity	2,704	2,704	0	0.0
(-) FD Contrib Tax Cap	3,766	0	-3,766	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>33,609</b>	<b>37,375</b>	<b>3,766</b>	<b>11.2</b>
FD Distrb Tax Cap	5,247	0	-5,247	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.55	49.44	0.000	0.000
City/Town	39.23	40.56	0.000	0.000
School District	17.60	17.51	23.703	26.391
Special District	10.17	10.47	0.000	0.000
<b>Total</b>	<b>114.56</b>	<b>117.97</b>	<b>23.703</b>	<b>26.391</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	250,500	250,500	0	3,295	3,333	38	1.2	1.32	1.33
Res Hmstd: AvgVal	375,600	375,600	0	5,154	5,272	118	2.3	1.37	1.40
Res Hmstd: Hi Val	500,700	500,700	0	6,925	7,211	286	4.1	1.38	1.44
Res Hmstd: Ex-Hi Val	751,200	751,200	0	11,106	11,585	480	4.3	1.48	1.54
Apartment	300,000	300,000	0	5,007	5,216	209	4.2	1.67	1.74
Comm/Ind: Lo Val	150,000	150,000	0	3,223	3,270	47	1.5	2.15	2.18
Comm/Ind: Mid Val	300,000	300,000	0	7,986	8,083	97	1.2	2.66	2.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0	30,216	30,543	328	1.1	3.02	3.05

# NORTH ST. PAUL CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,033,161	1,033,161	0	0	14,802	16,032	1,229	8.3	1.43	1.55
Res Non-Hmstd	138,168	138,168	0	0	2,145	2,322	177	8.2	1.55	1.68
Apartments	155,682	155,682	0	0	2,914	3,151	236	8.1	1.87	2.02
Low-income Apts	33,297	33,297	0	0	127	138	11	8.3	0.38	0.41
Seasonal Rec'l	1,311	1,311	0	0	21	23	2	7.8	1.63	1.75
Com/Ind: Lo tier	14,779	14,779	0	0	316	354	38	11.9	2.14	2.39
Com/Ind: Hi tier	112,746	112,746	0	0	3,819	4,194	375	9.8	3.39	3.72
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,255	6,255	0	0	212	233	21	9.8	3.39	3.72
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,495,399</b>	<b>1,495,399</b>	<b>0</b>	<b>0</b>	<b>24,356</b>	<b>26,447</b>	<b>2,089</b>	<b>8.6</b>	<b>1.63</b>	<b>1.77</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	15,685	15,685	0	0.0
(-) TIF Tax Capacity	1,546	1,635	89	5.8
(-) FD Contrib Tax Cap	969	0	-969	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>13,171</b>	<b>14,050</b>	<b>879</b>	<b>6.7</b>
FD Distrb Tax Cap	3,471	0	-3,471	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.55	49.44	0.000	0.000
City/Town	47.61	55.33	0.000	0.000
School District	31.78	31.85	14.912	17.241
Special District	10.88	11.50	0.000	0.000
<b>Total</b>	<b>137.83</b>	<b>148.12</b>	<b>14.912</b>	<b>17.241</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	205,400	205,400	0	2,879	2,981	102	3.5	1.40	1.45
Res Hmstd: AvgVal	307,900	307,900	0	4,572	4,812	241	5.3	1.48	1.56
Res Hmstd: Hi Val	410,500	410,500	0	6,266	6,646	380	6.1	1.53	1.62
Res Hmstd: Ex-Hi Val	615,800	615,800	0	9,805	10,612	807	8.2	1.59	1.72
Apartment	300,000	300,000	0	5,616	6,072	456	8.1	1.87	2.02
Comm/Ind: Lo Val	150,000	150,000	0	3,428	3,811	383	11.2	2.29	2.54
Comm/Ind: Mid Val	300,000	300,000	0	8,508	9,391	882	10.4	2.84	3.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0	32,219	35,431	3,212	10.0	3.22	3.54

# ROSEVILLE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,532,308	3,532,308	0	0	50,787	50,905	117	0.2	1.44	1.44
Res Non-Hmstd	544,383	544,383	0	0	8,237	8,249	12	0.1	1.51	1.52
Apartments	610,152	610,152	0	0	10,888	10,870	-18	-0.2	1.78	1.78
Low-income Apts	262,702	262,702	0	0	932	934	2	0.3	0.35	0.36
Seasonal Rec'l	3,762	3,762	0	0	63	62	0	-0.5	1.67	1.66
Com/Ind: Lo tier	60,088	60,088	0	0	1,251	1,244	-7	-0.5	2.08	2.07
Com/Ind: Hi tier	1,789,997	1,789,997	0	0	58,639	58,121	-517	-0.9	3.28	3.25
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	66,751	66,751	0	0	2,184	2,162	-21	-1.0	3.27	3.24
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	185	185	0	0	2	2	0	-1.8	1.16	1.14
Miscellaneous	4,983	4,983	0	0	90	90	0	-0.2	1.81	1.81
<b>Total</b>	<b>6,875,311</b>	<b>6,875,311</b>	<b>0</b>	<b>0</b>	<b>133,073</b>	<b>132,639</b>	<b>-432</b>	<b>-0.3</b>	<b>1.94</b>	<b>1.93</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	86,145	86,145	0	0.0
(-) TIF Tax Capacity	2,141	2,442	301	14.1
(-) FD Contrib Tax Cap	14,356	0	-14,356	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>69,648</b>	<b>83,703</b>	<b>14,055</b>	<b>20.2</b>
FD Distrb Tax Cap	6,028	0	-6,028	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.55	49.44	0.000	0.00
City/Town	40.36	36.27	0.000	0.00
School District	25.55	24.89	22.723	25.29
Special District	11.19	11.46	0.000	0.00
<b>Total</b>	<b>124.64</b>	<b>122.05</b>	<b>22.723</b>	<b>25.29</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	236,800	236,800	0	3,291	3,181	-110	-3.3	1.39	1.34
Res Hmstd: AvgVal	355,000	355,000	0	5,166	5,052	-113	-2.2	1.46	1.42
Res Hmstd: Hi Val	473,200	473,200	0	6,973	6,924	-50	-0.7	1.47	1.46
Res Hmstd: Ex-Hi Val	710,000	710,000	0	11,117	11,102	-15	-0.1	1.57	1.56
Apartment	300,000	300,000	0	5,356	5,336	-20	-0.4	1.79	1.78
Comm/Ind: Lo Val	150,000	150,000	0	3,358	3,345	-13	-0.4	2.24	2.23
Comm/Ind: Mid Val	300,000	300,000	0	8,308	8,264	-44	-0.5	2.77	2.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0	31,406	31,219	-187	-0.6	3.14	3.12

# FALCON HEIGHTS CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	466,257	466,257	0	0	6,629	7,153	524	7.9	1.42	1.53
Res Non-Hmstd	58,448	58,448	0	0	858	926	68	7.9	1.47	1.58
Apartments	80,562	80,562	0	0	1,414	1,524	110	7.8	1.76	1.89
Low-income Apts	27,388	27,388	0	0	99	107	8	7.9	0.36	0.39
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	2,535	2,535	0	0	52	56	4	7.3	2.07	2.22
Com/Ind: Hi tier	28,898	28,898	0	0	944	1,000	56	5.9	3.27	3.46
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,104	2,104	0	0	69	73	4	5.9	3.27	3.46
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>666,192</b>	<b>666,192</b>	<b>0</b>	<b>0</b>	<b>10,065</b>	<b>10,839</b>	<b>774</b>	<b>7.7</b>	<b>1.51</b>	<b>1.63</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	6,888	6,888	0	0.0
(-) TIF Tax Capacity	386	386	0	0.0
(-) FD Contrib Tax Cap	201	0	-201	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>6,302</b>	<b>6,502</b>	<b>200</b>	<b>3.2</b>
FD Distrb Tax Cap	1,398	0	-1,398	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.55	49.44	0.000	0.000
City/Town	35.83	42.66	0.000	0.000
School District	27.53	27.11	22.579	25.147
Special District	11.45	12.02	0.000	0.000
<b>Total</b>	<b>122.36</b>	<b>131.22</b>	<b>22.579</b>	<b>25.147</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	256,800	256,800	0	3,549	3,708	159	4.5	1.38	1.44
Res Hmstd: AvgVal	385,000	385,000	0	5,548	5,864	316	5.7	1.44	1.52
Res Hmstd: Hi Val	513,200	513,200	0	7,479	8,062	584	7.8	1.46	1.57
Res Hmstd: Ex-Hi Val	770,000	770,000	0	11,986	12,926	940	7.8	1.56	1.68
Apartment	300,000	300,000	0	5,266	5,675	409	7.8	1.76	1.89
Comm/Ind: Lo Val	150,000	150,000	0	3,322	3,549	227	6.8	2.21	2.37
Comm/Ind: Mid Val	300,000	300,000	0	8,223	8,741	518	6.3	2.74	2.91
Comm/Ind: Hi Val	1,000,000	1,000,000	0	31,096	32,969	1,873	6.0	3.11	3.30

# LAUDERDALE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	160,914	160,914	0	0	2,132	2,224	93	4.4	1.32	1.38
Res Non-Hmstd	32,320	32,320	0	0	468	488	20	4.2	1.45	1.51
Apartments	64,454	64,454	0	0	1,102	1,146	45	4.0	1.71	1.78
Low-income Apts	25,203	25,203	0	0	89	93	4	4.3	0.35	0.37
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	2,691	2,691	0	0	55	56	1	2.5	2.03	2.08
Com/Ind: Hi tier	27,304	27,304	0	0	879	896	16	1.9	3.22	3.28
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,617	15,617	0	0	503	512	9	1.9	3.22	3.28
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>328,503</b>	<b>328,503</b>	<b>0</b>	<b>0</b>	<b>5,228</b>	<b>5,415</b>	<b>188</b>	<b>3.6</b>	<b>1.59</b>	<b>1.65</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,593	3,593	0	0.0
(-) TIF Tax Capacity	59	59	0	0.0
(-) FD Contrib Tax Cap	303	0	-303	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>3,230</b>	<b>3,534</b>	<b>304</b>	<b>9.4</b>
FD Distrb Tax Cap	535	0	-535	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.55	49.44	0.000	0.000
City/Town	33.06	34.68	0.000	0.000
School District	27.53	27.11	22.579	25.148
Special District	10.56	10.94	0.000	0.000
<b>Total</b>	<b>118.69</b>	<b>122.16</b>	<b>22.579</b>	<b>25.148</b>

## 4. Tax Burdens on Hypothetical 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	2,558	2,556	-1	-0.1	1.30	1.29
Res Hmstd: AvgVal	296,000	296,000	0	4,056	4,117	61	1.5	1.37	1.39
Res Hmstd: Hi Val	394,500	394,500	0	5,553	5,676	124	2.2	1.41	1.44
Res Hmstd: Ex-Hi Val	591,900	591,900	0	8,635	9,000	365	4.2	1.46	1.52
Apartment	300,000	300,000	0	5,128	5,336	207	4.0	1.71	1.78
Comm/Ind: Lo Val	150,000	150,000	0	3,268	3,345	77	2.4	2.18	2.23
Comm/Ind: Mid Val	300,000	300,000	0	8,098	8,265	167	2.1	2.70	2.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0	30,639	31,226	587	1.9	3.06	3.12

# ARDEN HILLS CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,109,999	1,109,999	0	0	14,172	14,425	254	1.8	1.28	1.30
Res Non-Hmstd	128,489	128,489	0	0	1,686	1,715	29	1.7	1.31	1.33
Apartments	122,780	122,780	0	0	1,857	1,885	28	1.5	1.51	1.54
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	13,656	13,656	0	0	258	245	-13	-5.1	1.89	1.79
Com/Ind: Hi tier	447,118	447,118	0	0	13,513	12,906	-607	-4.5	3.02	2.89
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	12,545	12,545	0	0	379	362	-17	-4.5	3.02	2.89
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	11,500	11,500	0	0	174	177	3	1.5	1.51	1.54
<b>Total</b>	<b>1,846,087</b>	<b>1,846,087</b>	<b>0</b>	<b>0</b>	<b>32,039</b>	<b>31,715</b>	<b>-323</b>	<b>-1.0</b>	<b>1.74</b>	<b>1.72</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	23,685	23,685	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	3,415	0	-3,415	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>20,269</b>	<b>23,685</b>	<b>3,416</b>	<b>16.9</b>
FD Distrib Tax Cap	1,665	0	-1,665	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.55	49.44	0.000	0.000
City/Town	27.73	25.46	0.000	0.000
School District	17.30	17.08	23.278	25.835
Special District	10.17	10.47	0.000	0.000
<b>Total</b>	<b>102.75</b>	<b>102.44</b>	<b>23.278</b>	<b>25.835</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	313,300	313,300	0	3,856	3,831	-25	-0.6	1.23	1.22
Res Hmstd: AvgVal	469,700	469,700	0	5,920	5,981	62	1.0	1.26	1.27
Res Hmstd: Hi Val	626,100	626,100	0	8,215	8,354	140	1.7	1.31	1.33
Res Hmstd: Ex-Hi Val	939,400	939,400	0	12,968	13,176	208	1.6	1.38	1.40
Apartment	300,000	300,000	0	4,552	4,617	65	1.4	1.52	1.54
Comm/Ind: Lo Val	150,000	150,000	0	3,053	2,912	-141	-4.6	2.04	1.94
Comm/Ind: Mid Val	300,000	300,000	0	7,594	7,251	-343	-4.5	2.53	2.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,781	27,498	-1,282	-4.5	2.88	2.75

# LITTLE CANADA CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	827,972	827,972	0	0	10,970	11,254	284	2.6	1.32	1.36
Res Non-Hmstd	127,362	127,362	0	0	1,799	1,844	45	2.5	1.41	1.45
Apartments	208,420	208,420	0	0	3,447	3,523	76	2.2	1.65	1.69
Low-income Apts	34,898	34,898	0	0	120	122	3	2.2	0.34	0.35
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	32,832	32,832	0	0	655	651	-4	-0.6	1.99	1.98
Com/Ind: Hi tier	331,346	331,346	0	0	10,508	10,432	-76	-0.7	3.17	3.15
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,176	9,176	0	0	291	288	-3	-0.9	3.17	3.14
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	19,365	19,365	0	0	319	326	7	2.3	1.65	1.69
<b>Total</b>	<b>1,591,371</b>	<b>1,591,371</b>	<b>0</b>	<b>0</b>	<b>28,109</b>	<b>28,440</b>	<b>332</b>	<b>1.2</b>	<b>1.77</b>	<b>1.79</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	19,561	19,561	0	0.0
(-) TIF Tax Capacity	912	1,074	162	17.8
(-) FD Contrib Tax Cap	2,762	0	-2,762	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>15,886</b>	<b>18,487</b>	<b>2,601</b>	<b>16.4</b>
FD Distrb Tax Cap	2,202	0	-2,202	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.55	49.44	0.000	0.000
City/Town	27.59	26.66	0.000	0.000
School District	28.28	27.93	22.095	24.571
Special District	11.23	11.65	0.000	0.000
<b>Total</b>	<b>114.64</b>	<b>115.68</b>	<b>22.095</b>	<b>24.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	233,600	233,600	0	3,008	2,981	-27	-0.9	1.29	1.28
Res Hmstd: AvgVal	350,100	350,100	0	4,721	4,736	15	0.3	1.35	1.35
Res Hmstd: Hi Val	466,700	466,700	0	6,381	6,493	112	1.7	1.37	1.39
Res Hmstd: Ex-Hi Val	700,200	700,200	0	10,148	10,400	252	2.5	1.45	1.49
Apartment	300,000	300,000	0	4,962	5,075	113	2.3	1.65	1.69
Comm/Ind: Lo Val	150,000	150,000	0	3,209	3,191	-18	-0.6	2.14	2.13
Comm/Ind: Mid Val	300,000	300,000	0	7,963	7,908	-55	-0.7	2.65	2.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0	30,146	29,921	-225	-0.7	3.01	2.99

# NORTH OAKS CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,428,435	1,428,435	0	0	17,290	17,941	651	3.8	1.21	1.26
Res Non-Hmstd	468,173	468,173	0	0	5,950	6,153	204	3.4	1.27	1.31
Apartments	61,356	61,356	0	0	890	913	23	2.5	1.45	1.49
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	2,073	2,073	0	0	36	33	-3	-8.4	1.74	1.60
Com/Ind: Hi tier	38,723	38,723	0	0	1,091	1,009	-82	-7.5	2.82	2.61
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,686	4,686	0	0	134	126	-8	-6.3	2.86	2.68
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	4,226	4,226	0	0	36	37	1	2.3	0.85	0.87
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>2,007,672</b>	<b>2,007,672</b>	<b>0</b>	<b>0</b>	<b>25,427</b>	<b>26,212</b>	<b>786</b>	<b>3.1</b>	<b>1.27</b>	<b>1.31</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	22,998	22,998	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	333	0	-333	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>22,665</b>	<b>22,998</b>	<b>333</b>	<b>1.5</b>
FD Distrb Tax Cap	465	0	-465	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.55	49.44	0.000	0.000
City/Town	12.09	12.15	0.000	0.000
School District	22.06	21.74	21.523	23.781
Special District	8.57	8.88	0.000	0.000
<b>Total</b>	<b>90.27</b>	<b>92.20</b>	<b>21.523</b>	<b>23.781</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	581,700	581,700	0	6,688	6,935	248	3.7	1.15	1.19
Res Hmstd: AvgVal	872,000	872,000	0	10,588	10,971	383	3.6	1.21	1.26
Res Hmstd: Hi Val	1,162,400	1,162,400	0	14,490	15,009	519	3.6	1.25	1.29
Res Hmstd: Ex-Hi Val	1,744,000	1,744,000	0	22,305	23,095	791	3.5	1.28	1.32
Apartment	300,000	300,000	0	4,031	4,171	140	3.5	1.34	1.39
Comm/Ind: Lo Val	150,000	150,000	0	2,854	2,651	-203	-7.1	1.90	1.77
Comm/Ind: Mid Val	300,000	300,000	0	7,136	6,652	-485	-6.8	2.38	2.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,121	25,322	-1,799	-6.6	2.71	2.53

# MAPLEWOOD CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,392,733	3,392,733	0	0	49,769	51,541	1,772	3.6	1.47	1.52
Res Non-Hmstd	469,116	469,116	0	0	7,347	7,602	255	3.5	1.57	1.62
Apartments	549,529	549,529	0	0	10,372	10,709	337	3.2	1.89	1.95
Low-income Apts	157,592	157,592	0	0	606	627	21	3.5	0.38	0.40
Seasonal Rec'l	519	519	0	0	12	13	0	2.9	2.38	2.45
Com/Ind: Lo tier	58,836	58,836	0	0	1,270	1,356	86	6.8	2.16	2.30
Com/Ind: Hi tier	1,007,005	1,007,005	0	0	34,318	36,207	1,888	5.5	3.41	3.60
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	63,379	63,379	0	0	2,158	2,277	119	5.5	3.40	3.59
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	1,549	1,549	0	0	19	20	0	2.4	1.26	1.29
Miscellaneous	43,573	43,573	0	0	739	764	25	3.4	1.70	1.75
<b>Total</b>	<b>5,743,831</b>	<b>5,743,831</b>	<b>0</b>	<b>0</b>	<b>106,610</b>	<b>111,116</b>	<b>4,503</b>	<b>4.2</b>	<b>1.86</b>	<b>1.93</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	66,964	66,964	0	0.0
(-) TIF Tax Capacity	1,752	1,807	55	3.1
(-) FD Contrib Tax Cap	7,872	0	-7,872	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>57,340</b>	<b>65,157</b>	<b>7,817</b>	<b>13.6</b>
FD Distrb Tax Cap	9,884	0	-9,884	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.55	49.44	0.000	0.000
City/Town	48.10	48.84	0.000	0.000
School District	31.27	31.30	15.995	18.342
Special District	11.24	11.67	0.000	0.000
<b>Total</b>	<b>138.16</b>	<b>141.25</b>	<b>15.995</b>	<b>18.342</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	220,100	220,100	0	3,152	3,135	-17	-0.5	1.43	1.42
Res Hmstd: AvgVal	330,000	330,000	0	4,983	5,029	46	0.9	1.51	1.52
Res Hmstd: Hi Val	439,800	439,800	0	6,780	6,920	141	2.1	1.54	1.57
Res Hmstd: Ex-Hi Val	659,900	659,900	0	10,725	11,096	371	3.5	1.63	1.68
Apartment	300,000	300,000	0	5,661	5,847	186	3.3	1.89	1.95
Comm/Ind: Lo Val	150,000	150,000	0	3,455	3,673	218	6.3	2.30	2.45
Comm/Ind: Mid Val	300,000	300,000	0	8,566	9,063	497	5.8	2.86	3.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0	32,420	34,220	1,800	5.6	3.24	3.42

# SHOREVIEW CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,483,227	3,483,227	0	0	45,603	47,454	1,851	4.1	1.31	1.36
Res Non-Hmstd	491,826	491,826	0	0	6,733	7,002	269	4.0	1.37	1.42
Apartments	459,877	459,877	0	0	7,292	7,572	279	3.8	1.59	1.65
Low-income Apts	13,069	13,069	0	0	44	46	2	3.9	0.34	0.35
Seasonal Rec'l	1,560	1,560	0	0	20	20	0	2.4	1.25	1.28
Com/Ind: Lo tier	20,009	20,009	0	0	390	386	-4	-1.0	1.95	1.93
Com/Ind: Hi tier	407,492	407,492	0	0	12,640	12,493	-146	-1.2	3.10	3.07
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,705	15,705	0	0	488	483	-5	-1.0	3.11	3.08
Ag HGA	355	355	0	0	5	5	0	4.1	1.27	1.32
Ag Hmstd Land	531	531	0	0	2	2	0	3.5	0.42	0.43
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	12,753	12,753	0	0	168	174	7	4.1	1.31	1.37
<b>Total</b>	<b>4,906,404</b>	<b>4,906,404</b>	<b>0</b>	<b>0</b>	<b>73,385</b>	<b>75,637</b>	<b>2,253</b>	<b>3.1</b>	<b>1.50</b>	<b>1.54</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	54,268	54,268	0	0.0
(-) TIF Tax Capacity	2,689	2,689	0	0.0
(-) FD Contrib Tax Cap	3,309	0	-3,309	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>48,270</b>	<b>51,579</b>	<b>3,309</b>	<b>6.9</b>
FD Distrib Tax Cap	4,602	0	-4,602	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.55	49.44	0.000	0.000
City/Town	32.37	33.10	0.000	0.000
School District	17.70	17.49	23.251	25.808
Special District	11.24	11.60	0.000	0.000
<b>Total</b>	<b>108.86</b>	<b>111.63</b>	<b>23.251</b>	<b>25.808</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	272,300	272,300	0	3,459	3,496	38	1.1	1.27	1.28
Res Hmstd: AvgVal	408,200	408,200	0	5,387	5,501	113	2.1	1.32	1.35
Res Hmstd: Hi Val	544,100	544,100	0	7,308	7,601	293	4.0	1.34	1.40
Res Hmstd: Ex-Hi Val	816,400	816,400	0	11,646	12,103	457	3.9	1.43	1.48
Apartment	300,000	300,000	0	4,780	4,960	181	3.8	1.59	1.65
Comm/Ind: Lo Val	150,000	150,000	0	3,145	3,118	-27	-0.9	2.10	2.08
Comm/Ind: Mid Val	300,000	300,000	0	7,808	7,732	-76	-1.0	2.60	2.58
Comm/Ind: Hi Val	1,000,000	1,000,000	0	29,568	29,264	-304	-1.0	2.96	2.93

# VADNAIS HEIGHTS CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,493,323	1,493,323	0	0	20,246	20,341	95	0.5	1.36	1.36
Res Non-Hmstd	199,824	199,824	0	0	2,866	2,877	12	0.4	1.43	1.44
Apartments	179,500	179,500	0	0	3,008	3,019	11	0.4	1.68	1.68
Low-income Apts	29,721	29,721	0	0	105	105	0	0.3	0.35	0.35
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	27,027	27,027	0	0	546	544	-2	-0.4	2.02	2.01
Com/Ind: Hi tier	529,486	529,486	0	0	17,049	16,966	-83	-0.5	3.22	3.20
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,320	9,320	0	0	300	299	-1	-0.5	3.22	3.20
Ag HGA	351	351	0	0	5	5	0	0.4	1.36	1.36
Ag Hmstd Land	249	249	0	0	1	1	0	-1.0	0.34	0.34
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	6,156	6,156	0	0	87	87	0	0.3	1.41	1.42
<b>Total</b>	<b>2,474,957</b>	<b>2,474,957</b>	<b>0</b>	<b>0</b>	<b>44,213</b>	<b>44,244</b>	<b>32</b>	<b>0.1</b>	<b>1.79</b>	<b>1.79</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	30,075	30,075	0	0.0
(-) TIF Tax Capacity	169	169	0	0.0
(-) FD Contrib Tax Cap	4,360	0	-4,360	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>25,546</b>	<b>29,906</b>	<b>4,360</b>	<b>17.1</b>
FD Distrb Tax Cap	2,212	0	-2,212	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.55	49.44	0.000	0.000
City/Town	32.03	29.34	0.000	0.000
School District	32.94	32.49	17.629	19.239
Special District	9.39	9.73	0.000	0.000
<b>Total</b>	<b>121.92</b>	<b>121.00</b>	<b>17.629</b>	<b>19.239</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	244,100	244,100	0	3,220	3,126	-94	-2.9	1.32	1.28
Res Hmstd: AvgVal	365,900	365,900	0	5,053	4,967	-87	-1.7	1.38	1.36
Res Hmstd: Hi Val	487,700	487,700	0	6,806	6,807	2	0.0	1.40	1.40
Res Hmstd: Ex-Hi Val	731,700	731,700	0	10,917	10,962	46	0.4	1.49	1.50
Apartment	300,000	300,000	0	5,101	5,115	14	0.3	1.70	1.71
Comm/Ind: Lo Val	150,000	150,000	0	3,244	3,231	-14	-0.4	2.16	2.15
Comm/Ind: Mid Val	300,000	300,000	0	8,067	8,027	-40	-0.5	2.69	2.68
Comm/Ind: Hi Val	1,000,000	1,000,000	0	30,575	30,412	-163	-0.5	3.06	3.04

# MOUNDS VIEW CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	953,686	953,686	0	0	12,531	13,187	656	5.2	1.31	1.38
Res Non-Hmstd	111,111	111,111	0	0	1,581	1,662	81	5.2	1.42	1.50
Apartments	186,241	186,241	0	0	3,102	3,257	155	5.0	1.67	1.75
Low-income Apts	55,280	55,280	0	0	191	201	10	5.2	0.35	0.36
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	11,340	11,340	0	0	228	232	3	1.4	2.01	2.04
Com/Ind: Hi tier	353,153	353,153	0	0	11,244	11,346	102	0.9	3.18	3.21
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,098	6,098	0	0	194	196	2	0.9	3.18	3.21
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	29,704	29,704	0	0	432	454	22	5.1	1.45	1.53
<b>Total</b>	<b>1,706,613</b>	<b>1,706,613</b>	<b>0</b>	<b>0</b>	<b>29,503</b>	<b>30,535</b>	<b>1,031</b>	<b>3.5</b>	<b>1.73</b>	<b>1.79</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	20,252	20,252	0	0.0
(-) TIF Tax Capacity	1,791	2,844	1,053	58.8
(-) FD Contrib Tax Cap	2,890	0	-2,890	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>15,571</b>	<b>17,409</b>	<b>1,838</b>	<b>11.8</b>
FD Distrb Tax Cap	3,293	0	-3,293	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.55	49.44	0.000	0.000
City/Town	37.90	40.50	2.537	2.537
School District	16.93	16.77	23.304	25.860
Special District	10.17	10.47	0.000	0.000
<b>Total</b>	<b>112.55</b>	<b>117.18</b>	<b>25.842</b>	<b>28.398</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	214,700	214,700	0	2,770	2,806	37	1.3	1.29	1.31
Res Hmstd: AvgVal	321,900	321,900	0	4,362	4,480	118	2.7	1.36	1.39
Res Hmstd: Hi Val	429,100	429,100	0	5,939	6,154	215	3.6	1.38	1.43
Res Hmstd: Ex-Hi Val	643,700	643,700	0	9,313	9,791	479	5.1	1.45	1.52
Apartment	300,000	300,000	0	4,996	5,246	250	5.0	1.67	1.75
Comm/Ind: Lo Val	150,000	150,000	0	3,240	3,282	42	1.3	2.16	2.19
Comm/Ind: Mid Val	300,000	300,000	0	8,016	8,101	85	1.1	2.67	2.70
Comm/Ind: Hi Val	1,000,000	1,000,000	0	30,303	30,591	288	0.9	3.03	3.06

# GEM LAKE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	110,112	110,112	0	0	1,707	1,707	0	0.0	1.55	1.55
Res Non-Hmstd	23,926	23,926	0	0	387	386	0	0.0	1.62	1.62
Apartments	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	0.00	0.00
Seasonal Rec'l	2,697	2,697	0	0	44	44	0	-0.7	1.64	1.63
Com/Ind: Lo tier	2,850	2,850	0	0	59	60	1	1.6	2.09	2.12
Com/Ind: Hi tier	24,777	24,777	0	0	820	830	10	1.2	3.31	3.35
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	677	677	0	0	22	23	0	1.2	3.31	3.35
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	210	210	0	0	2	2	0	-0.9	1.12	1.11
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>165,249</b>	<b>165,249</b>	<b>0</b>	<b>0</b>	<b>3,041</b>	<b>3,052</b>	<b>11</b>	<b>0.4</b>	<b>1.84</b>	<b>1.85</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,018	2,018	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	218	0	-218	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,800</b>	<b>2,018</b>	<b>218</b>	<b>12.1</b>
FD Distrb Tax Cap	60	0	-60	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.55	49.44	0.000	0.000
City/Town	38.64	35.61	0.000	0.000
School District	35.28	34.70	16.844	18.322
Special District	8.97	9.29	0.000	0.000
<b>Total</b>	<b>130.44</b>	<b>129.05</b>	<b>16.844</b>	<b>18.322</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	400,100	400,100	0	5,877	5,760	-116	-2.0	1.47	1.44
Res Hmstd: AvgVal	599,800	599,800	0	9,159	9,161	2	0.0	1.53	1.53
Res Hmstd: Hi Val	799,500	799,500	0	12,752	12,749	-3	0.0	1.59	1.59
Res Hmstd: Ex-Hi Val	1,199,500	1,199,500	0	19,947	19,934	-14	-0.1	1.66	1.66
Comm/Ind: Lo Val	150,000	150,000	0	3,349	3,398	49	1.5	2.23	2.27
Comm/Ind: Mid Val	300,000	300,000	0	8,315	8,422	108	1.3	2.77	2.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0	31,489	31,869	379	1.2	3.15	3.19

# BLAINE CITY (PART)

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	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	0.00	0.00
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	3,000	3,000	0	0	60	60	0	-0.3	1.99	1.99
Com/Ind: Hi tier	71,403	71,403	0	0	2,262	2,250	-12	-0.5	3.17	3.15
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	58	58	0	0	2	2	0	-0.5	3.17	3.15
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>74,461</b>	<b>74,461</b>	<b>0</b>	<b>0</b>	<b>2,324</b>	<b>2,312</b>	<b>-12</b>	<b>-0.5</b>	<b>3.12</b>	<b>3.10</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,474	1,474	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	561	0	-561	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>914</b>	<b>1,474</b>	<b>560</b>	<b>61.3</b>
FD Distrb Tax Cap	0	0	0	0.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.55	49.44	0.000	0.00
City/Town	37.96	37.81	0.000	0.00
School District	16.93	16.77	23.304	25.86
Special District	11.06	11.35	0.000	0.00
<b>Total</b>	<b>113.50</b>	<b>115.36</b>	<b>23.304</b>	<b>25.86</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
:-	_____:	_____:	_____:	_____:	_____:	_____:	_____:	_____:	_____:

# SPRING LAKE PARK CITY (P

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	15,215	15,215	0	0	205	213	8	3.9	1.35	1.40
Res Non-Hmstd	4,027	4,027	0	0	58	60	2	3.8	1.44	1.50
Apartments	988	988	0	0	17	18	1	3.6	1.74	1.80
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	300	300	0	0	6	6	0	2.6	2.06	2.11
Com/Ind: Hi tier	509	509	0	0	17	17	0	1.9	3.26	3.32
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	2	2	0	0	0	0	0	1.9	3.26	3.32
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>21,041</b>	<b>21,041</b>	<b>0</b>	<b>0</b>	<b>303</b>	<b>314</b>	<b>11</b>	<b>3.6</b>	<b>1.44</b>	<b>1.49</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	208	208	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	5	0	-5	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>203</b>	<b>208</b>	<b>5</b>	<b>2.5</b>
FD Distrb Tax Cap	47	0	-47	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.55	49.43	0.000	0.00
City/Town	46.06	47.02	0.000	0.00
School District	16.93	16.77	23.304	25.86
Special District	10.17	10.47	0.000	0.00
<b>Total</b>	<b>120.71</b>	<b>123.69</b>	<b>23.304</b>	<b>25.86</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	183,500	183,500	0	2,393	2,373	-20	-0.8	1.30	1.29
Res Hmstd: AvgVal	275,100	275,100	0	3,811	3,845	33	0.9	1.39	1.40
Res Hmstd: Hi Val	366,700	366,700	0	5,230	5,317	87	1.7	1.43	1.45
Res Hmstd: Ex-Hi Val	550,200	550,200	0	8,075	8,384	308	3.8	1.47	1.52
Apartment	300,000	300,000	0	5,226	5,414	189	3.6	1.74	1.80
Comm/Ind: Lo Val	150,000	150,000	0	3,311	3,391	80	2.4	2.21	2.26
Comm/Ind: Mid Val	300,000	300,000	0	8,194	8,367	173	2.1	2.73	2.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0	30,982	31,592	610	2.0	3.10	3.16

# ST. PAUL CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	18,650,977	18,650,977	0	0	292,696	319,093	26,397	9.0	1.57	1.71
Res Non-Hmstd	4,626,951	4,626,951	0	0	80,827	87,985	7,158	8.9	1.75	1.90
Apartments	5,146,595	5,146,595	0	0	102,687	111,588	8,900	8.7	2.00	2.17
Low-income Apts	1,702,564	1,702,564	0	0	6,948	7,570	623	9.0	0.41	0.44
Seasonal Rec'l	4,931	4,931	0	0	101	110	9	8.4	2.05	2.22
Com/Ind: Lo tier	428,866	428,866	0	0	9,633	10,970	1,336	13.9	2.25	2.56
Com/Ind: Hi tier	5,128,544	5,128,544	0	0	180,529	201,159	20,630	11.4	3.52	3.92
Publ U: Elec Gen	77,885	77,885	0	0	2,286	2,599	313	13.7	2.93	3.34
Publ U: Other	194,172	194,172	0	0	6,835	7,616	781	11.4	3.52	3.92
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	4,005	4,005	0	0	54	58	4	7.2	1.34	1.44
Miscellaneous	10,526	10,526	0	0	153	164	11	7.3	1.45	1.56
<b>Total</b>	<b>35,976,016</b>	<b>35,976,016</b>	<b>0</b>	<b>0</b>	<b>682,749</b>	<b>748,912</b>	<b>66,162</b>	<b>9.7</b>	<b>1.90</b>	<b>2.08</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	411,716	411,716	0	0.0
(-) TIF Tax Capacity	30,345	30,347	2	0.0
(-) FD Contrib Tax Cap	40,134	0	-40,134	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>341,238</b>	<b>381,369</b>	<b>40,131</b>	<b>11.8</b>
FD Distrib Tax Cap	83,783	0	-83,783	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	43.53	45.27	0.000	0.000
City/Town	52.82	57.88	0.000	0.000
School District	34.66	37.68	18.039	22.012
Special District	14.18	15.02	0.000	0.000
<b>Total</b>	<b>145.19</b>	<b>155.85</b>	<b>18.039</b>	<b>22.012</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	214,700	214,700	0	3,244	3,394	150	4.6	1.51	1.58
Res Hmstd: AvgVal	321,900	321,900	0	5,134	5,451	317	6.2	1.59	1.69
Res Hmstd: Hi Val	429,000	429,000	0	7,002	7,506	504	7.2	1.63	1.75
Res Hmstd: Ex-Hi Val	643,700	643,700	0	11,029	12,009	980	8.9	1.71	1.87
Apartment	300,000	300,000	0	5,986	6,505	519	8.7	2.00	2.17
Comm/Ind: Lo Val	150,000	150,000	0	3,589	4,056	467	13.0	2.39	2.70
Comm/Ind: Mid Val	300,000	300,000	0	8,869	9,940	1,071	12.1	2.96	3.31
Comm/Ind: Hi Val	1,000,000	1,000,000	0	33,509	37,396	3,887	11.6	3.35	3.74

# ST. PAUL AIRPORT

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	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	0.00
Res Non-Hmstd	0	0	0	0	0	0	0	0.0	0.0	0.00
Apartments	0	0	0	0	0	0	0	0.0	0.0	0.00
Low-income Apts	0	0	0	0	0	0	0	0.0	0.0	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.0	0.00
Com/Ind: Lo tier	0	0	0	0	0	0	0	0.0	0.0	0.00
Com/Ind: Hi tier	34,359	34,359	0	0	378	394	16	4.2	1.1	1.15
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.0	0.00
Publ U: Other	118	118	0	0	1	1	0	4.2	1.1	1.15
Ag HGA	0	0	0	0	0	0	0	0.0	0.0	0.00
Ag Hmstd Land	0	0	0	0	0	0	0	0.0	0.0	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.0	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.0	0.00
<b>Total</b>	<b>34,477</b>	<b>34,477</b>	<b>0</b>	<b>0</b>	<b>379</b>	<b>395</b>	<b>16</b>	<b>4.2</b>	<b>1.1</b>	<b>1.15</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	690	690	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>690</b>	<b>690</b>	<b>0</b>	<b>0</b>
FD Distrib Tax Cap	0	0	0	0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	43.61	45.34	0	0
City/Town	0.00	0.00	0	0
School District	0.00	0.00	0	0
Special District	11.46	12.06	0	0
<b>Total</b>	<b>55.06</b>	<b>57.40</b>	<b>0</b>	<b>0</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
:-	_____:	_____:	_____:	_____:	_____:	_____:	_____:	_____:	_____:

# ST. ANTHONY CITY (PART)

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	171,580	171,580	0	0	2,990	3,221	231	7.7	1.74	1.88
Res Non-Hmstd	22,314	22,314	0	0	419	451	32	7.6	1.88	2.02
Apartments	241,226	241,226	0	0	5,327	5,721	393	7.4	2.21	2.37
Low-income Apts	35,431	35,431	0	0	162	174	12	7.7	0.46	0.49
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	5,113	5,113	0	0	125	142	17	13.3	2.45	2.78
Com/Ind: Hi tier	63,046	63,046	0	0	2,366	2,630	264	11.2	3.75	4.17
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,437	3,437	0	0	129	143	14	11.2	3.75	4.17
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>542,147</b>	<b>542,147</b>	<b>0</b>	<b>0</b>	<b>11,518</b>	<b>12,482</b>	<b>963</b>	<b>8.4</b>	<b>2.12</b>	<b>2.30</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	6,367	6,367	0	0.0
(-) TIF Tax Capacity	2,671	2,770	99	3.7
(-) FD Contrib Tax Cap	453	0	-453	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>3,243</b>	<b>3,597</b>	<b>354</b>	<b>10.9</b>
FD Distrb Tax Cap	824	0	-824	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.55	49.44	0.000	0.000
City/Town	65.64	70.49	0.000	0.000
School District	27.98	30.07	29.871	34.611
Special District	11.61	12.03	0.000	0.000
<b>Total</b>	<b>152.78</b>	<b>162.03</b>	<b>29.871</b>	<b>34.611</b>

## 4. Tax Burdens on Hypothetical 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	3,522	3,645	123	3.5	1.69	1.75
Res Hmstd: AvgVal	312,300	312,300	0	5,565	5,842	277	5.0	1.78	1.87
Res Hmstd: Hi Val	416,300	416,300	0	7,604	8,039	435	5.7	1.83	1.93
Res Hmstd: Ex-Hi Val	624,600	624,600	0	11,884	12,787	902	7.6	1.90	2.05
Apartment	300,000	300,000	0	6,625	7,114	489	7.4	2.21	2.37
Comm/Ind: Lo Val	150,000	150,000	0	3,896	4,384	489	12.5	2.60	2.92
Comm/Ind: Mid Val	300,000	300,000	0	9,526	10,642	1,117	11.7	3.18	3.55
Comm/Ind: Hi Val	1,000,000	1,000,000	0	35,799	39,846	4,047	11.3	3.58	3.98

# WHITE BEAR LAKE CITY (PA)

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,424,665	2,424,665	0	0	32,786	33,529	743	2.3	1.35	1.38
Res Non-Hmstd	445,827	445,827	0	0	6,625	6,770	145	2.2	1.49	1.52
Apartments	441,727	441,727	0	0	7,538	7,695	157	2.1	1.71	1.74
Low-income Apts	46,319	46,319	0	0	162	166	4	2.2	0.35	0.36
Seasonal Rec'l	3,115	3,115	0	0	48	49	1	1.8	1.53	1.56
Com/Ind: Lo tier	44,832	44,832	0	0	905	921	16	1.7	2.02	2.05
Com/Ind: Hi tier	509,816	509,816	0	0	16,421	16,633	211	1.3	3.22	3.26
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,636	15,636	0	0	504	510	6	1.3	3.22	3.26
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>3,931,937</b>	<b>3,931,937</b>	<b>0</b>	<b>0</b>	<b>64,989</b>	<b>66,273</b>	<b>1,283</b>	<b>2.0</b>	<b>1.65</b>	<b>1.69</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	44,982	44,982	0	0.0
(-) TIF Tax Capacity	258	265	7	2.7
(-) FD Contrib Tax Cap	4,300	0	-4,300	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>40,423</b>	<b>44,716</b>	<b>4,293</b>	<b>10.6</b>
FD Distrb Tax Cap	4,785	0	-4,785	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.55	49.44	0.000	0.000
City/Town	30.37	30.37	0.000	0.000
School District	35.28	34.70	16.843	18.322
Special District	9.84	10.19	0.000	0.000
<b>Total</b>	<b>123.04</b>	<b>124.70</b>	<b>16.843</b>	<b>18.322</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	227,100	227,100	0	2,970	2,922	-48	-1.6	1.31	1.29
Res Hmstd: AvgVal	340,500	340,500	0	4,682	4,672	-10	-0.2	1.38	1.37
Res Hmstd: Hi Val	453,800	453,800	0	6,348	6,419	71	1.1	1.40	1.41
Res Hmstd: Ex-Hi Val	680,900	680,900	0	10,081	10,302	221	2.2	1.48	1.51
Apartment	300,000	300,000	0	5,119	5,226	107	2.1	1.71	1.74
Comm/Ind: Lo Val	150,000	150,000	0	3,248	3,300	52	1.6	2.17	2.20
Comm/Ind: Mid Val	300,000	300,000	0	8,080	8,194	114	1.4	2.69	2.73
Comm/Ind: Hi Val	1,000,000	1,000,000	0	30,627	31,032	405	1.3	3.06	3.10

# ALANGO TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	14,223	14,223	0	0	55	56	2	3.1	0.38	0.40
Res Non-Hmstd	1,303	1,303	0	0	12	12	0	1.9	0.92	0.94
Apartments	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	0.00	0.00
Seasonal Rec'l	4,437	4,437	0	0	39	40	1	1.7	0.88	0.90
Com/Ind: Lo tier	216	216	0	0	3	3	-1	-18.1	1.62	1.33
Com/Ind: Hi tier	89	89	0	0	2	2	0	-14.4	2.72	2.33
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	197	197	0	0	5	5	-1	-14.4	2.72	2.33
Ag HGA	1,969	1,969	0	0	9	10	0	3.2	0.47	0.48
Ag Hmstd Land	2,105	2,105	0	0	3	3	0	4.7	0.14	0.14
Ag Non-Hmstd	11,188	11,188	0	0	86	88	2	2.0	0.77	0.78
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>35,727</b>	<b>35,727</b>	<b>0</b>	<b>0</b>	<b>214</b>	<b>219</b>	<b>3</b>	<b>1.4</b>	<b>0.60</b>	<b>0.61</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	318	318	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	3	0	-3	-100
<b>(=) Taxable Tax Capacity</b>	<b>315</b>	<b>318</b>	<b>3</b>	<b>1</b>
FD Distrb Tax Cap	23	0	-23	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.00
City/Town	12.79	13.84	0.000	0.00
School District	8.93	8.81	7.374	7.57
Special District	1.20	1.20	0.000	0.00
<b>Total</b>	<b>81.99</b>	<b>83.47</b>	<b>7.374</b>	<b>7.57</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,100	99,100	0	364	253	-111	-30.5	0.37	0.26
Res Hmstd: AvgVal	148,500	148,500	0	842	560	-282	-33.5	0.57	0.38
Res Hmstd: Hi Val	198,000	198,000	0	1,320	1,048	-273	-20.7	0.67	0.53
Res Hmstd: Ex-Hi Val	297,000	297,000	0	2,278	2,023	-255	-11.2	0.77	0.68
Seas Rec: Lo Val	75,000	75,000	0	645	656	11	1.7	0.86	0.87
Seas Rec: Hi Val	200,000	200,000	0	1,794	1,824	29	1.6	0.90	0.91
Comm/Ind: Lo Val	150,000	150,000	0	2,651	2,211	-440	-16.6	1.77	1.47
Comm/Ind: Mid Val	300,000	300,000	0	6,735	5,707	-1,028	-15.3	2.24	1.90
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,791	22,019	-3,772	-14.6	2.58	2.20

# ALBORN TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	39,360	39,360	0	0	263	262	-1	-0.4	0.67	0.66
Res Non-Hmstd	6,013	6,013	0	0	61	61	0	-0.4	1.01	1.01
Apartments	735	735	0	0	9	9	0	-0.4	1.21	1.20
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	14,657	14,657	0	0	144	143	-1	-0.6	0.98	0.98
Com/Ind: Lo tier	262	262	0	0	4	4	-1	-15.9	1.70	1.43
Com/Ind: Hi tier	8,299	8,299	0	0	235	205	-30	-12.7	2.83	2.47
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,366	1,366	0	0	39	34	-5	-12.7	2.83	2.47
Ag HGA	1,212	1,212	0	0	8	8	0	-0.5	0.63	0.62
Ag Hmstd Land	1,066	1,066	0	0	2	2	0	-1.1	0.20	0.20
Ag Non-Hmstd	8,295	8,295	0	0	70	70	0	-0.6	0.85	0.84
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>81,265</b>	<b>81,265</b>	<b>0</b>	<b>0</b>	<b>835</b>	<b>798</b>	<b>-38</b>	<b>-4.6</b>	<b>1.03</b>	<b>0.98</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	859	859	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	63	0	-63	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>796</b>	<b>859</b>	<b>63</b>	<b>7.9</b>
FD Distrb Tax Cap	23	0	-23	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	58.98	59.53	0.000	0.000
City/Town	21.74	20.76	0.000	0.000
School District	8.88	8.77	7.374	7.571
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>90.80</b>	<b>90.25</b>	<b>7.374</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	150,200	150,200	0	969	656	-313	-32.3	0.65	0.44
Res Hmstd: AvgVal	225,200	225,200	0	1,767	1,451	-316	-17.9	0.78	0.64
Res Hmstd: Hi Val	300,100	300,100	0	2,564	2,244	-319	-12.5	0.85	0.75
Res Hmstd: Ex-Hi Val	450,300	450,300	0	4,131	3,836	-295	-7.2	0.92	0.85
Apartment	300,000	300,000	0	3,626	3,612	-15	-0.4	1.21	1.20
Seas Rec: Lo Val	75,000	75,000	0	711	707	-4	-0.6	0.95	0.94
Seas Rec: Hi Val	200,000	200,000	0	1,971	1,960	-11	-0.6	0.99	0.98
Comm/Ind: Lo Val	150,000	150,000	0	2,768	2,364	-404	-14.6	1.85	1.58
Comm/Ind: Mid Val	300,000	300,000	0	7,007	6,063	-944	-13.5	2.34	2.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,789	23,325	-3,464	-12.9	2.68	2.33

# ALDEN TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	17,966	17,966	0	0	110	112	3	2.3	0.61	0.62
Res Non-Hmstd	2,225	2,225	0	0	21	22	0	1.7	0.96	0.98
Apartments	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	0.00	0.00
Seasonal Rec'l	3,022	3,022	0	0	28	29	0	1.6	0.93	0.95
Com/Ind: Lo tier	37	37	0	0	1	1	0	-8.1	1.51	1.39
Com/Ind: Hi tier	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	0.00	0.00
Publ U: Other	74	74	0	0	2	2	0	-6.3	2.59	2.42
Ag HGA	603	603	0	0	3	3	0	3.3	0.43	0.44
Ag Hmstd Land	349	349	0	0	0	0	0	8.5	0.07	0.07
Ag Non-Hmstd	4,105	4,105	0	0	34	35	1	1.9	0.83	0.85
Miscellaneous	1	1	0	0	0	0	0	-6.3	2.59	2.42
<b>Total</b>	<b>28,382</b>	<b>28,382</b>	<b>0</b>	<b>0</b>	<b>199</b>	<b>204</b>	<b>4</b>	<b>2.0</b>	<b>0.70</b>	<b>0.72</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	261	261	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>261</b>	<b>261</b>	<b>0</b>	<b>0</b>
FD Distrib Tax Cap	15	0	-15	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	18.01	19.14	0.000	0.000
School District	9.37	9.22	5.275	5.371
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>87.65</b>	<b>89.17</b>	<b>5.275</b>	<b>5.371</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	140,600	140,600	0	801	512	-289	-36.1	0.57	0.36
Res Hmstd: AvgVal	210,800	210,800	0	1,509	1,232	-277	-18.3	0.72	0.58
Res Hmstd: Hi Val	281,000	281,000	0	2,217	1,952	-264	-11.9	0.79	0.69
Res Hmstd: Ex-Hi Val	421,600	421,600	0	3,628	3,394	-234	-6.4	0.86	0.81
Seas Rec: Lo Val	75,000	75,000	0	687	699	11	1.7	0.92	0.93
Seas Rec: Hi Val	200,000	200,000	0	1,907	1,938	31	1.6	0.95	0.97

# ANGORA TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	14,105	14,105	0	0	69	70	1	0.9	0.49	0.50
Res Non-Hmstd	1,783	1,783	0	0	17	17	0	0.6	0.97	0.97
Apartments	110	110	0	0	1	1	0	0.6	1.18	1.19
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	4,731	4,731	0	0	45	45	0	0.4	0.94	0.95
Com/Ind: Lo tier	1,139	1,139	0	0	16	16	0	-1.2	1.43	1.41
Com/Ind: Hi tier	6,822	6,822	0	0	168	167	-2	-1.0	2.47	2.45
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	988	988	0	0	24	24	0	-1.0	2.47	2.45
Ag HGA	1,074	1,074	0	0	6	6	0	1.0	0.58	0.59
Ag Hmstd Land	1,313	1,313	0	0	2	2	0	1.2	0.16	0.17
Ag Non-Hmstd	13,654	13,654	0	0	113	114	1	0.5	0.83	0.83
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>45,719</b>	<b>45,719</b>	<b>0</b>	<b>0</b>	<b>461</b>	<b>462</b>	<b>0</b>	<b>0.0</b>	<b>1.01</b>	<b>1.01</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	503	503	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	5	0	-5	-100
<b>(=) Taxable Tax Capacity</b>	<b>498</b>	<b>503</b>	<b>5</b>	<b>1</b>
FD Distrb Tax Cap	9	0	-9	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	8.09	8.19	0.000	0.000
School District	8.93	8.81	7.375	7.571
Special District	12.76	12.63	0.000	0.000
<b>Total</b>	<b>88.86</b>	<b>89.24</b>	<b>7.375</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical 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	495	304	-191	-38.6	0.46	0.28
Res Hmstd: AvgVal	160,400	160,400	0	1,051	751	-300	-28.5	0.66	0.47
Res Hmstd: Hi Val	213,900	213,900	0	1,609	1,312	-297	-18.4	0.75	0.61
Res Hmstd: Ex-Hi Val	320,800	320,800	0	2,723	2,433	-290	-10.6	0.85	0.76
Apartment	300,000	300,000	0	3,553	3,574	20	0.6	1.18	1.19
Seas Rec: Lo Val	75,000	75,000	0	696	699	3	0.4	0.93	0.93
Seas Rec: Hi Val	200,000	200,000	0	1,932	1,939	8	0.4	0.97	0.97
Comm/Ind: Lo Val	150,000	150,000	0	2,367	2,341	-26	-1.1	1.58	1.56
Comm/Ind: Mid Val	300,000	300,000	0	6,072	6,010	-63	-1.0	2.02	2.00
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,362	23,131	-231	-1.0	2.34	2.31

# KABETOGE MA TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	22,220	22,220	0	0	176	177	1	0.4	0.79	0.80
Res Non-Hmstd	1,522	1,522	0	0	18	18	0	0.3	1.17	1.18
Apartments	135	135	0	0	2	2	0	0.3	1.20	1.20
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	68,087	68,087	0	0	647	648	1	0.2	0.95	0.95
Com/Ind: Lo tier	1,543	1,543	0	0	23	22	-1	-3.7	1.48	1.43
Com/Ind: Hi tier	4,095	4,095	0	0	104	101	-3	-2.9	2.54	2.46
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	6,895	6,895	0	0	59	59	0	0.3	0.85	0.85
Miscellaneous	1	1	0	0	0	0	0	-2.9	2.54	2.46
<b>Total</b>	<b>104,498</b>	<b>104,498</b>	<b>0</b>	<b>0</b>	<b>1,029</b>	<b>1,027</b>	<b>-2</b>	<b>-0.2</b>	<b>0.98</b>	<b>0.98</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,060	1,060	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	7	0	-7	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,053</b>	<b>1,060</b>	<b>7</b>	<b>0.7</b>
FD Distrb Tax Cap	2	0	-2	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	58.75	59.22	0.000	0.000
City/Town	9.72	9.66	0.000	0.000
School District	8.77	8.62	7.375	7.571
Special District	12.76	12.63	0.000	0.000
<b>Total</b>	<b>90.00</b>	<b>90.14</b>	<b>7.375</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical 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	1,550	1,247	-303	-19.5	0.75	0.60
Res Hmstd: AvgVal	309,100	309,100	0	2,635	2,336	-299	-11.3	0.85	0.76
Res Hmstd: Hi Val	412,000	412,000	0	3,721	3,425	-295	-7.9	0.90	0.83
Res Hmstd: Ex-Hi Val	618,100	618,100	0	5,995	5,790	-204	-3.4	0.97	0.94
Apartment	300,000	300,000	0	3,596	3,607	11	0.3	1.20	1.20
Seas Rec: Lo Val	75,000	75,000	0	705	706	1	0.1	0.94	0.94
Seas Rec: Hi Val	200,000	200,000	0	1,955	1,957	3	0.1	0.98	0.98
Comm/Ind: Lo Val	150,000	150,000	0	2,443	2,361	-82	-3.4	1.63	1.57
Comm/Ind: Mid Val	300,000	300,000	0	6,250	6,057	-193	-3.1	2.08	2.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,012	23,303	-709	-3.0	2.40	2.33

# ARROWHEAD TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	7,383	7,383	0	0	29	28	-1	-1.8	0.39	0.38
Res Non-Hmstd	2,879	2,879	0	0	25	25	0	-1.1	0.88	0.87
Apartments	591	591	0	0	6	6	0	-1.2	1.03	1.01
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,140	2,140	0	0	18	17	0	-1.3	0.83	0.82
Com/Ind: Lo tier	300	300	0	0	4	4	0	-9.7	1.36	1.23
Com/Ind: Hi tier	2,467	2,467	0	0	58	54	-4	-6.6	2.33	2.18
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	99,956	99,956	0	0	2,570	2,243	-327	-12.7	2.57	2.24
Ag HGA	2,240	2,240	0	0	9	9	0	-2.2	0.40	0.39
Ag Hmstd Land	3,858	3,858	0	0	6	6	0	-2.6	0.17	0.16
Ag Non-Hmstd	6,756	6,756	0	0	50	49	-1	-1.4	0.74	0.73
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>128,570</b>	<b>128,570</b>	<b>0</b>	<b>0</b>	<b>2,775</b>	<b>2,441</b>	<b>-333</b>	<b>-12.0</b>	<b>2.16</b>	<b>1.90</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,274	2,274	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	476	0	-476	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,798</b>	<b>2,274</b>	<b>476</b>	<b>26.5</b>
FD Distrb Tax Cap	9	0	-9	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	6.92	5.50	0.000	0.000
School District	8.42	8.41	7.704	7.888
Special District	5.38	5.28	0.000	0.000
<b>Total</b>	<b>79.79</b>	<b>78.80</b>	<b>7.704</b>	<b>7.888</b>

## 4. Tax Burdens on Hypothetical 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	450	284	-166	-36.9	0.41	0.26
Res Hmstd: AvgVal	164,100	164,100	0	967	657	-310	-32.0	0.59	0.40
Res Hmstd: Hi Val	218,700	218,700	0	1,484	1,169	-314	-21.2	0.68	0.53
Res Hmstd: Ex-Hi Val	328,100	328,100	0	2,519	2,195	-324	-12.9	0.77	0.67
Apartment	300,000	300,000	0	3,223	3,192	-31	-1.0	1.07	1.06
Comm/Ind: Lo Val	150,000	150,000	0	2,474	2,111	-363	-14.7	1.65	1.41
Comm/Ind: Mid Val	300,000	300,000	0	6,319	5,471	-848	-13.4	2.11	1.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,263	21,152	-3,110	-12.8	2.43	2.12

# AULT TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	11,125	11,125	0	0	49	50	0	0.4	0.44	0.45
Res Non-Hmstd	3,842	3,842	0	0	33	33	0	0.2	0.86	0.86
Apartments	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	0.00	0.00
Seasonal Rec'l	20,790	20,790	0	0	168	168	0	0.1	0.81	0.81
Com/Ind: Lo tier	120	120	0	0	2	1	0	-22.8	1.52	1.17
Com/Ind: Hi tier	5,224	5,224	0	0	135	111	-24	-17.8	2.59	2.13
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	153	153	0	0	0	0	0	0.6	0.32	0.33
Ag Hmstd Land	119	119	0	0	0	0	0	1.8	0.03	0.03
Ag Non-Hmstd	5,386	5,386	0	0	37	37	0	0.2	0.68	0.68
Miscellaneous	1	1	0	0	0	0	0	-17.8	2.59	2.13
<b>Total</b>	<b>46,760</b>	<b>46,760</b>	<b>0</b>	<b>0</b>	<b>424</b>	<b>400</b>	<b>-24</b>	<b>-5.7</b>	<b>0.91</b>	<b>0.86</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	503	503	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	35	0	-35	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>468</b>	<b>503</b>	<b>35</b>	<b>7.5</b>
FD Distrb Tax Cap	3	0	-3	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	4.88	4.58	0.000	0.000
School District	9.37	9.22	5.275	5.371
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>74.52</b>	<b>74.61</b>	<b>5.275</b>	<b>5.371</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	131,000	131,000	0	566	339	-227	-40.1	0.43	0.26
Res Hmstd: AvgVal	196,400	196,400	0	1,132	840	-291	-25.7	0.58	0.43
Res Hmstd: Hi Val	261,700	261,700	0	1,696	1,407	-290	-17.1	0.65	0.54
Res Hmstd: Ex-Hi Val	392,700	392,700	0	2,830	2,542	-287	-10.2	0.72	0.65
Seas Rec: Lo Val	75,000	75,000	0	589	590	1	0.1	0.79	0.79
Seas Rec: Hi Val	200,000	200,000	0	1,645	1,647	2	0.1	0.82	0.82
Comm/Ind: Lo Val	150,000	150,000	0	2,499	1,979	-520	-20.8	1.67	1.32
Comm/Ind: Mid Val	300,000	300,000	0	6,389	5,176	-1,213	-19.0	2.13	1.73
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,545	20,095	-4,450	-18.1	2.45	2.01

# BALKAN TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	81,091	81,091	0	0	824	855	30	3.7	1.02	1.05
Res Non-Hmstd	7,087	7,087	0	0	101	104	3	2.9	1.43	1.47
Apartments	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	0.00	0.00
Seasonal Rec'l	8,739	8,739	0	0	117	118	1	1.0	1.34	1.35
Com/Ind: Lo tier	1,422	1,422	0	0	27	26	0	-0.1	1.86	1.86
Com/Ind: Hi tier	1,324	1,324	0	0	43	43	0	-0.3	3.26	3.26
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,487	2,487	0	0	79	79	0	-0.3	3.19	3.18
Ag HGA	2,323	2,323	0	0	26	27	1	3.4	1.13	1.16
Ag Hmstd Land	1,311	1,311	0	0	3	3	0	-12.3	0.22	0.19
Ag Non-Hmstd	19,320	19,320	0	0	181	170	-12	-6.4	0.94	0.88
Miscellaneous	163	163	0	0	5	5	0	1.7	3.23	3.29
<b>Total</b>	<b>125,267</b>	<b>125,267</b>	<b>0</b>	<b>0</b>	<b>1,406</b>	<b>1,430</b>	<b>23</b>	<b>1.6</b>	<b>1.12</b>	<b>1.14</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,191	1,191	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	14	0	-14	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,176</b>	<b>1,191</b>	<b>15</b>	<b>1.3</b>
FD Distrb Tax Cap	46	0	-46	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	54.61	55.20	0.000	0.000
City/Town	24.01	24.68	0.000	0.000
School District	46.44	46.43	11.235	14.029
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>126.26</b>	<b>127.52</b>	<b>11.235</b>	<b>14.029</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	157,700	157,700	0	1,562	1,305	-258	-16.5	0.99	0.83
Res Hmstd: AvgVal	236,400	236,400	0	2,734	2,509	-225	-8.2	1.16	1.06
Res Hmstd: Hi Val	315,200	315,200	0	3,907	3,715	-192	-4.9	1.24	1.18
Res Hmstd: Ex-Hi Val	472,800	472,800	0	6,186	6,127	-59	-1.0	1.31	1.30
Seas Rec: Lo Val	75,000	75,000	0	977	986	9	1.0	1.30	1.31
Seas Rec: Hi Val	200,000	200,000	0	2,680	2,705	25	0.9	1.34	1.35
Comm/Ind: Lo Val	150,000	150,000	0	3,293	3,299	6	0.2	2.20	2.20
Comm/Ind: Mid Val	300,000	300,000	0	8,213	8,213	0	0.0	2.74	2.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0	31,172	31,145	-27	-0.1	3.12	3.11

# BASSETT TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,185	4,185	0	0	18	18	0	-0.1	0.42	0.42
Res Non-Hmstd	1,183	1,183	0	0	10	10	0	-0.2	0.87	0.87
Apartments	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	0.00	0.00
Seasonal Rec'l	14,012	14,012	0	0	114	113	0	-0.3	0.81	0.81
Com/Ind: Lo tier	185	185	0	0	3	2	-1	-19.7	1.47	1.18
Com/Ind: Hi tier	9,799	9,799	0	0	248	209	-39	-15.8	2.53	2.13
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	249	249	0	0	6	5	-1	-15.2	2.52	2.14
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	7,312	7,312	0	0	51	50	0	-0.2	0.69	0.69
Miscellaneous	1,081	1,081	0	0	27	23	-4	-15.2	2.52	2.14
<b>Total</b>	<b>38,006</b>	<b>38,006</b>	<b>0</b>	<b>0</b>	<b>477</b>	<b>430</b>	<b>-45</b>	<b>-9.4</b>	<b>1.26</b>	<b>1.13</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	486	486	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	62	0	-62	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>424</b>	<b>486</b>	<b>62</b>	<b>14.6</b>
FD Distrb Tax Cap	1	0	-1	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	4.72	4.11	0.000	0.000
School District	9.18	9.03	6.457	6.609
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>74.16</b>	<b>73.95</b>	<b>6.457</b>	<b>6.609</b>

## 4. Tax Burdens on Hypothetical 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	405	269	-136	-33.5	0.36	0.24
Res Hmstd: AvgVal	166,600	166,600	0	888	594	-295	-33.2	0.53	0.36
Res Hmstd: Hi Val	222,100	222,100	0	1,373	1,078	-295	-21.5	0.62	0.49
Res Hmstd: Ex-Hi Val	333,200	333,200	0	2,343	2,047	-296	-12.6	0.70	0.61
Seas Rec: Lo Val	75,000	75,000	0	586	585	-2	-0.3	0.78	0.78
Seas Rec: Hi Val	200,000	200,000	0	1,638	1,634	-4	-0.3	0.82	0.82
Comm/Ind: Lo Val	150,000	150,000	0	2,430	1,982	-448	-18.4	1.62	1.32
Comm/Ind: Mid Val	300,000	300,000	0	6,223	5,178	-1,045	-16.8	2.07	1.73
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,924	20,091	-3,833	-16.0	2.39	2.01

# BEATTY TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	95,228	95,228	0	0	816	820	5	0.6	0.86	0.86
Res Non-Hmstd	11,117	11,117	0	0	123	124	1	0.5	1.11	1.11
Apartments	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	0.00	0.00
Seasonal Rec'l	239,975	239,975	0	0	2,343	2,351	7	0.3	0.98	0.98
Com/Ind: Lo tier	1,337	1,337	0	0	20	18	-1	-6.8	1.48	1.38
Com/Ind: Hi tier	2,202	2,202	0	0	56	53	-3	-5.3	2.53	2.40
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	23,865	23,865	0	0	195	196	1	0.4	0.82	0.82
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>373,724</b>	<b>373,724</b>	<b>0</b>	<b>0</b>	<b>3,553</b>	<b>3,562</b>	<b>10</b>	<b>0.3</b>	<b>0.95</b>	<b>0.95</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,883	3,883	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	8	0	-8	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>3,876</b>	<b>3,883</b>	<b>7</b>	<b>0.2</b>
FD Distrb Tax Cap	4	0	-4	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	5.85	5.84	0.000	0.000
School District	8.93	8.81	7.375	7.571
Special District	12.76	12.63	0.000	0.000
<b>Total</b>	<b>86.61</b>	<b>86.89</b>	<b>7.375</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	309,800	309,800	0	2,541	2,249	-292	-11.5	0.82	0.73
Res Hmstd: AvgVal	464,500	464,500	0	4,076	3,832	-244	-6.0	0.88	0.82
Res Hmstd: Hi Val	619,200	619,200	0	5,788	5,593	-195	-3.4	0.93	0.90
Res Hmstd: Ex-Hi Val	928,900	928,900	0	9,369	9,192	-178	-1.9	1.01	0.99
Seas Rec: Lo Val	75,000	75,000	0	680	682	2	0.3	0.91	0.91
Seas Rec: Hi Val	200,000	200,000	0	1,887	1,892	6	0.3	0.94	0.95
Comm/Ind: Lo Val	150,000	150,000	0	2,440	2,288	-152	-6.2	1.63	1.53
Comm/Ind: Mid Val	300,000	300,000	0	6,241	5,887	-355	-5.7	2.08	1.96
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,981	22,679	-1,302	-5.4	2.40	2.27

# BIWABIK TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	75,882	75,882	0	0	612	627	15	2.5	0.81	0.83
Res Non-Hmstd	12,895	12,895	0	0	157	159	3	1.8	1.21	1.24
Apartments	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	0.00	0.00
Seasonal Rec'l	34,635	34,635	0	0	389	392	2	0.6	1.12	1.13
Com/Ind: Lo tier	1,495	1,495	0	0	27	25	-2	-8.3	1.82	1.67
Com/Ind: Hi tier	6,619	6,619	0	0	197	183	-14	-7.1	2.98	2.77
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,806	2,806	0	0	84	78	-6	-6.8	2.98	2.78
Ag HGA	1,225	1,225	0	0	8	9	0	4.0	0.68	0.71
Ag Hmstd Land	913	913	0	0	1	1	0	1.5	0.15	0.16
Ag Non-Hmstd	8,637	8,637	0	0	77	77	0	0.3	0.89	0.89
Miscellaneous	262	262	0	0	4	4	0	1.3	1.64	1.67
<b>Total</b>	<b>145,369</b>	<b>145,369</b>	<b>0</b>	<b>0</b>	<b>1,556</b>	<b>1,555</b>	<b>-2</b>	<b>-0.1</b>	<b>1.07</b>	<b>1.07</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,480	1,480	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	59	0	-59	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,421</b>	<b>1,480</b>	<b>59</b>	<b>4.2</b>
FD Distrb Tax Cap	42	0	-42	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	57.65	58.24	0.000	0.000
City/Town	26.66	26.29	0.000	0.000
School District	17.49	18.09	10.657	11.947
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>103.00</b>	<b>103.82</b>	<b>10.657</b>	<b>11.947</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	156,600	156,600	0	1,226	961	-265	-21.6	0.78	0.61
Res Hmstd: AvgVal	234,700	234,700	0	2,186	1,938	-248	-11.4	0.93	0.83
Res Hmstd: Hi Val	312,900	312,900	0	3,148	2,917	-231	-7.3	1.01	0.93
Res Hmstd: Ex-Hi Val	469,400	469,400	0	5,020	4,875	-145	-2.9	1.07	1.04
Seas Rec: Lo Val	75,000	75,000	0	803	809	6	0.8	1.07	1.08
Seas Rec: Hi Val	200,000	200,000	0	2,215	2,231	16	0.7	1.11	1.12
Comm/Ind: Lo Val	150,000	150,000	0	2,964	2,735	-229	-7.7	1.98	1.82
Comm/Ind: Mid Val	300,000	300,000	0	7,449	6,907	-542	-7.3	2.48	2.30
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,375	26,376	-2,000	-7.0	2.84	2.64

# BREITUNG TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	47,530	47,530	0	0	367	370	3	0.9	0.77	0.78
Res Non-Hmstd	15,811	15,811	0	0	191	192	1	0.7	1.20	1.21
Apartments	94	94	0	0	1	1	0	0.7	1.40	1.41
Low-income Apts	142	142	0	0	0	0	0	0.7	0.28	0.29
Seasonal Rec'l	113,832	113,832	0	0	1,328	1,336	7	0.6	1.17	1.17
Com/Ind: Lo tier	335	335	0	0	6	6	0	-6.6	1.79	1.67
Com/Ind: Hi tier	91	91	0	0	3	3	0	-5.3	2.95	2.79
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	45	45	0	0	1	1	0	-5.3	2.95	2.79
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	14,328	14,328	0	0	137	138	1	0.7	0.96	0.97
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>192,208</b>	<b>192,208</b>	<b>0</b>	<b>0</b>	<b>2,034</b>	<b>2,047</b>	<b>12</b>	<b>0.6</b>	<b>1.06</b>	<b>1.06</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,900	1,900	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	2	0	-2	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,898</b>	<b>1,900</b>	<b>2</b>	<b>0.1</b>
FD Distrb Tax Cap	12	0	-12	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	58.01	58.55	0.000	0.000
City/Town	38.39	38.61	0.000	0.000
School District	8.28	8.16	7.374	7.571
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>105.88</b>	<b>106.52</b>	<b>7.374</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical 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	1,041	753	-289	-27.7	0.73	0.53
Res Hmstd: AvgVal	213,700	213,700	0	1,914	1,632	-282	-14.7	0.90	0.76
Res Hmstd: Hi Val	284,900	284,900	0	2,789	2,513	-276	-9.9	0.98	0.88
Res Hmstd: Ex-Hi Val	427,400	427,400	0	4,525	4,275	-250	-5.5	1.06	1.00
Apartment	300,000	300,000	0	4,192	4,222	30	0.7	1.40	1.41
Seas Rec: Lo Val	75,000	75,000	0	824	829	5	0.6	1.10	1.11
Seas Rec: Hi Val	200,000	200,000	0	2,272	2,285	13	0.6	1.14	1.14
Comm/Ind: Lo Val	150,000	150,000	0	2,907	2,730	-177	-6.1	1.94	1.82
Comm/Ind: Mid Val	300,000	300,000	0	7,330	6,917	-413	-5.6	2.44	2.31
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,975	26,457	-1,518	-5.4	2.80	2.65

# CHERRY TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	78,091	78,091	0	0	495	502	7	1.5	0.63	0.64
Res Non-Hmstd	5,982	5,982	0	0	58	59	1	1.1	0.97	0.98
Apartments	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	0.00	0.00
Seasonal Rec'l	3,779	3,779	0	0	35	35	0	0.9	0.92	0.93
Com/Ind: Lo tier	789	789	0	0	13	11	-2	-12.1	1.59	1.39
Com/Ind: Hi tier	5,229	5,229	0	0	140	125	-14	-10.3	2.67	2.40
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,997	3,997	0	0	107	96	-11	-10.3	2.67	2.40
Ag HGA	5,646	5,646	0	0	40	41	1	1.3	0.71	0.72
Ag Hmstd Land	3,501	3,501	0	0	7	7	0	2.1	0.19	0.19
Ag Non-Hmstd	10,745	10,745	0	0	87	88	1	1.1	0.81	0.82
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>117,759</b>	<b>117,759</b>	<b>0</b>	<b>0</b>	<b>982</b>	<b>964</b>	<b>-17</b>	<b>-1.7</b>	<b>0.83</b>	<b>0.82</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,161	1,161	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	48	0	-48	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,113</b>	<b>1,161</b>	<b>48</b>	<b>4.3</b>
FD Distrb Tax Cap	61	0	-61	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	16.73	17.10	0.000	0.000
School District	9.14	9.04	7.481	7.715
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>86.14</b>	<b>86.95</b>	<b>7.481</b>	<b>7.715</b>

## 4. Tax Burdens on Hypothetical 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	788	495	-294	-37.3	0.57	0.36
Res Hmstd: AvgVal	206,900	206,900	0	1,487	1,201	-286	-19.2	0.72	0.58
Res Hmstd: Hi Val	275,800	275,800	0	2,185	1,907	-278	-12.7	0.79	0.69
Res Hmstd: Ex-Hi Val	413,800	413,800	0	3,584	3,321	-263	-7.3	0.87	0.80
Comm/Ind: Lo Val	150,000	150,000	0	2,597	2,292	-305	-11.7	1.73	1.53
Comm/Ind: Mid Val	300,000	300,000	0	6,607	5,894	-713	-10.8	2.20	1.96
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,320	22,704	-2,616	-10.3	2.53	2.27

# CLINTON TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	64,171	64,171	0	0	349	354	5	1.5	0.54	0.55
Res Non-Hmstd	7,209	7,209	0	0	67	68	0	0.6	0.93	0.94
Apartments	147	147	0	0	2	2	0	-0.1	1.08	1.07
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,490	1,490	0	0	13	13	0	-0.1	0.86	0.86
Com/Ind: Lo tier	1,328	1,328	0	0	21	18	-3	-16.5	1.60	1.33
Com/Ind: Hi tier	23,399	23,399	0	0	625	537	-88	-14.0	2.67	2.30
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,679	4,679	0	0	126	110	-16	-12.7	2.69	2.35
Ag HGA	3,140	3,140	0	0	13	13	0	0.3	0.42	0.42
Ag Hmstd Land	4,461	4,461	0	0	7	7	0	-0.4	0.17	0.17
Ag Non-Hmstd	9,696	9,696	0	0	73	73	0	-0.2	0.75	0.75
Miscellaneous	161	161	0	0	2	2	0	1.0	1.12	1.13
<b>Total</b>	<b>119,881</b>	<b>119,881</b>	<b>0</b>	<b>0</b>	<b>1,298</b>	<b>1,197</b>	<b>-102</b>	<b>-7.9</b>	<b>1.08</b>	<b>1.00</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,366	1,366	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	169	0	-169	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,196</b>	<b>1,366</b>	<b>170</b>	<b>14.2</b>
FD Distrb Tax Cap	86	0	-86	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	10.90	10.25	0.000	0.000
School District	10.51	10.62	8.763	9.469
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>81.68</b>	<b>81.68</b>	<b>8.763</b>	<b>9.469</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	134,300	134,300	0	719	428	-292	-40.5	0.54	0.32
Res Hmstd: AvgVal	201,300	201,300	0	1,375	1,088	-287	-20.9	0.68	0.54
Res Hmstd: Hi Val	268,400	268,400	0	2,031	1,749	-282	-13.9	0.76	0.65
Res Hmstd: Ex-Hi Val	402,600	402,600	0	3,343	3,071	-272	-8.2	0.83	0.76
Apartment	300,000	300,000	0	3,326	3,347	21	0.6	1.11	1.12
Comm/Ind: Lo Val	150,000	150,000	0	2,608	2,199	-408	-15.7	1.74	1.47
Comm/Ind: Mid Val	300,000	300,000	0	6,626	5,670	-956	-14.4	2.21	1.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,378	21,866	-3,512	-13.8	2.54	2.19

# COLVIN TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	25,971	25,971	0	0	173	177	4	2.3	0.67	0.68
Res Non-Hmstd	5,274	5,274	0	0	59	60	1	1.7	1.11	1.13
Apartments	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	0.00	0.00
Seasonal Rec'l	24,087	24,087	0	0	254	257	3	1.1	1.06	1.07
Com/Ind: Lo tier	274	274	0	0	5	4	0	-4.4	1.67	1.60
Com/Ind: Hi tier	224	224	0	0	6	6	0	-3.6	2.78	2.68
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	110	110	0	0	3	3	0	-3.6	2.78	2.68
Ag HGA	1,876	1,876	0	0	11	12	0	2.7	0.61	0.63
Ag Hmstd Land	2,718	2,718	0	0	5	5	0	2.2	0.18	0.19
Ag Non-Hmstd	12,932	12,932	0	0	108	110	1	1.0	0.84	0.85
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>73,466</b>	<b>73,466</b>	<b>0</b>	<b>0</b>	<b>624</b>	<b>634</b>	<b>9</b>	<b>1.4</b>	<b>0.85</b>	<b>0.86</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	676	676	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	2	0	-2	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>674</b>	<b>676</b>	<b>2</b>	<b>0.3</b>
FD Distrb Tax Cap	9	0	-9	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.08	59.62	0.000	0.000
City/Town	18.54	18.79	0.000	0.000
School District	19.84	20.24	9.265	9.969
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>98.65</b>	<b>99.84</b>	<b>9.265</b>	<b>9.969</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,800	115,800	0	695	396	-299	-43.1	0.60	0.34
Res Hmstd: AvgVal	173,600	173,600	0	1,370	1,083	-288	-21.0	0.79	0.62
Res Hmstd: Hi Val	231,400	231,400	0	2,045	1,769	-276	-13.5	0.88	0.76
Res Hmstd: Ex-Hi Val	347,100	347,100	0	3,397	3,144	-253	-7.5	0.98	0.91
Seas Rec: Lo Val	75,000	75,000	0	770	779	9	1.2	1.03	1.04
Seas Rec: Hi Val	200,000	200,000	0	2,128	2,151	24	1.1	1.06	1.08
Comm/Ind: Lo Val	150,000	150,000	0	2,727	2,615	-111	-4.1	1.82	1.74
Comm/Ind: Mid Val	300,000	300,000	0	6,901	6,638	-263	-3.8	2.30	2.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,382	25,411	-971	-3.7	2.64	2.54

# COTTON TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	40,470	40,470	0	0	233	234	1	0.4	0.58	0.58
Res Non-Hmstd	8,024	8,024	0	0	79	79	0	0.3	0.99	0.99
Apartments	20	20	0	0	0	0	0	0.3	1.17	1.17
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	30,752	30,752	0	0	293	293	0	0.1	0.95	0.95
Com/Ind: Lo tier	1,470	1,470	0	0	23	20	-3	-11.3	1.57	1.39
Com/Ind: Hi tier	6,486	6,486	0	0	172	157	-15	-9.0	2.65	2.42
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,477	2,477	0	0	66	60	-6	-9.0	2.65	2.42
Ag HGA	1,111	1,111	0	0	5	5	0	0.6	0.44	0.45
Ag Hmstd Land	931	931	0	0	1	1	0	0.7	0.09	0.09
Ag Non-Hmstd	10,048	10,048	0	0	83	83	0	0.2	0.83	0.83
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>101,789</b>	<b>101,789</b>	<b>0</b>	<b>0</b>	<b>955</b>	<b>932</b>	<b>-23</b>	<b>-2.4</b>	<b>0.94</b>	<b>0.92</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,049	1,049	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	42	0	-42	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,007</b>	<b>1,049</b>	<b>42</b>	<b>4.2</b>
FD Distrb Tax Cap	20	0	-20	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	18.51	18.16	0.000	0.000
School District	8.93	8.81	7.374	7.571
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>87.71</b>	<b>87.79</b>	<b>7.374</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical 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	826	523	-303	-36.7	0.59	0.37
Res Hmstd: AvgVal	210,000	210,000	0	1,546	1,245	-301	-19.5	0.74	0.59
Res Hmstd: Hi Val	279,900	279,900	0	2,266	1,967	-299	-13.2	0.81	0.70
Res Hmstd: Ex-Hi Val	420,000	420,000	0	3,704	3,413	-290	-7.8	0.88	0.81
Apartment	300,000	300,000	0	3,510	3,519	9	0.3	1.17	1.17
Seas Rec: Lo Val	75,000	75,000	0	688	688	1	0.1	0.92	0.92
Seas Rec: Hi Val	200,000	200,000	0	1,909	1,910	2	0.1	0.95	0.96
Comm/Ind: Lo Val	150,000	150,000	0	2,575	2,308	-267	-10.4	1.72	1.54
Comm/Ind: Mid Val	300,000	300,000	0	6,557	5,934	-623	-9.5	2.19	1.98
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,138	22,851	-2,287	-9.1	2.51	2.29

# CULVER TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	21,772	21,772	0	0	131	131	0	0.3	0.60	0.60
Res Non-Hmstd	3,410	3,410	0	0	33	33	0	0.2	0.96	0.96
Apartments	232	232	0	0	3	3	0	0.2	1.14	1.15
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,463	2,463	0	0	22	22	0	0.0	0.90	0.90
Com/Ind: Lo tier	173	173	0	0	3	2	0	-16.3	1.63	1.36
Com/Ind: Hi tier	5,121	5,121	0	0	140	122	-18	-12.9	2.73	2.37
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,162	1,162	0	0	32	28	-4	-12.9	2.73	2.37
Ag HGA	133	133	0	0	1	1	0	0.5	0.42	0.42
Ag Hmstd Land	182	182	0	0	0	0	0	0.4	0.10	0.10
Ag Non-Hmstd	7,428	7,428	0	0	59	59	0	0.1	0.80	0.80
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>42,076</b>	<b>42,076</b>	<b>0</b>	<b>0</b>	<b>424</b>	<b>401</b>	<b>-22</b>	<b>-5.2</b>	<b>1.01</b>	<b>0.95</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	451	451	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	38	0	-38	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>413</b>	<b>451</b>	<b>38</b>	<b>9.2</b>
FD Distrb Tax Cap	23	0	-23	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	13.43	13.04	0.000	0.000
School District	8.93	8.81	7.375	7.571
Special District	4.23	4.22	0.000	0.000
<b>Total</b>	<b>85.66</b>	<b>85.69</b>	<b>7.375</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical 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	754	452	-302	-40.0	0.56	0.33
Res Hmstd: AvgVal	202,900	202,900	0	1,435	1,135	-301	-20.9	0.71	0.56
Res Hmstd: Hi Val	270,400	270,400	0	2,115	1,816	-299	-14.1	0.78	0.67
Res Hmstd: Ex-Hi Val	405,700	405,700	0	3,479	3,182	-296	-8.5	0.86	0.78
Apartment	300,000	300,000	0	3,434	3,440	7	0.2	1.14	1.15
Seas Rec: Lo Val	75,000	75,000	0	673	673	0	0.0	0.90	0.90
Seas Rec: Hi Val	200,000	200,000	0	1,868	1,868	0	0.0	0.93	0.93
Comm/Ind: Lo Val	150,000	150,000	0	2,658	2,261	-397	-14.9	1.77	1.51
Comm/Ind: Mid Val	300,000	300,000	0	6,750	5,823	-927	-13.7	2.25	1.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,846	22,446	-3,399	-13.2	2.58	2.24

# DULUTH TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	307,820	307,820	0	0	2,200	2,219	19	0.9	0.71	0.72
Res Non-Hmstd	59,470	59,470	0	0	540	544	4	0.7	0.91	0.92
Apartments	2,508	2,508	0	0	26	26	0	0.7	1.04	1.05
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	20,388	20,388	0	0	184	185	1	0.6	0.90	0.91
Com/Ind: Lo tier	2,225	2,225	0	0	34	28	-6	-19.0	1.54	1.24
Com/Ind: Hi tier	3,786	3,786	0	0	99	84	-15	-14.9	2.62	2.23
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,908	2,908	0	0	74	63	-11	-15.0	2.56	2.18
Ag HGA	3,718	3,718	0	0	23	23	0	1.0	0.61	0.62
Ag Hmstd Land	2,592	2,592	0	0	3	3	0	2.2	0.12	0.12
Ag Non-Hmstd	25,899	25,899	0	0	188	189	2	0.8	0.72	0.73
Miscellaneous	0	0	0	0	0	0	0	-14.9	2.62	2.23
<b>Total</b>	<b>431,314</b>	<b>431,314</b>	<b>0</b>	<b>0</b>	<b>3,371</b>	<b>3,364</b>	<b>-6</b>	<b>-0.2</b>	<b>0.78</b>	<b>0.78</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	4,411	4,411	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	50	0	-50	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>4,361</b>	<b>4,411</b>	<b>50</b>	<b>1.1</b>
FD Distrb Tax Cap	93	0	-93	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	9.20	9.34	0.000	0.000
School District	9.37	9.22	5.275	5.371
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>78.84</b>	<b>79.37</b>	<b>5.275</b>	<b>5.371</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	238,300	238,300	0	1,590	1,305	-285	-17.9	0.67	0.55
Res Hmstd: AvgVal	357,200	357,200	0	2,675	2,398	-277	-10.3	0.75	0.67
Res Hmstd: Hi Val	476,200	476,200	0	3,716	3,491	-224	-6.0	0.78	0.73
Res Hmstd: Ex-Hi Val	714,400	714,400	0	6,142	5,965	-177	-2.9	0.86	0.83
Apartment	300,000	300,000	0	3,115	3,138	23	0.7	1.04	1.05
Comm/Ind: Lo Val	150,000	150,000	0	2,524	2,086	-438	-17.3	1.68	1.39
Comm/Ind: Mid Val	300,000	300,000	0	6,447	5,426	-1,022	-15.8	2.15	1.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,758	21,011	-3,746	-15.1	2.48	2.10

# ELLSBURG TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	24,329	24,329	0	0	162	162	0	0.0	0.67	0.67
Res Non-Hmstd	1,649	1,649	0	0	16	16	0	-0.1	0.96	0.96
Apartments	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	0.00	0.00
Seasonal Rec'l	36,483	36,483	0	0	341	340	-1	-0.3	0.93	0.93
Com/Ind: Lo tier	148	148	0	0	2	2	0	-16.6	1.63	1.36
Com/Ind: Hi tier	5,656	5,656	0	0	155	134	-20	-13.3	2.73	2.37
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	377	377	0	0	10	9	-1	-13.3	2.73	2.37
Ag HGA	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	263	263	0	0	1	1	0	-0.3	0.28	0.28
Ag Non-Hmstd	7,469	7,469	0	0	60	60	0	-0.2	0.80	0.80
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>76,374</b>	<b>76,374</b>	<b>0</b>	<b>0</b>	<b>747</b>	<b>724</b>	<b>-22</b>	<b>-2.9</b>	<b>0.98</b>	<b>0.95</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	803	803	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	37	0	-37	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>766</b>	<b>803</b>	<b>37</b>	<b>4.8</b>
FD Distrb Tax Cap	5	0	-5	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.08	59.62	0.000	0.000
City/Town	16.54	15.88	0.000	0.000
School District	8.93	8.81	7.376	7.573
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>85.75</b>	<b>85.51</b>	<b>7.376</b>	<b>7.573</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	159,600	159,600	0	1,000	695	-305	-30.5	0.63	0.44
Res Hmstd: AvgVal	239,300	239,300	0	1,804	1,499	-306	-16.9	0.75	0.63
Res Hmstd: Hi Val	318,900	318,900	0	2,607	2,301	-306	-11.7	0.82	0.72
Res Hmstd: Ex-Hi Val	478,500	478,500	0	4,166	3,909	-257	-6.2	0.87	0.82
Seas Rec: Lo Val	75,000	75,000	0	673	671	-2	-0.3	0.90	0.89
Seas Rec: Hi Val	200,000	200,000	0	1,870	1,865	-5	-0.3	0.94	0.93
Comm/Ind: Lo Val	150,000	150,000	0	2,664	2,257	-407	-15.3	1.78	1.50
Comm/Ind: Mid Val	300,000	300,000	0	6,764	5,814	-950	-14.0	2.25	1.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,899	22,413	-3,486	-13.5	2.59	2.24

# ELMER TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,887	3,887	0	0	4	4	0	5.7	0.10	0.10
Res Non-Hmstd	1,331	1,331	0	0	12	12	0	1.5	0.87	0.88
Apartments	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	0.00	0.00
Seasonal Rec'l	926	926	0	0	8	8	0	1.3	0.82	0.83
Com/Ind: Lo tier	117	117	0	0	1	1	0	1.5	1.24	1.26
Com/Ind: Hi tier	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	0.00	0.00
Publ U: Other	318	318	0	0	7	7	0	1.1	2.21	2.24
Ag HGA	1,773	1,773	0	0	5	5	0	1.6	0.27	0.27
Ag Hmstd Land	5,246	5,246	0	0	8	9	0	2.2	0.16	0.17
Ag Non-Hmstd	5,629	5,629	0	0	41	42	1	1.6	0.73	0.74
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>19,227</b>	<b>19,227</b>	<b>0</b>	<b>0</b>	<b>86</b>	<b>88</b>	<b>1</b>	<b>1.2</b>	<b>0.45</b>	<b>0.46</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	151	151	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>151</b>	<b>151</b>	<b>0</b>	<b>0</b>
FD Distrb Tax Cap	9	0	-9	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	8.59	9.25	0.000	0.000
School District	8.93	8.81	7.373	7.569
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>77.79</b>	<b>78.87</b>	<b>7.373</b>	<b>7.569</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	73,200	73,200	0	170	173	3	1.6	0.23	0.24
Res Hmstd: AvgVal	109,700	109,700	0	432	283	-148	-34.3	0.39	0.26
Res Hmstd: Hi Val	146,200	146,200	0	768	485	-283	-36.8	0.53	0.33
Res Hmstd: Ex-Hi Val	219,300	219,300	0	1,442	1,169	-273	-18.9	0.66	0.53

# EMBARRASS TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	44,734	44,734	0	0	272	282	10	3.8	0.61	0.63
Res Non-Hmstd	7,149	7,149	0	0	79	81	2	2.7	1.10	1.13
Apartments	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	0.00	0.00
Seasonal Rec'l	2,659	2,659	0	0	28	29	1	2.6	1.05	1.07
Com/Ind: Lo tier	702	702	0	0	12	11	-1	-5.2	1.70	1.61
Com/Ind: Hi tier	103	103	0	0	3	3	0	-4.2	2.82	2.70
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	88	88	0	0	2	2	0	-4.2	2.82	2.70
Ag HGA	1,224	1,224	0	0	8	9	0	3.9	0.67	0.70
Ag Hmstd Land	1,198	1,198	0	0	2	2	0	6.8	0.18	0.19
Ag Non-Hmstd	10,992	10,992	0	0	104	107	3	2.9	0.95	0.97
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>68,849</b>	<b>68,849</b>	<b>0</b>	<b>0</b>	<b>510</b>	<b>526</b>	<b>15</b>	<b>2.9</b>	<b>0.74</b>	<b>0.76</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	609	609	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	3	0	-3	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>606</b>	<b>609</b>	<b>3</b>	<b>0.5</b>
FD Distrb Tax Cap	56	0	-56	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.02	59.56	0.000	0.000
City/Town	30.33	32.61	0.000	0.000
School District	8.92	8.80	7.374	7.571
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>99.47</b>	<b>102.17</b>	<b>7.374</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	133,800	133,800	0	889	601	-288	-32.4	0.66	0.45
Res Hmstd: AvgVal	200,600	200,600	0	1,663	1,395	-267	-16.1	0.83	0.70
Res Hmstd: Hi Val	267,300	267,300	0	2,435	2,189	-246	-10.1	0.91	0.82
Res Hmstd: Ex-Hi Val	401,100	401,100	0	3,984	3,780	-204	-5.1	0.99	0.94
Comm/Ind: Lo Val	150,000	150,000	0	2,764	2,632	-132	-4.8	1.84	1.75
Comm/Ind: Mid Val	300,000	300,000	0	6,998	6,689	-309	-4.4	2.33	2.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,756	25,620	-1,135	-4.2	2.68	2.56

# FAIRBANKS TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	7,703	7,703	0	0	34	34	0	-0.3	0.44	0.44
Res Non-Hmstd	1,220	1,220	0	0	10	10	0	-0.3	0.85	0.85
Apartments	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	0.00	0.00
Seasonal Rec'l	12,813	12,813	0	0	107	107	0	-0.4	0.84	0.83
Com/Ind: Lo tier	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Hi tier	5,568	5,568	0	0	146	121	-25	-17.2	2.63	2.18
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	6,437	6,437	0	0	47	46	0	-0.3	0.72	0.72
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>33,741</b>	<b>33,741</b>	<b>0</b>	<b>0</b>	<b>344</b>	<b>318</b>	<b>-25</b>	<b>-7.3</b>	<b>1.02</b>	<b>0.94</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	380	380	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	37	0	-37	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>344</b>	<b>380</b>	<b>36</b>	<b>10.5</b>
FD Distrb Tax Cap	1	0	-1	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.08	59.62	0.000	0.000
City/Town	7.60	6.90	0.000	0.000
School District	9.37	9.22	5.275	5.371
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>77.24</b>	<b>76.94</b>	<b>5.275</b>	<b>5.371</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	122,900	122,900	0	522	318	-205	-39.2	0.42	0.26
Res Hmstd: AvgVal	184,200	184,200	0	1,071	770	-300	-28.0	0.58	0.42
Res Hmstd: Hi Val	245,500	245,500	0	1,619	1,317	-302	-18.6	0.66	0.54
Res Hmstd: Ex-Hi Val	368,300	368,300	0	2,718	2,413	-304	-11.2	0.74	0.66
Seas Rec: Lo Val	75,000	75,000	0	609	607	-2	-0.4	0.81	0.81
Seas Rec: Hi Val	200,000	200,000	0	1,699	1,693	-6	-0.4	0.85	0.85
Comm/Ind: Lo Val	150,000	150,000	0	2,541	2,031	-510	-20.1	1.69	1.35
Comm/Ind: Mid Val	300,000	300,000	0	6,488	5,298	-1,190	-18.3	2.16	1.77
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,906	20,542	-4,364	-17.5	2.49	2.05

# FAYAL TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	236,019	236,019	0	0	2,110	2,198	88	4.2	0.89	0.93
Res Non-Hmstd	10,108	10,108	0	0	122	126	4	3.3	1.20	1.24
Apartments	256	256	0	0	4	4	0	3.1	1.41	1.45
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	47,018	47,018	0	0	520	528	8	1.6	1.11	1.12
Com/Ind: Lo tier	1,794	1,794	0	0	33	31	-2	-5.6	1.81	1.71
Com/Ind: Hi tier	7,103	7,103	0	0	210	200	-10	-4.8	2.96	2.82
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,876	3,876	0	0	115	109	-6	-4.8	2.96	2.82
Ag HGA	3,995	3,995	0	0	40	41	2	3.9	1.00	1.03
Ag Hmstd Land	1,500	1,500	0	0	3	3	0	1.9	0.21	0.21
Ag Non-Hmstd	11,492	11,492	0	0	105	106	1	0.8	0.91	0.92
Miscellaneous	1,158	1,158	0	0	26	26	-1	-3.4	2.28	2.21
<b>Total</b>	<b>324,319</b>	<b>324,319</b>	<b>0</b>	<b>0</b>	<b>3,288</b>	<b>3,372</b>	<b>84</b>	<b>2.6</b>	<b>1.01</b>	<b>1.04</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,205	3,205	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	60	0	-60	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>3,145</b>	<b>3,205</b>	<b>60</b>	<b>1.9</b>
FD Distrib Tax Cap	85	0	-85	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	58.69	59.24	0.000	0.000
City/Town	27.58	27.77	0.000	0.000
School District	14.93	15.95	12.754	14.927
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>102.40</b>	<b>104.15</b>	<b>12.754</b>	<b>14.927</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	205,500	205,500	0	1,859	1,640	-219	-11.8	0.90	0.80
Res Hmstd: AvgVal	308,100	308,100	0	3,135	2,958	-177	-5.7	1.02	0.96
Res Hmstd: Hi Val	410,700	410,700	0	4,411	4,276	-135	-3.1	1.07	1.04
Res Hmstd: Ex-Hi Val	616,200	616,200	0	7,078	7,125	47	0.7	1.15	1.16
Apartment	300,000	300,000	0	4,222	4,354	131	3.1	1.41	1.45
Seas Rec: Lo Val	75,000	75,000	0	798	811	13	1.7	1.06	1.08
Seas Rec: Hi Val	200,000	200,000	0	2,202	2,238	35	1.6	1.10	1.12
Comm/Ind: Lo Val	150,000	150,000	0	2,940	2,787	-153	-5.2	1.96	1.86
Comm/Ind: Mid Val	300,000	300,000	0	7,381	7,013	-367	-5.0	2.46	2.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,106	26,737	-1,369	-4.9	2.81	2.67

# FIELD TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	24,752	24,752	0	0	132	132	0	-0.1	0.53	0.53
Res Non-Hmstd	4,389	4,389	0	0	44	44	0	-0.1	1.00	1.00
Apartments	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	0.00	0.00
Seasonal Rec'l	5,880	5,880	0	0	56	56	0	-0.3	0.96	0.96
Com/Ind: Lo tier	722	722	0	0	12	10	-2	-16.2	1.70	1.42
Com/Ind: Hi tier	6,268	6,268	0	0	177	154	-23	-13.0	2.82	2.46
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,404	3,404	0	0	96	84	-12	-13.0	2.82	2.46
Ag HGA	3,130	3,130	0	0	16	16	0	-0.2	0.52	0.52
Ag Hmstd Land	4,602	4,602	0	0	10	10	0	-0.5	0.22	0.22
Ag Non-Hmstd	15,460	15,460	0	0	131	131	0	-0.3	0.85	0.84
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>68,607</b>	<b>68,607</b>	<b>0</b>	<b>0</b>	<b>674</b>	<b>637</b>	<b>-37</b>	<b>-5.5</b>	<b>0.98</b>	<b>0.93</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	715	715	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	67	0	-67	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>649</b>	<b>715</b>	<b>66</b>	<b>10.2</b>
FD Distrb Tax Cap	18	0	-18	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	9.27	8.67	0.000	0.000
School District	8.93	8.81	7.375	7.571
Special District	12.76	12.63	0.000	0.000
<b>Total</b>	<b>90.04</b>	<b>89.72</b>	<b>7.375</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	123,600	123,600	0	679	380	-299	-44.0	0.55	0.31
Res Hmstd: AvgVal	185,200	185,200	0	1,329	1,019	-310	-23.3	0.72	0.55
Res Hmstd: Hi Val	246,900	246,900	0	1,980	1,669	-311	-15.7	0.80	0.68
Res Hmstd: Ex-Hi Val	370,400	370,400	0	3,283	2,970	-313	-9.5	0.89	0.80
Seas Rec: Lo Val	75,000	75,000	0	705	703	-2	-0.3	0.94	0.94
Seas Rec: Hi Val	200,000	200,000	0	1,955	1,949	-6	-0.3	0.98	0.97
Comm/Ind: Lo Val	150,000	150,000	0	2,763	2,352	-411	-14.9	1.84	1.57
Comm/Ind: Mid Val	300,000	300,000	0	6,996	6,035	-961	-13.7	2.33	2.01
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,748	23,224	-3,525	-13.2	2.67	2.32

# FRENCH TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	93,216	93,216	0	0	724	744	20	2.8	0.78	0.80
Res Non-Hmstd	23,997	23,997	0	0	244	250	6	2.3	1.02	1.04
Apartments	78	78	0	0	1	1	0	2.1	1.15	1.18
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	98,603	98,603	0	0	914	924	10	1.1	0.93	0.94
Com/Ind: Lo tier	949	949	0	0	15	13	-2	-11.5	1.57	1.39
Com/Ind: Hi tier	775	775	0	0	20	19	-2	-9.2	2.64	2.40
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	537	537	0	0	14	13	-1	-9.2	2.64	2.40
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	5,412	5,412	0	0	44	45	0	1.0	0.81	0.82
Miscellaneous	0	0	0	0	0	0	0	-9.2	2.64	2.40
<b>Total</b>	<b>223,567</b>	<b>223,567</b>	<b>0</b>	<b>0</b>	<b>1,976</b>	<b>2,009</b>	<b>31</b>	<b>1.6</b>	<b>0.88</b>	<b>0.90</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,258	2,258	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	9	0	-9	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,248</b>	<b>2,258</b>	<b>10</b>	<b>0.4</b>
FD Distrb Tax Cap	13	0	-13	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	8.62	8.64	0.000	0.000
School District	14.99	15.40	10.354	11.605
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>83.88</b>	<b>84.85</b>	<b>10.354</b>	<b>11.605</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	240,100	240,100	0	1,842	1,589	-252	-13.7	0.77	0.66
Res Hmstd: AvgVal	360,000	360,000	0	3,062	2,837	-225	-7.3	0.85	0.79
Res Hmstd: Hi Val	479,900	479,900	0	4,232	4,086	-147	-3.5	0.88	0.85
Res Hmstd: Ex-Hi Val	719,900	719,900	0	6,955	6,896	-60	-0.9	0.97	0.96
Apartment	300,000	300,000	0	3,456	3,530	74	2.1	1.15	1.18
Seas Rec: Lo Val	75,000	75,000	0	659	666	7	1.1	0.88	0.89
Seas Rec: Hi Val	200,000	200,000	0	1,832	1,852	20	1.1	0.92	0.93
Comm/Ind: Lo Val	150,000	150,000	0	2,573	2,303	-270	-10.5	1.72	1.54
Comm/Ind: Mid Val	300,000	300,000	0	6,537	5,900	-636	-9.7	2.18	1.97
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,034	22,690	-2,345	-9.4	2.50	2.27

# GREAT SCOTT TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	36,375	36,375	0	0	236	237	2	0.8	0.65	0.65
Res Non-Hmstd	3,105	3,105	0	0	32	32	0	0.5	1.02	1.03
Apartments	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	0.00	0.00
Seasonal Rec'l	7,059	7,059	0	0	67	67	0	-0.1	0.95	0.95
Com/Ind: Lo tier	947	947	0	0	15	14	-2	-11.0	1.63	1.45
Com/Ind: Hi tier	8,033	8,033	0	0	219	199	-19	-8.8	2.72	2.48
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,574	1,574	0	0	43	39	-4	-8.8	2.72	2.48
Ag HGA	550	550	0	0	1	1	0	1.1	0.26	0.27
Ag Hmstd Land	546	546	0	0	1	1	0	0.4	0.17	0.17
Ag Non-Hmstd	15,423	15,423	0	0	131	131	0	0.1	0.85	0.85
Miscellaneous	9	9	0	0	0	0	0	0.2	2.48	2.48
<b>Total</b>	<b>73,621</b>	<b>73,621</b>	<b>0</b>	<b>0</b>	<b>745</b>	<b>721</b>	<b>-23</b>	<b>-3.1</b>	<b>1.01</b>	<b>0.98</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	781	781	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	44	0	-44	-100
<b>(=) Taxable Tax Capacity</b>	<b>737</b>	<b>781</b>	<b>44</b>	<b>6</b>
FD Distrb Tax Cap	23	0	-23	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	23.21	22.53	0.000	0.000
School District	5.26	5.29	11.658	12.304
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>88.74</b>	<b>88.63</b>	<b>11.658</b>	<b>12.304</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	142,900	142,900	0	903	629	-274	-30.4	0.63	0.44
Res Hmstd: AvgVal	214,300	214,300	0	1,677	1,406	-271	-16.1	0.78	0.66
Res Hmstd: Hi Val	285,600	285,600	0	2,450	2,183	-267	-10.9	0.86	0.76
Res Hmstd: Ex-Hi Val	428,500	428,500	0	3,987	3,739	-248	-6.2	0.93	0.87
Seas Rec: Lo Val	75,000	75,000	0	696	695	-1	-0.1	0.93	0.93
Seas Rec: Hi Val	200,000	200,000	0	1,929	1,927	-2	-0.1	0.96	0.96
Comm/Ind: Lo Val	150,000	150,000	0	2,666	2,398	-268	-10.1	1.78	1.60
Comm/Ind: Mid Val	300,000	300,000	0	6,749	6,120	-629	-9.3	2.25	2.04
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,799	23,487	-2,312	-9.0	2.58	2.35

# INDUSTRIAL TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	70,958	70,958	0	0	467	470	3	0.7	0.66	0.66
Res Non-Hmstd	10,304	10,304	0	0	101	102	1	0.5	0.98	0.99
Apartments	870	870	0	0	10	10	0	0.5	1.18	1.19
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	4,496	4,496	0	0	43	43	0	0.3	0.95	0.95
Com/Ind: Lo tier	1,422	1,422	0	0	24	20	-3	-14.8	1.66	1.41
Com/Ind: Hi tier	7,758	7,758	0	0	215	189	-25	-11.8	2.77	2.44
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,494	2,494	0	0	69	61	-8	-11.8	2.77	2.44
Ag HGA	2,354	2,354	0	0	15	15	0	0.7	0.65	0.65
Ag Hmstd Land	5,303	5,303	0	0	15	15	0	0.6	0.28	0.28
Ag Non-Hmstd	18,102	18,102	0	0	150	150	1	0.4	0.83	0.83
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>124,061</b>	<b>124,061</b>	<b>0</b>	<b>0</b>	<b>1,109</b>	<b>1,075</b>	<b>-31</b>	<b>-2.8</b>	<b>0.89</b>	<b>0.87</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,234	1,234	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	67	0	-67	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,167</b>	<b>1,234</b>	<b>67</b>	<b>5.7</b>
FD Distrb Tax Cap	54	0	-54	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	15.74	15.64	0.000	0.000
School District	8.93	8.81	7.374	7.571
Special District	4.95	4.94	0.000	0.000
<b>Total</b>	<b>88.70</b>	<b>89.00</b>	<b>7.374</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	162,100	162,100	0	1,067	766	-301	-28.2	0.66	0.47
Res Hmstd: AvgVal	242,900	242,900	0	1,907	1,611	-296	-15.5	0.79	0.66
Res Hmstd: Hi Val	323,800	323,800	0	2,749	2,457	-292	-10.6	0.85	0.76
Res Hmstd: Ex-Hi Val	485,800	485,800	0	4,377	4,151	-226	-5.2	0.90	0.85
Apartment	300,000	300,000	0	3,547	3,565	17	0.5	1.18	1.19
Comm/Ind: Lo Val	150,000	150,000	0	2,703	2,336	-367	-13.6	1.80	1.56
Comm/Ind: Mid Val	300,000	300,000	0	6,856	5,997	-858	-12.5	2.29	2.00
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,234	23,085	-3,149	-12.0	2.62	2.31

# KELSEY TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	9,426	9,426	0	0	51	51	0	-0.8	0.54	0.54
Res Non-Hmstd	1,049	1,049	0	0	11	11	0	-0.6	1.02	1.01
Apartments	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	0.00	0.00
Seasonal Rec'l	2,647	2,647	0	0	25	25	0	-0.9	0.95	0.94
Com/Ind: Lo tier	61	61	0	0	1	1	0	-15.9	1.69	1.42
Com/Ind: Hi tier	7,121	7,121	0	0	200	175	-26	-12.8	2.81	2.45
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,109	1,109	0	0	31	27	-4	-12.8	2.81	2.45
Ag HGA	1,372	1,372	0	0	8	8	0	-1.0	0.60	0.59
Ag Hmstd Land	1,396	1,396	0	0	2	2	0	-2.4	0.17	0.17
Ag Non-Hmstd	4,969	4,969	0	0	42	42	0	-1.1	0.85	0.84
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>29,150</b>	<b>29,150</b>	<b>0</b>	<b>0</b>	<b>371</b>	<b>342</b>	<b>-30</b>	<b>-8.1</b>	<b>1.27</b>	<b>1.17</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	350	350	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	52	0	-52	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>298</b>	<b>350</b>	<b>52</b>	<b>17.4</b>
FD Distrb Tax Cap	10	0	-10	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	58.31	59.61	0.000	0.000
City/Town	22.42	20.01	0.000	0.000
School District	8.53	8.81	7.375	7.571
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>90.45</b>	<b>89.63</b>	<b>7.375</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,000	103,000	0	465	287	-178	-38.3	0.45	0.28
Res Hmstd: AvgVal	154,400	154,400	0	1,009	693	-316	-31.3	0.65	0.45
Res Hmstd: Hi Val	205,900	205,900	0	1,555	1,235	-320	-20.6	0.76	0.60
Res Hmstd: Ex-Hi Val	308,800	308,800	0	2,646	2,319	-327	-12.4	0.86	0.75
Seas Rec: Lo Val	75,000	75,000	0	708	702	-6	-0.9	0.94	0.94
Seas Rec: Hi Val	200,000	200,000	0	1,964	1,947	-16	-0.8	0.98	0.97
Comm/Ind: Lo Val	150,000	150,000	0	2,753	2,350	-404	-14.7	1.84	1.57
Comm/Ind: Mid Val	300,000	300,000	0	6,973	6,030	-943	-13.5	2.32	2.01
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,665	23,206	-3,459	-13.0	2.67	2.32

# KUGLER TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	10,168	10,168	0	0	51	50	-1	-1.5	0.50	0.49
Res Non-Hmstd	2,064	2,064	0	0	20	19	0	-1.1	0.95	0.94
Apartments	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	0.00	0.00
Seasonal Rec'l	2,881	2,881	0	0	27	26	0	-1.4	0.93	0.92
Com/Ind: Lo tier	182	182	0	0	3	3	-1	-21.3	1.74	1.37
Com/Ind: Hi tier	935	935	0	0	27	22	-5	-17.2	2.89	2.39
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,806	2,806	0	0	81	67	-14	-17.2	2.89	2.39
Ag HGA	199	199	0	0	1	1	0	-1.6	0.58	0.57
Ag Hmstd Land	74	74	0	0	0	0	0	-5.7	0.08	0.08
Ag Non-Hmstd	5,676	5,676	0	0	47	46	-1	-1.4	0.83	0.82
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>24,985</b>	<b>24,985</b>	<b>0</b>	<b>0</b>	<b>257</b>	<b>234</b>	<b>-22</b>	<b>-8.6</b>	<b>1.03</b>	<b>0.94</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	267	267	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	32	0	-32	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>235</b>	<b>267</b>	<b>32</b>	<b>13.6</b>
FD Distrb Tax Cap	9	0	-9	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	18.56	16.88	0.000	0.000
School District	8.93	8.81	7.375	7.571
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>87.76</b>	<b>86.51</b>	<b>7.375</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,500	98,500	0	398	258	-140	-35.1	0.40	0.26
Res Hmstd: AvgVal	147,700	147,700	0	905	587	-318	-35.2	0.61	0.40
Res Hmstd: Hi Val	196,800	196,800	0	1,411	1,087	-324	-23.0	0.72	0.55
Res Hmstd: Ex-Hi Val	295,300	295,300	0	2,426	2,090	-336	-13.8	0.82	0.71
Seas Rec: Lo Val	75,000	75,000	0	688	679	-9	-1.4	0.92	0.91
Seas Rec: Hi Val	200,000	200,000	0	1,910	1,885	-25	-1.3	0.96	0.94
Comm/Ind: Lo Val	150,000	150,000	0	2,836	2,279	-557	-19.6	1.89	1.52
Comm/Ind: Mid Val	300,000	300,000	0	7,167	5,866	-1,300	-18.1	2.39	1.96
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,374	22,604	-4,770	-17.4	2.74	2.26

# LAVELL TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	18,391	18,391	0	0	91	91	0	0.0	0.50	0.50
Res Non-Hmstd	3,058	3,058	0	0	30	30	0	-0.1	0.99	0.99
Apartments	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	0.00	0.00
Seasonal Rec'l	6,463	6,463	0	0	60	60	0	-0.4	0.93	0.92
Com/Ind: Lo tier	84	84	0	0	1	1	0	-4.7	1.45	1.38
Com/Ind: Hi tier	6,726	6,726	0	0	170	162	-7	-4.4	2.52	2.41
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	37,713	37,713	0	0	939	904	-34	-3.7	2.49	2.40
Ag HGA	3,289	3,289	0	0	16	16	0	-0.2	0.49	0.49
Ag Hmstd Land	3,805	3,805	0	0	7	7	0	-0.6	0.18	0.18
Ag Non-Hmstd	22,212	22,212	0	0	183	182	-1	-0.3	0.82	0.82
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>101,741</b>	<b>101,741</b>	<b>0</b>	<b>0</b>	<b>1,497</b>	<b>1,453</b>	<b>-42</b>	<b>-2.8</b>	<b>1.47</b>	<b>1.43</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,399	1,399	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	69	0	-69	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,330</b>	<b>1,399</b>	<b>69</b>	<b>5.2</b>
FD Distrb Tax Cap	7	0	-7	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.05	59.59	0.000	0.000
City/Town	17.95	17.16	0.000	0.000
School District	9.07	8.98	7.482	7.717
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>87.28</b>	<b>86.94</b>	<b>7.482</b>	<b>7.717</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	112,900	112,900	0	544	323	-220	-40.5	0.48	0.29
Res Hmstd: AvgVal	169,200	169,200	0	1,121	814	-307	-27.4	0.66	0.48
Res Hmstd: Hi Val	225,500	225,500	0	1,699	1,391	-308	-18.1	0.75	0.62
Res Hmstd: Ex-Hi Val	338,300	338,300	0	2,857	2,547	-309	-10.8	0.84	0.75
Seas Rec: Lo Val	75,000	75,000	0	685	682	-3	-0.4	0.91	0.91
Seas Rec: Hi Val	200,000	200,000	0	1,900	1,893	-7	-0.4	0.95	0.95
Comm/Ind: Lo Val	150,000	150,000	0	2,396	2,291	-105	-4.4	1.60	1.53
Comm/Ind: Mid Val	300,000	300,000	0	6,140	5,893	-246	-4.0	2.05	1.96
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,608	22,702	-906	-3.8	2.36	2.27

# LEIDING TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	27,795	27,795	0	0	156	157	1	0.5	0.56	0.56
Res Non-Hmstd	3,369	3,369	0	0	34	34	0	0.4	1.00	1.01
Apartments	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	0.00	0.00
Seasonal Rec'l	61,054	61,054	0	0	557	558	1	0.2	0.91	0.91
Com/Ind: Lo tier	911	911	0	0	14	12	-2	-14.5	1.58	1.35
Com/Ind: Hi tier	9,678	9,678	0	0	258	228	-30	-11.5	2.66	2.36
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,607	1,607	0	0	43	38	-5	-11.5	2.66	2.36
Ag HGA	1,813	1,813	0	0	9	9	0	0.6	0.51	0.51
Ag Hmstd Land	3,714	3,714	0	0	7	7	0	0.5	0.20	0.20
Ag Non-Hmstd	25,152	25,152	0	0	200	201	1	0.3	0.80	0.80
Miscellaneous	66	66	0	0	2	2	0	-11.5	2.66	2.36
<b>Total</b>	<b>135,159</b>	<b>135,159</b>	<b>0</b>	<b>0</b>	<b>1,280</b>	<b>1,246</b>	<b>-34</b>	<b>-2.7</b>	<b>0.95</b>	<b>0.92</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,396	1,396	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	61	0	-61	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,335</b>	<b>1,396</b>	<b>61</b>	<b>4.6</b>
FD Distrb Tax Cap	11	0	-11	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	4.01	3.87	0.000	0.000
School District	8.93	8.81	7.375	7.571
Special District	12.76	12.63	0.000	0.000
<b>Total</b>	<b>84.78</b>	<b>84.92</b>	<b>7.375</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	145,700	145,700	0	848	549	-300	-35.3	0.58	0.38
Res Hmstd: AvgVal	218,300	218,300	0	1,573	1,276	-297	-18.9	0.72	0.58
Res Hmstd: Hi Val	291,000	291,000	0	2,298	2,004	-295	-12.8	0.79	0.69
Res Hmstd: Ex-Hi Val	436,600	436,600	0	3,734	3,462	-272	-7.3	0.86	0.79
Seas Rec: Lo Val	75,000	75,000	0	666	667	1	0.2	0.89	0.89
Seas Rec: Hi Val	200,000	200,000	0	1,850	1,853	3	0.2	0.92	0.93
Comm/Ind: Lo Val	150,000	150,000	0	2,587	2,244	-343	-13.3	1.72	1.50
Comm/Ind: Mid Val	300,000	300,000	0	6,584	5,783	-801	-12.2	2.19	1.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,237	22,299	-2,938	-11.6	2.52	2.23

# LINDEN GROVE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,060	5,060	0	0	20	20	0	1.3	0.40	0.40
Res Non-Hmstd	1,150	1,150	0	0	12	13	0	0.7	1.08	1.09
Apartments	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	0.00	0.00
Seasonal Rec'l	3,703	3,703	0	0	36	37	0	0.5	0.98	0.99
Com/Ind: Lo tier	234	234	0	0	4	3	0	-8.8	1.61	1.47
Com/Ind: Hi tier	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	0.00	0.00
Publ U: Other	188	188	0	0	5	5	0	-7.0	2.71	2.52
Ag HGA	1,098	1,098	0	0	4	4	0	1.6	0.32	0.33
Ag Hmstd Land	2,171	2,171	0	0	3	3	0	1.7	0.15	0.16
Ag Non-Hmstd	8,275	8,275	0	0	72	73	0	0.7	0.87	0.88
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>21,879</b>	<b>21,879</b>	<b>0</b>	<b>0</b>	<b>156</b>	<b>158</b>	<b>0</b>	<b>0.0</b>	<b>0.71</b>	<b>0.72</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	196	196	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1	0	-1	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>195</b>	<b>196</b>	<b>1</b>	<b>0.5</b>
FD Distrib Tax Cap	5	0	-5	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	58.84	59.38	0.000	0.000
City/Town	12.13	12.35	0.000	0.000
School District	8.81	8.69	7.375	7.571
Special District	12.76	12.63	0.000	0.000
<b>Total</b>	<b>92.53</b>	<b>93.05</b>	<b>7.375</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	109,900	109,900	0	555	329	-226	-40.8	0.51	0.30
Res Hmstd: AvgVal	164,700	164,700	0	1,148	847	-301	-26.2	0.70	0.51
Res Hmstd: Hi Val	219,600	219,600	0	1,742	1,445	-297	-17.1	0.79	0.66
Res Hmstd: Ex-Hi Val	329,400	329,400	0	2,931	2,642	-289	-9.9	0.89	0.80
Seas Rec: Lo Val	75,000	75,000	0	724	728	4	0.5	0.97	0.97
Seas Rec: Hi Val	200,000	200,000	0	2,005	2,016	10	0.5	1.00	1.01

# MCDAVITT TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	30,846	30,846	0	0	126	127	1	0.5	0.41	0.41
Res Non-Hmstd	4,699	4,699	0	0	40	40	0	0.3	0.84	0.84
Apartments	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	0.00	0.00
Seasonal Rec'l	3,316	3,316	0	0	26	26	0	0.0	0.78	0.78
Com/Ind: Lo tier	86	86	0	0	1	1	0	-22.4	1.50	1.17
Com/Ind: Hi tier	17,098	17,098	0	0	439	362	-77	-17.5	2.57	2.12
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,719	5,719	0	0	147	121	-26	-17.5	2.57	2.12
Ag HGA	2,616	2,616	0	0	13	13	0	0.4	0.51	0.51
Ag Hmstd Land	2,340	2,340	0	0	3	3	0	0.3	0.13	0.13
Ag Non-Hmstd	14,368	14,368	0	0	97	98	0	0.1	0.68	0.68
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>81,088</b>	<b>81,088</b>	<b>0</b>	<b>0</b>	<b>892</b>	<b>791</b>	<b>-102</b>	<b>-11.4</b>	<b>1.10</b>	<b>0.98</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	975	975	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	142	0	-142	-100
<b>(=) Taxable Tax Capacity</b>	<b>833</b>	<b>975</b>	<b>142</b>	<b>17</b>
FD Distrb Tax Cap	27	0	-27	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	3.61	3.20	0.000	0.000
School District	8.93	8.81	7.374	7.571
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>72.82</b>	<b>72.83</b>	<b>7.374</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	108,100	108,100	0	351	204	-147	-41.9	0.32	0.19
Res Hmstd: AvgVal	162,000	162,000	0	819	555	-264	-32.3	0.51	0.34
Res Hmstd: Hi Val	215,900	215,900	0	1,287	1,023	-263	-20.5	0.60	0.47
Res Hmstd: Ex-Hi Val	323,900	323,900	0	2,223	1,963	-261	-11.7	0.69	0.61
Comm/Ind: Lo Val	150,000	150,000	0	2,477	1,972	-505	-20.4	1.65	1.31
Comm/Ind: Mid Val	300,000	300,000	0	6,328	5,148	-1,179	-18.6	2.11	1.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,298	19,972	-4,326	-17.8	2.43	2.00

# MEADOWLANDS TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	10,386	10,386	0	0	21	21	0	-0.4	0.20	0.20
Res Non-Hmstd	2,369	2,369	0	0	22	21	0	-0.3	0.91	0.91
Apartments	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	0.00	0.00
Seasonal Rec'l	2,462	2,462	0	0	21	21	0	-0.5	0.87	0.87
Com/Ind: Lo tier	129	129	0	0	2	2	0	-19.2	1.62	1.31
Com/Ind: Hi tier	6,118	6,118	0	0	167	141	-25	-15.3	2.72	2.31
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,099	3,099	0	0	84	71	-13	-15.3	2.72	2.31
Ag HGA	2,519	2,519	0	0	8	8	0	-0.6	0.31	0.30
Ag Hmstd Land	6,947	6,947	0	0	12	12	0	-0.9	0.18	0.17
Ag Non-Hmstd	13,057	13,057	0	0	101	100	0	-0.5	0.77	0.77
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>47,086</b>	<b>47,086</b>	<b>0</b>	<b>0</b>	<b>438</b>	<b>397</b>	<b>-38</b>	<b>-8.7</b>	<b>0.93</b>	<b>0.84</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	486	486	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	61	0	-61	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>426</b>	<b>486</b>	<b>60</b>	<b>14.1</b>
FD Distrb Tax Cap	25	0	-25	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	13.55	12.68	0.000	0.000
School District	8.93	8.81	7.374	7.571
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>82.75</b>	<b>82.31</b>	<b>7.374</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,500	71,500	0	175	175	0	-0.1	0.24	0.24
Res Hmstd: AvgVal	107,200	107,200	0	448	284	-164	-36.7	0.42	0.26
Res Hmstd: Hi Val	142,900	142,900	0	796	492	-304	-38.2	0.56	0.34
Res Hmstd: Ex-Hi Val	214,400	214,400	0	1,494	1,188	-306	-20.5	0.70	0.55
Seas Rec: Lo Val	75,000	75,000	0	651	647	-3	-0.5	0.87	0.86
Seas Rec: Hi Val	200,000	200,000	0	1,810	1,801	-9	-0.5	0.90	0.90
Comm/Ind: Lo Val	150,000	150,000	0	2,652	2,185	-467	-17.6	1.77	1.46
Comm/Ind: Mid Val	300,000	300,000	0	6,737	5,646	-1,091	-16.2	2.25	1.88
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,798	21,797	-4,001	-15.5	2.58	2.18

# MORCOM TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,069	4,069	0	0	19	19	0	2.3	0.46	0.47
Res Non-Hmstd	670	670	0	0	8	8	0	1.3	1.12	1.14
Apartments	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	0.00	0.00
Seasonal Rec'l	2,811	2,811	0	0	29	29	0	1.2	1.03	1.04
Com/Ind: Lo tier	134	134	0	0	2	2	0	-6.8	1.68	1.56
Com/Ind: Hi tier	32	32	0	0	1	1	0	-5.5	2.80	2.64
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	90	90	0	0	3	2	0	-5.5	2.80	2.64
Ag HGA	441	441	0	0	2	2	0	3.1	0.40	0.41
Ag Hmstd Land	441	441	0	0	1	1	0	2.8	0.18	0.19
Ag Non-Hmstd	6,005	6,005	0	0	56	56	1	1.4	0.93	0.94
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>14,693</b>	<b>14,693</b>	<b>0</b>	<b>0</b>	<b>121</b>	<b>120</b>	<b>1</b>	<b>0.8</b>	<b>0.82</b>	<b>0.82</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	135	135	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	1	0	-1	-100
<b>(=) Taxable Tax Capacity</b>	<b>135</b>	<b>135</b>	<b>0</b>	<b>0</b>
FD Distrb Tax Cap	4	0	-4	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.08	59.62	0.000	0.000
City/Town	28.73	29.53	0.000	0.000
School District	8.93	8.81	7.374	7.571
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>97.94</b>	<b>99.16</b>	<b>7.374</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,400	88,400	0	354	255	-99	-28.1	0.40	0.29
Res Hmstd: AvgVal	132,500	132,500	0	858	556	-302	-35.2	0.65	0.42
Res Hmstd: Hi Val	176,600	176,600	0	1,361	1,066	-295	-21.7	0.77	0.60
Res Hmstd: Ex-Hi Val	264,900	264,900	0	2,369	2,087	-282	-11.9	0.89	0.79
Seas Rec: Lo Val	75,000	75,000	0	765	774	9	1.2	1.02	1.03
Seas Rec: Hi Val	200,000	200,000	0	2,113	2,138	24	1.2	1.06	1.07
Comm/Ind: Lo Val	150,000	150,000	0	2,736	2,564	-172	-6.3	1.82	1.71
Comm/Ind: Mid Val	300,000	300,000	0	6,933	6,530	-403	-5.8	2.31	2.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,519	25,040	-1,479	-5.6	2.65	2.50

# MORSE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	210,069	210,069	0	0	1,610	1,632	22	1.4	0.77	0.78
Res Non-Hmstd	59,379	59,379	0	0	597	604	7	1.1	1.01	1.02
Apartments	407	407	0	0	5	5	0	1.1	1.15	1.16
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	296,728	296,728	0	0	2,854	2,875	21	0.7	0.96	0.97
Com/Ind: Lo tier	4,490	4,490	0	0	72	61	-10	-14.4	1.60	1.37
Com/Ind: Hi tier	2,266	2,266	0	0	61	54	-7	-11.5	2.68	2.37
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,216	1,216	0	0	33	29	-4	-11.5	2.68	2.37
Ag HGA	976	976	0	0	7	7	0	1.4	0.73	0.74
Ag Hmstd Land	803	803	0	0	2	2	0	1.5	0.20	0.21
Ag Non-Hmstd	66,398	66,398	0	0	504	508	4	0.8	0.76	0.76
Miscellaneous	0	0	0	0	0	0	0	-11.5	2.68	2.37
<b>Total</b>	<b>642,732</b>	<b>642,732</b>	<b>0</b>	<b>0</b>	<b>5,745</b>	<b>5,777</b>	<b>33</b>	<b>0.6</b>	<b>0.89</b>	<b>0.90</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	6,592	6,592	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	36	0	-36	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>6,556</b>	<b>6,592</b>	<b>36</b>	<b>0.5</b>
FD Distrb Tax Cap	16	0	-16	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	5.56	5.55	0.000	0.000
School District	16.96	17.11	11.148	11.555
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>82.80</b>	<b>83.47</b>	<b>11.148</b>	<b>11.555</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	237,400	237,400	0	1,809	1,531	-278	-15.4	0.76	0.64
Res Hmstd: AvgVal	355,900	355,900	0	3,011	2,746	-265	-8.8	0.85	0.77
Res Hmstd: Hi Val	474,400	474,400	0	4,167	3,961	-206	-4.9	0.88	0.83
Res Hmstd: Ex-Hi Val	711,800	711,800	0	6,836	6,691	-145	-2.1	0.96	0.94
Apartment	300,000	300,000	0	3,439	3,477	37	1.1	1.15	1.16
Seas Rec: Lo Val	75,000	75,000	0	651	656	5	0.8	0.87	0.87
Seas Rec: Hi Val	200,000	200,000	0	1,810	1,824	13	0.7	0.90	0.91
Comm/Ind: Lo Val	150,000	150,000	0	2,616	2,271	-345	-13.2	1.74	1.51
Comm/Ind: Mid Val	300,000	300,000	0	6,634	5,826	-808	-12.2	2.21	1.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,383	22,418	-2,965	-11.7	2.54	2.24

# NESS TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,536	2,536	0	0	5	6	0	2.3	0.21	0.22
Res Non-Hmstd	1,116	1,116	0	0	9	9	0	0.8	0.79	0.79
Apartments	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	0.00	0.00
Seasonal Rec'l	2,446	2,446	0	0	19	19	0	0.6	0.77	0.77
Com/Ind: Lo tier	190	190	0	0	3	2	0	-14.1	1.34	1.15
Com/Ind: Hi tier	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	0.00	0.00
Publ U: Other	264	264	0	0	6	6	-1	-10.8	2.35	2.09
Ag HGA	1,745	1,745	0	0	8	8	0	1.3	0.46	0.47
Ag Hmstd Land	2,769	2,769	0	0	4	4	0	1.5	0.15	0.16
Ag Non-Hmstd	5,332	5,332	0	0	35	35	0	0.8	0.66	0.66
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>16,398</b>	<b>16,398</b>	<b>0</b>	<b>0</b>	<b>89</b>	<b>89</b>	<b>-1</b>	<b>-1.1</b>	<b>0.54</b>	<b>0.54</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	145	145	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1	0	-1	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>144</b>	<b>145</b>	<b>1</b>	<b>0.7</b>
FD Distrib Tax Cap	2	0	-2	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	2.04	2.06	0.000	0.000
School District	8.93	8.81	7.371	7.568
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>71.25</b>	<b>71.69</b>	<b>7.371</b>	<b>7.568</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	100,300	100,300	0	298	226	-72	-24.0	0.30	0.23
Res Hmstd: AvgVal	150,400	150,400	0	724	440	-283	-39.2	0.48	0.29
Res Hmstd: Hi Val	200,500	200,500	0	1,150	870	-280	-24.4	0.57	0.43
Res Hmstd: Ex-Hi Val	300,800	300,800	0	2,003	1,729	-273	-13.6	0.67	0.57
Seas Rec: Lo Val	75,000	75,000	0	564	568	3	0.6	0.75	0.76
Seas Rec: Hi Val	200,000	200,000	0	1,579	1,588	9	0.6	0.79	0.79

# NEW INDEPENDENCE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	29,151	29,151	0	0	169	171	2	1.2	0.58	0.59
Res Non-Hmstd	2,891	2,891	0	0	27	27	0	0.9	0.94	0.94
Apartments	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	0.00	0.00
Seasonal Rec'l	5,470	5,470	0	0	47	47	0	0.7	0.85	0.86
Com/Ind: Lo tier	1,136	1,136	0	0	17	14	-3	-16.2	1.52	1.27
Com/Ind: Hi tier	1,240	1,240	0	0	32	28	-4	-12.7	2.59	2.26
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	800	800	0	0	21	18	-3	-12.7	2.59	2.26
Ag HGA	1,637	1,637	0	0	9	9	0	1.4	0.55	0.56
Ag Hmstd Land	1,765	1,765	0	0	3	3	0	1.7	0.18	0.18
Ag Non-Hmstd	13,770	13,770	0	0	101	102	1	0.9	0.73	0.74
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>57,860</b>	<b>57,860</b>	<b>0</b>	<b>0</b>	<b>426</b>	<b>419</b>	<b>-7</b>	<b>-1.6</b>	<b>0.74</b>	<b>0.72</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	566	566	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	15	0	-15	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>551</b>	<b>566</b>	<b>15</b>	<b>2.7</b>
FD Distrb Tax Cap	22	0	-22	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	10.12	10.29	0.000	0.000
School District	8.93	8.81	7.374	7.571
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>79.32</b>	<b>79.91</b>	<b>7.374</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	149,400	149,400	0	817	527	-289	-35.4	0.55	0.35
Res Hmstd: AvgVal	224,000	224,000	0	1,517	1,234	-283	-18.7	0.68	0.55
Res Hmstd: Hi Val	298,600	298,600	0	2,217	1,940	-277	-12.5	0.74	0.65
Res Hmstd: Ex-Hi Val	448,000	448,000	0	3,594	3,354	-240	-6.7	0.80	0.75
Seas Rec: Lo Val	75,000	75,000	0	625	629	4	0.7	0.83	0.84
Seas Rec: Hi Val	200,000	200,000	0	1,741	1,753	12	0.7	0.87	0.88
Comm/Ind: Lo Val	150,000	150,000	0	2,501	2,131	-370	-14.8	1.67	1.42
Comm/Ind: Mid Val	300,000	300,000	0	6,385	5,520	-865	-13.5	2.13	1.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,509	21,335	-3,174	-13.0	2.45	2.13

# NORTHLAND TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	15,806	15,806	0	0	101	102	1	0.7	0.64	0.64
Res Non-Hmstd	5,229	5,229	0	0	49	49	0	0.6	0.94	0.95
Apartments	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	0.00	0.00
Seasonal Rec'l	11,600	11,600	0	0	108	109	0	0.4	0.93	0.94
Com/Ind: Lo tier	463	463	0	0	7	6	-1	-14.4	1.59	1.36
Com/Ind: Hi tier	489	489	0	0	13	12	-1	-11.4	2.68	2.38
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	724	724	0	0	19	17	-2	-11.4	2.68	2.38
Ag HGA	128	128	0	0	0	0	0	1.5	0.33	0.34
Ag Hmstd Land	88	88	0	0	0	0	0	2.7	0.05	0.05
Ag Non-Hmstd	5,669	5,669	0	0	45	45	0	0.5	0.79	0.80
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>40,196</b>	<b>40,196</b>	<b>0</b>	<b>0</b>	<b>342</b>	<b>340</b>	<b>-3</b>	<b>-0.9</b>	<b>0.85</b>	<b>0.85</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	399	399	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	8	0	-8	-100
<b>(=) Taxable Tax Capacity</b>	<b>391</b>	<b>399</b>	<b>8</b>	<b>2</b>
FD Distrb Tax Cap	5	0	-5	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	16.36	16.27	0.000	0.000
School District	8.93	8.81	7.375	7.571
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>85.57</b>	<b>85.90</b>	<b>7.375</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	155,800	155,800	0	960	662	-298	-31.0	0.62	0.42
Res Hmstd: AvgVal	233,500	233,500	0	1,742	1,448	-293	-16.8	0.75	0.62
Res Hmstd: Hi Val	311,200	311,200	0	2,524	2,235	-289	-11.5	0.81	0.72
Res Hmstd: Ex-Hi Val	466,900	466,900	0	4,050	3,810	-239	-5.9	0.87	0.82
Seas Rec: Lo Val	75,000	75,000	0	672	674	2	0.4	0.90	0.90
Seas Rec: Hi Val	200,000	200,000	0	1,866	1,873	7	0.4	0.93	0.94
Comm/Ind: Lo Val	150,000	150,000	0	2,609	2,266	-343	-13.1	1.74	1.51
Comm/Ind: Mid Val	300,000	300,000	0	6,636	5,834	-801	-12.1	2.21	1.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,428	22,488	-2,940	-11.6	2.54	2.25

# OWENS TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	15,213	15,213	0	0	70	70	1	0.8	0.46	0.46
Res Non-Hmstd	2,125	2,125	0	0	20	21	0	0.5	0.96	0.97
Apartments	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	0.00	0.00
Seasonal Rec'l	2,712	2,712	0	0	25	25	0	0.3	0.94	0.94
Com/Ind: Lo tier	712	712	0	0	12	10	-2	-14.6	1.64	1.40
Com/Ind: Hi tier	2,909	2,909	0	0	80	71	-9	-11.6	2.74	2.42
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	1,969	1,969	0	0	10	11	0	0.8	0.53	0.53
Ag Hmstd Land	3,344	3,344	0	0	7	7	0	0.8	0.20	0.21
Ag Non-Hmstd	6,896	6,896	0	0	57	57	0	0.4	0.82	0.83
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>35,880</b>	<b>35,880</b>	<b>0</b>	<b>0</b>	<b>281</b>	<b>272</b>	<b>-10</b>	<b>-3.6</b>	<b>0.78</b>	<b>0.76</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	339	339	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	19	0	-19	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>320</b>	<b>339</b>	<b>19</b>	<b>5.9</b>
FD Distrb Tax Cap	17	0	-17	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	7.09	7.07	0.000	0.000
School District	8.93	8.81	7.375	7.572
Special District	12.76	12.63	0.000	0.000
<b>Total</b>	<b>87.86</b>	<b>88.13</b>	<b>7.375</b>	<b>7.572</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	101,300	101,300	0	428	275	-153	-35.7	0.42	0.27
Res Hmstd: AvgVal	151,800	151,800	0	949	648	-301	-31.7	0.63	0.43
Res Hmstd: Hi Val	202,400	202,400	0	1,471	1,172	-298	-20.3	0.73	0.58
Res Hmstd: Ex-Hi Val	303,600	303,600	0	2,514	2,221	-293	-11.7	0.83	0.73
Seas Rec: Lo Val	75,000	75,000	0	689	691	2	0.3	0.92	0.92
Seas Rec: Hi Val	200,000	200,000	0	1,912	1,917	5	0.3	0.96	0.96
Comm/Ind: Lo Val	150,000	150,000	0	2,673	2,316	-357	-13.4	1.78	1.54
Comm/Ind: Mid Val	300,000	300,000	0	6,785	5,951	-834	-12.3	2.26	1.98
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,976	22,916	-3,060	-11.8	2.60	2.29

# PIKE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	30,799	30,799	0	0	191	203	13	6.6	0.62	0.66
Res Non-Hmstd	4,370	4,370	0	0	48	50	2	4.6	1.09	1.14
Apartments	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	0.00	0.00
Seasonal Rec'l	3,789	3,789	0	0	37	38	1	2.7	0.99	1.02
Com/Ind: Lo tier	599	599	0	0	10	10	0	0.4	1.60	1.61
Com/Ind: Hi tier	87	87	0	0	2	2	0	0.0	2.68	2.68
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	1,471	1,471	0	0	9	10	1	6.9	0.64	0.69
Ag Hmstd Land	2,033	2,033	0	0	5	5	0	3.6	0.24	0.25
Ag Non-Hmstd	9,730	9,730	0	0	81	83	2	2.0	0.84	0.85
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>52,878</b>	<b>52,878</b>	<b>0</b>	<b>0</b>	<b>383</b>	<b>401</b>	<b>19</b>	<b>5.0</b>	<b>0.72</b>	<b>0.76</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	462	462	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1	0	-1	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>461</b>	<b>462</b>	<b>1</b>	<b>0.2</b>
FD Distrb Tax Cap	29	0	-29	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.08	59.62	0.000	0.000
City/Town	16.62	17.68	0.000	0.000
School District	17.35	18.51	12.717	14.876
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>94.24</b>	<b>97.01</b>	<b>12.717</b>	<b>14.876</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,200	120,200	0	747	483	-264	-35.3	0.62	0.40
Res Hmstd: AvgVal	180,100	180,100	0	1,438	1,206	-233	-16.2	0.80	0.67
Res Hmstd: Hi Val	240,100	240,100	0	2,131	1,929	-202	-9.5	0.89	0.80
Res Hmstd: Ex-Hi Val	360,200	360,200	0	3,517	3,378	-140	-4.0	0.98	0.94
Seas Rec: Lo Val	75,000	75,000	0	737	758	21	2.8	0.98	1.01
Seas Rec: Hi Val	200,000	200,000	0	2,039	2,095	55	2.7	1.02	1.05
Comm/Ind: Lo Val	150,000	150,000	0	2,617	2,625	8	0.3	1.74	1.75
Comm/Ind: Mid Val	300,000	300,000	0	6,628	6,637	9	0.1	2.21	2.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,346	25,356	10	0.0	2.53	2.54

# PORTAGE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	19,062	19,062	0	0	124	125	1	0.6	0.65	0.66
Res Non-Hmstd	2,307	2,307	0	0	27	27	0	0.4	1.16	1.17
Apartments	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	0.00	0.00
Seasonal Rec'l	31,005	31,005	0	0	319	320	1	0.2	1.03	1.03
Com/Ind: Lo tier	794	794	0	0	15	12	-3	-18.0	1.87	1.53
Com/Ind: Hi tier	8	8	0	0	0	0	0	-14.8	3.06	2.60
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	22,336	22,336	0	0	205	206	1	0.3	0.92	0.92
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>75,512</b>	<b>75,512</b>	<b>0</b>	<b>0</b>	<b>690</b>	<b>690</b>	<b>0</b>	<b>0.0</b>	<b>0.91</b>	<b>0.91</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	724	724	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	6	0	-6	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>719</b>	<b>724</b>	<b>5</b>	<b>0.7</b>
FD Distrb Tax Cap	4	0	-4	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	16.17	16.12	0.000	0.000
School District	8.93	8.81	7.375	7.571
Special District	12.76	12.63	0.000	0.000
<b>Total</b>	<b>96.93</b>	<b>97.18</b>	<b>7.375</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	141,800	141,800	0	952	642	-310	-32.6	0.67	0.45
Res Hmstd: AvgVal	212,500	212,500	0	1,751	1,444	-307	-17.5	0.82	0.68
Res Hmstd: Hi Val	283,300	283,300	0	2,551	2,248	-303	-11.9	0.90	0.79
Res Hmstd: Ex-Hi Val	425,000	425,000	0	4,143	3,856	-287	-6.9	0.97	0.91
Seas Rec: Lo Val	75,000	75,000	0	757	759	2	0.2	1.01	1.01
Seas Rec: Hi Val	200,000	200,000	0	2,093	2,098	5	0.2	1.05	1.05
Comm/Ind: Lo Val	150,000	150,000	0	3,026	2,520	-506	-16.7	2.02	1.68
Comm/Ind: Mid Val	300,000	300,000	0	7,609	6,426	-1,183	-15.5	2.54	2.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,997	24,658	-4,338	-15.0	2.90	2.47

# SANDY TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	19,378	19,378	0	0	97	103	7	7.1	0.50	0.53
Res Non-Hmstd	2,445	2,445	0	0	26	27	1	4.3	1.06	1.11
Apartments	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	0.00	0.00
Seasonal Rec'l	1,025	1,025	0	0	10	10	0	2.4	0.96	0.98
Com/Ind: Lo tier	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Hi tier	3,812	3,812	0	0	106	99	-7	-6.6	2.79	2.60
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	478	478	0	0	13	12	-1	-6.6	2.79	2.60
Ag HGA	727	727	0	0	4	4	0	8.1	0.49	0.52
Ag Hmstd Land	905	905	0	0	1	1	0	5.8	0.11	0.12
Ag Non-Hmstd	4,679	4,679	0	0	38	39	1	1.5	0.81	0.83
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>33,449</b>	<b>33,449</b>	<b>0</b>	<b>0</b>	<b>295</b>	<b>295</b>	<b>1</b>	<b>0.3</b>	<b>0.88</b>	<b>0.88</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	327	327	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	20	0	-20	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>307</b>	<b>327</b>	<b>20</b>	<b>6.5</b>
FD Distrb Tax Cap	33	0	-33	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	57.95	58.55	0.000	0.000
City/Town	15.22	15.70	0.000	0.000
School District	16.85	18.06	12.755	14.928
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>91.21</b>	<b>93.52</b>	<b>12.755</b>	<b>14.928</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,800	98,800	0	479	309	-170	-35.4	0.48	0.31
Res Hmstd: AvgVal	148,100	148,100	0	1,032	780	-251	-24.4	0.70	0.53
Res Hmstd: Hi Val	197,400	197,400	0	1,585	1,356	-228	-14.4	0.80	0.69
Res Hmstd: Ex-Hi Val	296,200	296,200	0	2,693	2,511	-182	-6.8	0.91	0.85
Comm/Ind: Lo Val	150,000	150,000	0	2,747	2,548	-200	-7.3	1.83	1.70
Comm/Ind: Mid Val	300,000	300,000	0	6,932	6,455	-477	-6.9	2.31	2.15
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,459	24,689	-1,770	-6.7	2.65	2.47

# STONEY BROOK TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	13,895	13,895	0	0	68	69	1	1.9	0.49	0.50
Res Non-Hmstd	2,909	2,909	0	0	26	27	0	1.3	0.91	0.92
Apartments	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	0.00	0.00
Seasonal Rec'l	2,693	2,693	0	0	23	23	0	1.1	0.85	0.86
Com/Ind: Lo tier	132	132	0	0	2	2	0	-19.3	1.59	1.28
Com/Ind: Hi tier	692	692	0	0	19	16	-3	-15.3	2.68	2.27
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	102	102	0	0	3	2	0	-15.3	2.68	2.27
Ag HGA	1,151	1,151	0	0	6	6	0	1.9	0.55	0.56
Ag Hmstd Land	1,169	1,169	0	0	2	2	0	2.6	0.17	0.17
Ag Non-Hmstd	7,430	7,430	0	0	55	56	1	1.3	0.74	0.75
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>30,173</b>	<b>30,173</b>	<b>0</b>	<b>0</b>	<b>204</b>	<b>203</b>	<b>-1</b>	<b>-0.5</b>	<b>0.68</b>	<b>0.67</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	284	284	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	6	0	-6	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>278</b>	<b>284</b>	<b>6</b>	<b>2.2</b>
FD Distrb Tax Cap	32	0	-32	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.00
City/Town	5.49	5.99	0.000	0.00
School District	8.93	8.81	7.374	7.57
Special District	6.12	6.10	0.000	0.00
<b>Total</b>	<b>79.61</b>	<b>80.52</b>	<b>7.374</b>	<b>7.57</b>

## 4. Tax Burdens on Hypothetical 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	657	380	-277	-42.1	0.50	0.29
Res Hmstd: AvgVal	197,900	197,900	0	1,277	997	-280	-21.9	0.65	0.50
Res Hmstd: Hi Val	263,800	263,800	0	1,897	1,625	-272	-14.3	0.72	0.62
Res Hmstd: Ex-Hi Val	395,700	395,700	0	3,139	2,883	-257	-8.2	0.79	0.73
Seas Rec: Lo Val	75,000	75,000	0	627	634	7	1.1	0.84	0.85
Seas Rec: Hi Val	200,000	200,000	0	1,747	1,765	18	1.0	0.87	0.88
Comm/Ind: Lo Val	150,000	150,000	0	2,604	2,145	-459	-17.6	1.74	1.43
Comm/Ind: Mid Val	300,000	300,000	0	6,625	5,552	-1,073	-16.2	2.21	1.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,387	21,452	-3,935	-15.5	2.54	2.15

# STURGEON TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	8,101	8,101	0	0	34	35	1	2.2	0.42	0.43
Res Non-Hmstd	981	981	0	0	10	10	0	1.4	1.00	1.01
Apartments	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	0.00	0.00
Seasonal Rec'l	2,844	2,844	0	0	26	26	0	1.2	0.91	0.92
Com/Ind: Lo tier	133	133	0	0	2	2	0	1.3	1.36	1.38
Com/Ind: Hi tier	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	0.00	0.00
Publ U: Other	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag HGA	937	937	0	0	4	4	0	2.9	0.38	0.40
Ag Hmstd Land	1,744	1,744	0	0	2	2	0	4.0	0.12	0.13
Ag Non-Hmstd	9,154	9,154	0	0	73	75	1	1.4	0.80	0.81
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>23,894</b>	<b>23,894</b>	<b>0</b>	<b>0</b>	<b>151</b>	<b>154</b>	<b>2</b>	<b>1.3</b>	<b>0.63</b>	<b>0.64</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	211	211	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>211</b>	<b>211</b>	<b>0</b>	<b>0</b>
FD Distrib Tax Cap	9	0	-9	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.08	59.62	0.000	0.000
City/Town	16.65	17.31	0.000	0.000
School District	8.93	8.81	7.375	7.572
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>85.86</b>	<b>86.94</b>	<b>7.375</b>	<b>7.572</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,100	102,100	0	421	275	-146	-34.7	0.41	0.27
Res Hmstd: AvgVal	153,100	153,100	0	936	647	-289	-30.9	0.61	0.42
Res Hmstd: Hi Val	204,100	204,100	0	1,451	1,169	-282	-19.4	0.71	0.57
Res Hmstd: Ex-Hi Val	306,200	306,200	0	2,482	2,214	-268	-10.8	0.81	0.72
Seas Rec: Lo Val	75,000	75,000	0	674	682	8	1.2	0.90	0.91
Seas Rec: Hi Val	200,000	200,000	0	1,872	1,893	22	1.2	0.94	0.95

# TOIVOLA TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	8,945	8,945	0	0	35	36	1	1.8	0.39	0.40
Res Non-Hmstd	1,123	1,123	0	0	12	12	0	1.1	1.08	1.09
Apartments	445	445	0	0	6	6	0	1.1	1.27	1.29
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	3,560	3,560	0	0	36	36	0	0.9	1.01	1.02
Com/Ind: Lo tier	269	269	0	0	4	4	0	-4.0	1.59	1.53
Com/Ind: Hi tier	390	390	0	0	10	10	0	-3.2	2.69	2.60
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,832	1,832	0	0	49	48	-2	-3.2	2.69	2.60
Ag HGA	2,362	2,362	0	0	11	11	0	2.1	0.45	0.46
Ag Hmstd Land	3,060	3,060	0	0	6	6	0	2.3	0.18	0.19
Ag Non-Hmstd	10,971	10,971	0	0	99	100	1	1.1	0.91	0.92
Miscellaneous	0	0	0	0	0	0	0	-3.2	2.69	2.60
<b>Total</b>	<b>32,957</b>	<b>32,957</b>	<b>0</b>	<b>0</b>	<b>268</b>	<b>269</b>	<b>0</b>	<b>0.0</b>	<b>0.81</b>	<b>0.82</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	305	305	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	5	0	-5	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>300</b>	<b>305</b>	<b>5</b>	<b>1.7</b>
FD Distrb Tax Cap	9	0	-9	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	58.64	59.19	0.000	0.000
City/Town	27.47	27.96	0.000	0.000
School District	8.71	8.59	7.375	7.571
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>96.02</b>	<b>96.94</b>	<b>7.375</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical 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	269	231	-38	-14.1	0.33	0.28
Res Hmstd: AvgVal	122,700	122,700	0	727	423	-304	-41.8	0.59	0.34
Res Hmstd: Hi Val	163,500	163,500	0	1,184	885	-299	-25.3	0.72	0.54
Res Hmstd: Ex-Hi Val	245,300	245,300	0	2,101	1,811	-289	-13.8	0.86	0.74
Apartment	300,000	300,000	0	3,822	3,862	41	1.1	1.27	1.29
Seas Rec: Lo Val	75,000	75,000	0	750	757	7	0.9	1.00	1.01
Seas Rec: Hi Val	200,000	200,000	0	2,075	2,093	19	0.9	1.04	1.05
Comm/Ind: Lo Val	150,000	150,000	0	2,610	2,514	-96	-3.7	1.74	1.68
Comm/Ind: Mid Val	300,000	300,000	0	6,638	6,414	-224	-3.4	2.21	2.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,436	24,613	-823	-3.2	2.54	2.46

# VERMILION LAKE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	30,263	30,263	0	0	166	167	1	0.7	0.55	0.55
Res Non-Hmstd	4,394	4,394	0	0	40	40	0	0.5	0.90	0.91
Apartments	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	0.00	0.00
Seasonal Rec'l	24,712	24,712	0	0	204	205	1	0.3	0.83	0.83
Com/Ind: Lo tier	1,205	1,205	0	0	19	14	-5	-24.7	1.59	1.20
Com/Ind: Hi tier	3,472	3,472	0	0	93	75	-18	-19.6	2.68	2.15
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,007	1,007	0	0	27	22	-5	-19.6	2.68	2.15
Ag HGA	143	143	0	0	1	1	0	1.1	0.36	0.37
Ag Hmstd Land	197	197	0	0	0	0	0	1.6	0.07	0.07
Ag Non-Hmstd	11,763	11,763	0	0	81	81	0	0.4	0.69	0.69
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>77,156</b>	<b>77,156</b>	<b>0</b>	<b>0</b>	<b>631</b>	<b>605</b>	<b>-26</b>	<b>-4.1</b>	<b>0.82</b>	<b>0.78</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	798	798	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	40	0	-40	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>758</b>	<b>798</b>	<b>40</b>	<b>5.3</b>
FD Distrb Tax Cap	8	0	-8	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	5.25	5.04	0.000	0.000
School District	8.93	8.81	7.374	7.571
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>74.45</b>	<b>74.67</b>	<b>7.374</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	163,400	163,400	0	879	591	-288	-32.8	0.54	0.36
Res Hmstd: AvgVal	244,900	244,900	0	1,601	1,316	-285	-17.8	0.65	0.54
Res Hmstd: Hi Val	326,500	326,500	0	2,323	2,042	-281	-12.1	0.71	0.63
Res Hmstd: Ex-Hi Val	489,800	489,800	0	3,718	3,495	-223	-6.0	0.76	0.71
Seas Rec: Lo Val	75,000	75,000	0	588	590	2	0.3	0.78	0.79
Seas Rec: Hi Val	200,000	200,000	0	1,644	1,648	4	0.3	0.82	0.82
Comm/Ind: Lo Val	150,000	150,000	0	2,603	2,013	-590	-22.7	1.74	1.34
Comm/Ind: Mid Val	300,000	300,000	0	6,621	5,245	-1,377	-20.8	2.21	1.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,374	20,325	-5,049	-19.9	2.54	2.03

# WAASA TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	16,760	16,760	0	0	75	77	1	1.6	0.45	0.46
Res Non-Hmstd	4,045	4,045	0	0	37	37	0	1.1	0.91	0.92
Apartments	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	0.00	0.00
Seasonal Rec'l	4,516	4,516	0	0	39	40	0	0.9	0.87	0.88
Com/Ind: Lo tier	261	261	0	0	4	3	0	-9.9	1.45	1.31
Com/Ind: Hi tier	353	353	0	0	9	8	-1	-7.7	2.50	2.31
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	347	347	0	0	9	8	-1	-7.7	2.50	2.31
Ag HGA	349	349	0	0	2	2	0	2.0	0.48	0.49
Ag Hmstd Land	271	271	0	0	0	0	0	4.8	0.07	0.08
Ag Non-Hmstd	12,992	12,992	0	0	99	100	1	1.2	0.76	0.77
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>39,894</b>	<b>39,894</b>	<b>0</b>	<b>0</b>	<b>274</b>	<b>275</b>	<b>0</b>	<b>0.0</b>	<b>0.69</b>	<b>0.69</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	369	369	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	3	0	-3	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>366</b>	<b>369</b>	<b>3</b>	<b>0.8</b>
FD Distrb Tax Cap	13	0	-13	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	12.21	12.61	0.000	0.000
School District	8.93	8.81	7.374	7.571
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>81.41</b>	<b>82.23</b>	<b>7.374</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	93,100	93,100	0	302	228	-74	-24.5	0.32	0.24
Res Hmstd: AvgVal	139,600	139,600	0	749	459	-290	-38.7	0.54	0.33
Res Hmstd: Hi Val	186,100	186,100	0	1,196	911	-284	-23.8	0.64	0.49
Res Hmstd: Ex-Hi Val	279,200	279,200	0	2,090	1,816	-274	-13.1	0.75	0.65
Seas Rec: Lo Val	75,000	75,000	0	641	647	6	1.0	0.85	0.86
Seas Rec: Hi Val	200,000	200,000	0	1,783	1,799	16	0.9	0.89	0.90
Comm/Ind: Lo Val	150,000	150,000	0	2,400	2,183	-217	-9.0	1.60	1.46
Comm/Ind: Mid Val	300,000	300,000	0	6,149	5,642	-507	-8.2	2.05	1.88
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,642	21,781	-1,861	-7.9	2.36	2.18

# WHITE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	118,042	118,042	0	0	899	935	36	4.1	0.76	0.79
Res Non-Hmstd	11,899	11,899	0	0	149	154	5	3.1	1.25	1.29
Apartments	275	275	0	0	4	4	0	3.0	1.46	1.51
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	20,296	20,296	0	0	239	245	6	2.6	1.18	1.21
Com/Ind: Lo tier	1,468	1,468	0	0	28	26	-1	-4.9	1.88	1.79
Com/Ind: Hi tier	7,797	7,797	0	0	239	229	-10	-4.1	3.06	2.94
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,706	6,706	0	0	205	197	-8	-4.1	3.06	2.94
Ag HGA	4,026	4,026	0	0	32	33	1	4.2	0.79	0.82
Ag Hmstd Land	3,742	3,742	0	0	8	9	0	5.2	0.23	0.24
Ag Non-Hmstd	37,984	37,984	0	0	376	386	9	2.4	0.99	1.02
Miscellaneous	220	220	0	0	6	6	0	2.3	2.87	2.94
<b>Total</b>	<b>212,455</b>	<b>212,455</b>	<b>0</b>	<b>0</b>	<b>2,185</b>	<b>2,224</b>	<b>38</b>	<b>1.7</b>	<b>1.03</b>	<b>1.05</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,073	2,073	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	83	0	-83	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,990</b>	<b>2,073</b>	<b>83</b>	<b>4.2</b>
FD Distrb Tax Cap	108	0	-108	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	44.60	45.72	0.000	0.000
City/Town	51.07	52.25	0.000	0.000
School District	12.65	13.33	9.265	9.968
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>109.51</b>	<b>112.51</b>	<b>9.265</b>	<b>9.968</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	130,600	130,600	0	957	693	-264	-27.6	0.73	0.53
Res Hmstd: AvgVal	195,800	195,800	0	1,796	1,558	-238	-13.3	0.92	0.80
Res Hmstd: Hi Val	261,000	261,000	0	2,634	2,422	-212	-8.1	1.01	0.93
Res Hmstd: Ex-Hi Val	391,600	391,600	0	4,314	4,154	-160	-3.7	1.10	1.06
Apartment	300,000	300,000	0	4,385	4,518	133	3.0	1.46	1.51
Seas Rec: Lo Val	75,000	75,000	0	851	874	22	2.6	1.13	1.17
Seas Rec: Hi Val	200,000	200,000	0	2,345	2,405	60	2.6	1.17	1.20
Comm/Ind: Lo Val	150,000	150,000	0	3,038	2,900	-137	-4.5	2.03	1.93
Comm/Ind: Mid Val	300,000	300,000	0	7,627	7,303	-324	-4.2	2.54	2.43
Comm/Ind: Hi Val	1,000,000	1,000,000	0	29,043	27,849	-1,194	-4.1	2.90	2.78

# WILLOW VALLEY TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,574	4,574	0	0	12	12	0	0.8	0.27	0.27
Res Non-Hmstd	523	523	0	0	5	5	0	0.4	1.03	1.04
Apartments	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	0.00	0.00
Seasonal Rec'l	2,582	2,582	0	0	23	23	0	0.2	0.89	0.89
Com/Ind: Lo tier	673	673	0	0	11	9	-2	-18.7	1.66	1.35
Com/Ind: Hi tier	715	715	0	0	20	17	-3	-15.0	2.77	2.35
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	313	313	0	0	9	7	-1	-15.0	2.77	2.35
Ag HGA	495	495	0	0	1	1	0	0.6	0.28	0.28
Ag Hmstd Land	820	820	0	0	1	1	0	0.5	0.11	0.11
Ag Non-Hmstd	7,770	7,770	0	0	62	62	0	0.3	0.79	0.80
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>18,465</b>	<b>18,465</b>	<b>0</b>	<b>0</b>	<b>144</b>	<b>137</b>	<b>-6</b>	<b>-4.2</b>	<b>0.78</b>	<b>0.74</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	179	179	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	11	0	-11	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>169</b>	<b>179</b>	<b>10</b>	<b>5.9</b>
FD Distrb Tax Cap	6	0	-6	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.08	59.61	0.000	0.00
City/Town	3.75	3.63	0.000	0.00
School District	8.93	8.81	7.374	7.57
Special District	12.76	12.63	0.000	0.00
<b>Total</b>	<b>84.52</b>	<b>84.68</b>	<b>7.374</b>	<b>7.57</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,400	74,400	0	186	187	1	0.5	0.25	0.25
Res Hmstd: AvgVal	111,600	111,600	0	506	310	-196	-38.8	0.45	0.28
Res Hmstd: Hi Val	148,700	148,700	0	875	576	-299	-34.2	0.59	0.39
Res Hmstd: Ex-Hi Val	223,100	223,100	0	1,615	1,319	-296	-18.3	0.72	0.59
Seas Rec: Lo Val	75,000	75,000	0	664	665	1	0.2	0.89	0.89
Seas Rec: Hi Val	200,000	200,000	0	1,845	1,848	3	0.2	0.92	0.92
Comm/Ind: Lo Val	150,000	150,000	0	2,704	2,238	-466	-17.2	1.80	1.49
Comm/Ind: Mid Val	300,000	300,000	0	6,858	5,770	-1,088	-15.9	2.29	1.92
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,243	22,253	-3,990	-15.2	2.62	2.23

# WUORI TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	47,582	47,582	0	0	300	317	17	5.5	0.63	0.67
Res Non-Hmstd	2,785	2,785	0	0	28	29	1	3.8	1.02	1.06
Apartments	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	0.00	0.00
Seasonal Rec'l	519	519	0	0	5	5	0	1.8	0.90	0.91
Com/Ind: Lo tier	441	441	0	0	7	6	-1	-10.8	1.64	1.46
Com/Ind: Hi tier	8,299	8,299	0	0	226	206	-20	-8.9	2.72	2.48
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,767	2,767	0	0	75	69	-7	-8.9	2.72	2.48
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	6,109	6,109	0	0	46	46	0	0.8	0.75	0.76
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>68,502</b>	<b>68,502</b>	<b>0</b>	<b>0</b>	<b>687</b>	<b>678</b>	<b>-10</b>	<b>-1.5</b>	<b>1.00</b>	<b>0.99</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	738	738	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	56	0	-56	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>681</b>	<b>738</b>	<b>57</b>	<b>8.4</b>
FD Distrb Tax Cap	47	0	-47	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.08	59.62	0.000	0.000
City/Town	7.93	7.86	0.000	0.000
School District	17.47	18.65	12.755	14.928
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>85.68</b>	<b>87.33</b>	<b>12.755</b>	<b>14.928</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	134,800	134,800	0	797	563	-234	-29.3	0.59	0.42
Res Hmstd: AvgVal	202,000	202,000	0	1,510	1,303	-207	-13.7	0.75	0.65
Res Hmstd: Hi Val	269,300	269,300	0	2,224	2,044	-180	-8.1	0.83	0.76
Res Hmstd: Ex-Hi Val	404,000	404,000	0	3,654	3,527	-127	-3.5	0.90	0.87
Comm/Ind: Lo Val	150,000	150,000	0	2,672	2,408	-264	-9.9	1.78	1.61
Comm/Ind: Mid Val	300,000	300,000	0	6,757	6,130	-627	-9.3	2.25	2.04
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,818	23,498	-2,320	-9.0	2.58	2.35

# GREENWOOD TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	176,914	176,914	0	0	1,292	1,303	11	0.8	0.73	0.74
Res Non-Hmstd	16,488	16,488	0	0	156	157	1	0.7	0.94	0.95
Apartments	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	0.00	0.00
Seasonal Rec'l	566,355	566,355	0	0	4,792	4,815	23	0.5	0.85	0.85
Com/Ind: Lo tier	2,770	2,770	0	0	42	33	-9	-22.5	1.51	1.17
Com/Ind: Hi tier	7,693	7,693	0	0	199	164	-35	-17.6	2.58	2.13
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	747	747	0	0	19	16	-3	-17.6	2.58	2.13
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	19,644	19,644	0	0	132	133	1	0.7	0.67	0.68
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>790,611</b>	<b>790,611</b>	<b>0</b>	<b>0</b>	<b>6,632</b>	<b>6,621</b>	<b>-11</b>	<b>-0.2</b>	<b>0.84</b>	<b>0.84</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	8,317	8,317	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	67	0	-67	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>8,250</b>	<b>8,317</b>	<b>67</b>	<b>0.8</b>
FD Distrb Tax Cap	11	0	-11	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	3.63	3.61	0.000	0.000
School District	8.93	8.81	7.374	7.571
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>72.84</b>	<b>73.23</b>	<b>7.374</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	354,500	354,500	0	2,515	2,242	-273	-10.8	0.71	0.63
Res Hmstd: AvgVal	531,400	531,400	0	4,030	3,836	-193	-4.8	0.76	0.72
Res Hmstd: Hi Val	708,400	708,400	0	5,772	5,591	-181	-3.1	0.81	0.79
Res Hmstd: Ex-Hi Val	1,062,800	1,062,800	0	9,260	9,103	-156	-1.7	0.87	0.86
Seas Rec: Lo Val	75,000	75,000	0	576	579	3	0.5	0.77	0.77
Seas Rec: Hi Val	200,000	200,000	0	1,611	1,619	8	0.5	0.81	0.81
Comm/Ind: Lo Val	150,000	150,000	0	2,491	1,981	-511	-20.5	1.66	1.32
Comm/Ind: Mid Val	300,000	300,000	0	6,362	5,169	-1,192	-18.7	2.12	1.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,424	20,049	-4,374	-17.9	2.44	2.00

# PEQUAYWAN TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	25,897	25,897	0	0	167	168	1	0.7	0.64	0.65
Res Non-Hmstd	7,130	7,130	0	0	64	64	0	0.6	0.90	0.90
Apartments	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	0.00	0.00
Seasonal Rec'l	35,624	35,624	0	0	305	307	1	0.5	0.86	0.86
Com/Ind: Lo tier	134	134	0	0	2	2	-1	-33.2	1.84	1.23
Com/Ind: Hi tier	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	0.00	0.00
Publ U: Other	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag HGA	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	4,549	4,549	0	0	31	32	0	0.7	0.69	0.70
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>73,334</b>	<b>73,334</b>	<b>0</b>	<b>0</b>	<b>569</b>	<b>573</b>	<b>1</b>	<b>0.2</b>	<b>0.78</b>	<b>0.78</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	725	725	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1	0	-1	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>724</b>	<b>725</b>	<b>1</b>	<b>0.1</b>
FD Distrib Tax Cap	2	0	-2	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	8.26	8.27	0.000	0.000
School District	9.37	9.22	5.275	5.371
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>77.90</b>	<b>78.31</b>	<b>5.275</b>	<b>5.371</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	227,000	227,000	0	1,467	1,180	-287	-19.6	0.65	0.52
Res Hmstd: AvgVal	340,300	340,300	0	2,489	2,208	-281	-11.3	0.73	0.65
Res Hmstd: Hi Val	453,600	453,600	0	3,483	3,236	-247	-7.1	0.77	0.71
Res Hmstd: Ex-Hi Val	680,600	680,600	0	5,723	5,534	-189	-3.3	0.84	0.81
Seas Rec: Lo Val	75,000	75,000	0	614	617	3	0.5	0.82	0.82
Seas Rec: Hi Val	200,000	200,000	0	1,713	1,721	8	0.5	0.86	0.86

# EAGLES NEST TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	49,808	49,808	0	0	376	379	3	0.8	0.75	0.76
Res Non-Hmstd	11,223	11,223	0	0	110	111	1	0.7	0.98	0.99
Apartments	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	0.00	0.00
Seasonal Rec'l	111,224	111,224	0	0	1,033	1,038	5	0.5	0.93	0.93
Com/Ind: Lo tier	244	244	0	0	4	3	0	-11.7	1.49	1.32
Com/Ind: Hi tier	57	57	0	0	1	1	0	-9.2	2.55	2.32
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	244	244	0	0	6	6	-1	-9.2	2.55	2.32
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	10,714	10,714	0	0	80	81	1	0.6	0.75	0.75
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>183,514</b>	<b>183,514</b>	<b>0</b>	<b>0</b>	<b>1,610</b>	<b>1,619</b>	<b>9</b>	<b>0.6</b>	<b>0.88</b>	<b>0.88</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,870	1,870	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	2	0	-2	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,868</b>	<b>1,870</b>	<b>2</b>	<b>0.1</b>
FD Distrb Tax Cap	3	0	-3	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	13.22	13.23	0.000	0.000
School District	8.93	8.81	7.374	7.571
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>82.43</b>	<b>82.86</b>	<b>7.374</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	241,600	241,600	0	1,727	1,464	-262	-15.2	0.71	0.61
Res Hmstd: AvgVal	362,200	362,200	0	2,899	2,645	-254	-8.8	0.80	0.73
Res Hmstd: Hi Val	482,800	482,800	0	4,021	3,825	-195	-4.9	0.83	0.79
Res Hmstd: Ex-Hi Val	724,300	724,300	0	6,651	6,500	-152	-2.3	0.92	0.90
Seas Rec: Lo Val	75,000	75,000	0	648	651	3	0.5	0.86	0.87
Seas Rec: Hi Val	200,000	200,000	0	1,803	1,812	9	0.5	0.90	0.91
Comm/Ind: Lo Val	150,000	150,000	0	2,460	2,197	-263	-10.7	1.64	1.46
Comm/Ind: Mid Val	300,000	300,000	0	6,289	5,675	-614	-9.8	2.10	1.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,155	21,903	-2,253	-9.3	2.42	2.19

# CAMP 5 TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,347	4,347	0	0	32	32	0	0.6	0.73	0.73
Res Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Apartments	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	0.00	0.00
Seasonal Rec'l	25,557	25,557	0	0	244	244	1	0.3	0.95	0.96
Com/Ind: Lo tier	137	137	0	0	2	2	0	-20.3	1.74	1.39
Com/Ind: Hi tier	32	32	0	0	1	1	0	-16.4	2.88	2.41
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	1,772	1,772	0	0	15	15	0	0.4	0.82	0.83
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>31,845</b>	<b>31,845</b>	<b>0</b>	<b>0</b>	<b>294</b>	<b>294</b>	<b>1</b>	<b>0.3</b>	<b>0.92</b>	<b>0.92</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	318	318	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1	0	-1	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>317</b>	<b>318</b>	<b>1</b>	<b>0.3</b>
FD Distrb Tax Cap	0	0	0	0.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	6.31	6.29	0.000	0.000
School District	8.93	8.81	7.374	7.571
Special District	12.76	12.63	0.000	0.000
<b>Total</b>	<b>87.08</b>	<b>87.35</b>	<b>7.374</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	223,500	223,500	0	1,672	1,376	-297	-17.7	0.75	0.62
Res Hmstd: AvgVal	335,100	335,100	0	2,814	2,523	-291	-10.3	0.84	0.75
Res Hmstd: Hi Val	446,600	446,600	0	3,929	3,669	-260	-6.6	0.88	0.82
Res Hmstd: Ex-Hi Val	670,100	670,100	0	6,410	6,217	-193	-3.0	0.96	0.93
Seas Rec: Lo Val	75,000	75,000	0	683	685	2	0.3	0.91	0.91
Seas Rec: Hi Val	200,000	200,000	0	1,896	1,902	5	0.3	0.95	0.95
Comm/Ind: Lo Val	150,000	150,000	0	2,829	2,298	-530	-18.8	1.89	1.53
Comm/Ind: Mid Val	300,000	300,000	0	7,149	5,910	-1,239	-17.3	2.38	1.97
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,310	22,766	-4,544	-16.6	2.73	2.28

# CRANE LAKE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	15,104	15,104	0	0	139	140	0	0.3	0.92	0.92
Res Non-Hmstd	7,709	7,709	0	0	102	102	0	0.2	1.32	1.32
Apartments	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	0.00	0.00
Seasonal Rec'l	68,569	68,569	0	0	778	779	0	0.1	1.14	1.14
Com/Ind: Lo tier	1,649	1,649	0	0	29	27	-2	-6.5	1.73	1.62
Com/Ind: Hi tier	1,987	1,987	0	0	57	54	-3	-5.3	2.87	2.72
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	53	53	0	0	2	1	0	-5.3	2.87	2.72
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	4,990	4,990	0	0	47	47	0	0.1	0.95	0.95
Miscellaneous	120	120	0	0	1	1	0	0.1	1.03	1.03
<b>Total</b>	<b>100,181</b>	<b>100,181</b>	<b>0</b>	<b>0</b>	<b>1,155</b>	<b>1,151</b>	<b>-5</b>	<b>-0.4</b>	<b>1.15</b>	<b>1.15</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,053	1,053	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	12	0	-12	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,041</b>	<b>1,053</b>	<b>12</b>	<b>1.2</b>
FD Distrb Tax Cap	1	0	-1	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	58.82	59.36	0.000	0.000
City/Town	13.14	13.00	0.000	0.000
School District	8.80	8.68	7.375	7.571
Special District	22.17	21.94	0.000	0.000
<b>Total</b>	<b>102.93</b>	<b>102.98</b>	<b>7.375</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	248,300	248,300	0	2,296	1,981	-315	-13.7	0.92	0.80
Res Hmstd: AvgVal	372,300	372,300	0	3,778	3,466	-312	-8.3	1.01	0.93
Res Hmstd: Hi Val	496,200	496,200	0	5,183	4,951	-232	-4.5	1.04	1.00
Res Hmstd: Ex-Hi Val	744,500	744,500	0	8,551	8,345	-206	-2.4	1.15	1.12
Seas Rec: Lo Val	75,000	75,000	0	802	802	0	0.0	1.07	1.07
Seas Rec: Hi Val	200,000	200,000	0	2,213	2,214	1	0.0	1.11	1.11
Comm/Ind: Lo Val	150,000	150,000	0	2,820	2,650	-170	-6.0	1.88	1.77
Comm/Ind: Mid Val	300,000	300,000	0	7,128	6,731	-397	-5.6	2.38	2.24
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,233	25,775	-1,458	-5.4	2.72	2.58

# AURORA CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	74,335	74,335	0	0	938	1,176	239	25.5	1.26	1.58
Res Non-Hmstd	9,227	9,227	0	0	221	265	44	19.7	2.40	2.87
Apartments	2,324	2,324	0	0	67	80	13	19.8	2.88	3.45
Low-income Apts	1,255	1,255	0	0	7	9	1	19.7	0.58	0.70
Seasonal Rec'l	292	292	0	0	7	8	1	19.5	2.33	2.78
Com/Ind: Lo tier	4,892	4,892	0	0	155	202	46	29.8	3.18	4.12
Com/Ind: Hi tier	4,079	4,079	0	0	195	247	51	26.3	4.79	6.05
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	676	676	0	0	32	41	9	26.3	4.79	6.05
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	776	776	0	0	16	20	3	21.2	2.09	2.53
Miscellaneous	18	18	0	0	1	1	0	17.7	5.14	6.05
<b>Total</b>	<b>97,874</b>	<b>97,874</b>	<b>0</b>	<b>0</b>	<b>1,639</b>	<b>2,049</b>	<b>407</b>	<b>24.8</b>	<b>1.67</b>	<b>2.09</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	837	837	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	38	0	-38	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>799</b>	<b>837</b>	<b>38</b>	<b>4.8</b>
FD Distrb Tax Cap	297	0	-297	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	50.51	51.41	0.000	0.000
City/Town	152.53	195.73	0.000	0.000
School District	17.30	17.81	9.265	9.968
Special District	2.69	3.17	0.000	0.000
<b>Total</b>	<b>223.03</b>	<b>268.13</b>	<b>9.265</b>	<b>9.968</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,100	80,100	0	876	853	-22	-2.6	1.09	1.06
Res Hmstd: AvgVal	120,100	120,100	0	1,885	1,867	-19	-1.0	1.57	1.55
Res Hmstd: Hi Val	160,100	160,100	0	2,895	3,075	181	6.2	1.81	1.92
Res Hmstd: Ex-Hi Val	240,200	240,200	0	4,916	5,496	580	11.8	2.05	2.29
Apartment	300,000	300,000	0	8,642	10,354	1,712	19.8	2.88	3.45
Comm/Ind: Lo Val	150,000	150,000	0	4,984	6,402	1,418	28.4	3.32	4.27
Comm/Ind: Mid Val	300,000	300,000	0	12,169	15,473	3,304	27.2	4.06	5.16
Comm/Ind: Hi Val	1,000,000	1,000,000	0	45,697	57,806	12,109	26.5	4.57	5.78

# BIWABIK CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	55,470	55,470	0	0	601	616	16	2.6	1.08	1.11
Res Non-Hmstd	28,638	28,638	0	0	601	612	12	2.0	2.10	2.14
Apartments	2,257	2,257	0	0	49	50	1	1.9	2.18	2.22
Low-income Apts	756	756	0	0	3	3	0	2.0	0.44	0.45
Seasonal Rec'l	32,912	32,912	0	0	592	602	10	1.6	1.80	1.83
Com/Ind: Lo tier	2,872	2,872	0	0	72	76	4	5.5	2.50	2.64
Com/Ind: Hi tier	4,089	4,089	0	0	160	167	7	4.4	3.90	4.08
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,728	1,728	0	0	68	71	3	4.3	3.91	4.08
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	1,014	1,014	0	0	16	16	0	1.8	1.55	1.57
Miscellaneous	44	44	0	0	2	2	0	3.4	3.92	4.06
<b>Total</b>	<b>129,780</b>	<b>129,780</b>	<b>0</b>	<b>0</b>	<b>2,164</b>	<b>2,215</b>	<b>53</b>	<b>2.4</b>	<b>1.67</b>	<b>1.71</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,326	1,326	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	41	0	-41	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,286</b>	<b>1,326</b>	<b>40</b>	<b>3.1</b>
FD Distrb Tax Cap	68	0	-68	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	52.81	53.55	0.000	0.000
City/Town	96.23	97.85	0.000	0.000
School District	16.64	17.13	9.278	9.987
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>166.88</b>	<b>169.73</b>	<b>9.278</b>	<b>9.987</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,300	96,300	0	904	573	-332	-36.7	0.94	0.60
Res Hmstd: AvgVal	144,400	144,400	0	1,824	1,511	-314	-17.2	1.26	1.05
Res Hmstd: Hi Val	192,500	192,500	0	2,744	2,448	-295	-10.8	1.43	1.27
Res Hmstd: Ex-Hi Val	288,800	288,800	0	4,585	4,326	-258	-5.6	1.59	1.50
Apartment	300,000	300,000	0	6,536	6,664	128	2.0	2.18	2.22
Seas Rec: Lo Val	75,000	75,000	0	1,282	1,303	21	1.7	1.71	1.74
Seas Rec: Hi Val	200,000	200,000	0	3,492	3,549	57	1.6	1.75	1.77
Comm/Ind: Lo Val	150,000	150,000	0	3,991	4,188	197	4.9	2.66	2.79
Comm/Ind: Mid Val	300,000	300,000	0	9,850	10,308	457	4.6	3.28	3.44
Comm/Ind: Hi Val	1,000,000	1,000,000	0	37,196	38,866	1,669	4.5	3.72	3.89

# BROOKSTON CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,292	3,292	0	0	19	21	2	8.5	0.58	0.63
Res Non-Hmstd	1,554	1,554	0	0	23	24	1	5.7	1.46	1.54
Apartments	732	732	0	0	12	13	1	5.7	1.69	1.79
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	210	210	0	0	3	3	0	5.6	1.34	1.42
Com/Ind: Lo tier	223	223	0	0	5	5	0	2.1	2.09	2.13
Com/Ind: Hi tier	760	760	0	0	25	26	0	1.8	3.34	3.40
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	160	160	0	0	2	2	0	6.1	1.25	1.33
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>6,931</b>	<b>6,931</b>	<b>0</b>	<b>0</b>	<b>89</b>	<b>94</b>	<b>4</b>	<b>4.5</b>	<b>1.28</b>	<b>1.36</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	72	72	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	5	0	-5	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>66</b>	<b>72</b>	<b>6</b>	<b>9.1</b>
FD Distrb Tax Cap	18	0	-18	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	57.84	58.48	0.000	0.00
City/Town	57.13	64.17	0.000	0.00
School District	8.28	8.21	7.373	7.57
Special District	6.12	6.10	0.000	0.00
<b>Total</b>	<b>129.38</b>	<b>136.96</b>	<b>7.373</b>	<b>7.57</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,200	90,200	0	567	348	-219	-38.6	0.63	0.39
Res Hmstd: AvgVal	135,100	135,100	0	1,233	967	-267	-21.6	0.91	0.72
Res Hmstd: Hi Val	180,100	180,100	0	1,901	1,672	-229	-12.0	1.06	0.93
Res Hmstd: Ex-Hi Val	270,200	270,200	0	3,238	3,086	-152	-4.7	1.20	1.14
Apartment	300,000	300,000	0	5,073	5,363	290	5.7	1.69	1.79
Comm/Ind: Lo Val	150,000	150,000	0	3,348	3,415	67	2.0	2.23	2.28
Comm/Ind: Mid Val	300,000	300,000	0	8,360	8,515	155	1.9	2.79	2.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0	31,750	32,316	566	1.8	3.17	3.23

# BUHL CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	47,608	47,608	0	0	310	368	59	18.9	0.65	0.77
Res Non-Hmstd	8,619	8,619	0	0	116	132	16	13.7	1.34	1.53
Apartments	2,229	2,229	0	0	36	41	5	13.8	1.61	1.84
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	1,340	1,340	0	0	27	29	2	8.8	2.00	2.18
Com/Ind: Hi tier	1,107	1,107	0	0	36	38	3	7.3	3.22	3.45
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	844	844	0	0	27	29	2	7.3	3.22	3.45
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	400	400	0	0	5	5	1	14.7	1.18	1.35
Miscellaneous	100	100	0	0	2	3	0	11.8	2.45	2.74
<b>Total</b>	<b>62,247</b>	<b>62,247</b>	<b>0</b>	<b>0</b>	<b>559</b>	<b>645</b>	<b>88</b>	<b>15.7</b>	<b>0.90</b>	<b>1.04</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	530	530	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	14	0	-14	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>517</b>	<b>530</b>	<b>13</b>	<b>2.5</b>
FD Distrb Tax Cap	167	0	-167	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	51.70	52.41	0.000	0.000
City/Town	64.20	80.73	0.000	0.000
School District	2.76	2.85	11.658	12.304
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>119.85</b>	<b>137.19</b>	<b>11.658</b>	<b>12.304</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	87,400	87,400	0	482	312	-170	-35.3	0.55	0.36
Res Hmstd: AvgVal	130,900	130,900	0	1,101	965	-136	-12.4	0.84	0.74
Res Hmstd: Hi Val	174,500	174,500	0	1,722	1,671	-51	-3.0	0.99	0.96
Res Hmstd: Ex-Hi Val	261,800	261,800	0	2,964	3,083	120	4.0	1.13	1.18
Apartment	300,000	300,000	0	4,844	5,514	670	13.8	1.61	1.84
Comm/Ind: Lo Val	150,000	150,000	0	3,226	3,491	265	8.2	2.15	2.33
Comm/Ind: Mid Val	300,000	300,000	0	8,054	8,669	615	7.6	2.68	2.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0	30,584	32,834	2,250	7.4	3.06	3.28

# CHISHOLM CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	182,339	182,339	0	0	1,706	2,286	580	34.0	0.94	1.25
Res Non-Hmstd	34,933	34,933	0	0	639	796	157	24.6	1.83	2.28
Apartments	5,241	5,241	0	0	116	145	29	24.6	2.22	2.76
Low-income Apts	1,425	1,425	0	0	6	8	2	24.6	0.45	0.56
Seasonal Rec'l	154	154	0	0	3	4	1	23.9	1.92	2.38
Com/Ind: Lo tier	8,511	8,511	0	0	219	279	60	27.5	2.57	3.28
Com/Ind: Hi tier	6,805	6,805	0	0	270	334	64	23.5	3.97	4.91
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,127	3,127	0	0	124	154	29	23.5	3.98	4.91
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	412	412	0	0	6	7	1	25.0	1.37	1.72
Miscellaneous	18	18	0	0	1	1	0	21.0	4.06	4.92
<b>Total</b>	<b>242,965</b>	<b>242,965</b>	<b>0</b>	<b>0</b>	<b>3,090</b>	<b>4,014</b>	<b>923</b>	<b>29.9</b>	<b>1.27</b>	<b>1.65</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,088	2,088	0	0.0
(-) TIF Tax Capacity	2	2	0	0.0
(-) FD Contrib Tax Cap	59	0	-59	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,027</b>	<b>2,086</b>	<b>59</b>	<b>2.9</b>
FD Distrb Tax Cap	1,058	0	-1,058	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	49.41	50.21	0.000	0.000
City/Town	73.60	114.04	0.000	0.000
School District	44.23	44.31	11.243	14.049
Special District	1.03	1.04	0.000	0.000
<b>Total</b>	<b>168.28</b>	<b>209.60</b>	<b>11.243</b>	<b>14.049</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	84,000	84,000	0	693	659	-34	-4.9	0.82	0.78
Res Hmstd: AvgVal	125,900	125,900	0	1,509	1,563	53	3.5	1.20	1.24
Res Hmstd: Hi Val	167,800	167,800	0	2,325	2,579	254	10.9	1.39	1.54
Res Hmstd: Ex-Hi Val	251,700	251,700	0	3,958	4,613	655	16.6	1.57	1.83
Apartment	300,000	300,000	0	6,648	8,281	1,634	24.6	2.22	2.76
Comm/Ind: Lo Val	150,000	150,000	0	4,082	5,146	1,065	26.1	2.72	3.43
Comm/Ind: Mid Val	300,000	300,000	0	10,053	12,523	2,470	24.6	3.35	4.17
Comm/Ind: Hi Val	1,000,000	1,000,000	0	37,918	46,947	9,029	23.8	3.79	4.69

# COOK CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	19,115	19,115	0	0	199	216	17	8.3	1.04	1.13
Res Non-Hmstd	6,096	6,096	0	0	128	136	8	6.3	2.10	2.24
Apartments	1,248	1,248	0	0	31	33	2	6.3	2.50	2.66
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	400	400	0	0	8	9	1	6.2	2.04	2.16
Com/Ind: Lo tier	4,881	4,881	0	0	137	155	18	13.1	2.81	3.18
Com/Ind: Hi tier	4,546	4,546	0	0	196	218	22	11.4	4.31	4.80
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	88	88	0	0	2	2	0	6.5	1.91	2.03
Miscellaneous	746	746	0	0	32	36	4	11.4	4.31	4.80
<b>Total</b>	<b>37,120</b>	<b>37,120</b>	<b>0</b>	<b>0</b>	<b>733</b>	<b>805</b>	<b>72</b>	<b>9.8</b>	<b>1.97</b>	<b>2.17</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	399	399	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	43	0	-43	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>356</b>	<b>399</b>	<b>43</b>	<b>12.1</b>
FD Distrb Tax Cap	82	0	-82	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	53.89	54.93	0.000	0.000
City/Town	121.43	132.91	0.000	0.000
School District	6.40	6.56	7.374	7.571
Special District	12.60	12.46	0.000	0.000
<b>Total</b>	<b>194.32</b>	<b>206.86</b>	<b>7.374</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	77,600	77,600	0	687	507	-181	-26.3	0.89	0.65
Res Hmstd: AvgVal	116,400	116,400	0	1,538	1,235	-303	-19.7	1.32	1.06
Res Hmstd: Hi Val	155,100	155,100	0	2,386	2,137	-249	-10.5	1.54	1.38
Res Hmstd: Ex-Hi Val	232,700	232,700	0	4,087	3,945	-142	-3.5	1.76	1.70
Apartment	300,000	300,000	0	7,508	7,984	476	6.3	2.50	2.66
Comm/Ind: Lo Val	150,000	150,000	0	4,436	4,987	551	12.4	2.96	3.32
Comm/Ind: Mid Val	300,000	300,000	0	10,899	12,185	1,285	11.8	3.63	4.06
Comm/Ind: Hi Val	1,000,000	1,000,000	0	41,061	45,772	4,711	11.5	4.11	4.58

# ELY CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	164,388	164,388	0	0	1,599	1,674	74	4.7	0.97	1.02
Res Non-Hmstd	57,557	57,557	0	0	992	1,027	35	3.6	1.72	1.79
Apartments	4,612	4,612	0	0	93	96	3	3.6	2.02	2.09
Low-income Apts	3,028	3,028	0	0	12	13	0	3.6	0.41	0.42
Seasonal Rec'l	3,476	3,476	0	0	57	59	2	3.4	1.65	1.70
Com/Ind: Lo tier	25,387	25,387	0	0	601	631	30	5.0	2.37	2.49
Com/Ind: Hi tier	17,182	17,182	0	0	636	663	27	4.2	3.70	3.86
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	164	164	0	0	6	6	0	4.2	3.70	3.86
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	96	96	0	0	1	1	0	3.6	1.48	1.54
Miscellaneous	1	1	0	0	0	0	0	4.2	3.70	3.86
<b>Total</b>	<b>275,891</b>	<b>275,891</b>	<b>0</b>	<b>0</b>	<b>3,997</b>	<b>4,170</b>	<b>171</b>	<b>4.3</b>	<b>1.45</b>	<b>1.51</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,723	2,723	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	233	0	-233	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,490</b>	<b>2,723</b>	<b>233</b>	<b>9.4</b>
FD Distrb Tax Cap	397	0	-397	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	53.32	54.30	0.000	0.000
City/Town	82.45	86.64	0.000	0.000
School District	13.83	14.24	11.148	11.556
Special District	2.97	2.81	0.000	0.000
<b>Total</b>	<b>152.56</b>	<b>157.99</b>	<b>11.148</b>	<b>11.556</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,400	98,400	0	863	558	-305	-35.4	0.88	0.57
Res Hmstd: AvgVal	147,500	147,500	0	1,734	1,460	-274	-15.8	1.18	0.99
Res Hmstd: Hi Val	196,600	196,600	0	2,605	2,362	-243	-9.3	1.33	1.20
Res Hmstd: Ex-Hi Val	295,000	295,000	0	4,351	4,170	-181	-4.2	1.47	1.41
Apartment	300,000	300,000	0	6,056	6,271	216	3.6	2.02	2.09
Comm/Ind: Lo Val	150,000	150,000	0	3,769	3,948	178	4.7	2.51	2.63
Comm/Ind: Mid Val	300,000	300,000	0	9,324	9,738	414	4.4	3.11	3.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0	35,248	36,762	1,514	4.3	3.52	3.68

# EVELETH CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	127,924	127,924	0	0	1,363	1,771	408	29.9	1.07	1.38
Res Non-Hmstd	23,810	23,810	0	0	500	610	110	22.0	2.10	2.56
Apartments	6,104	6,104	0	0	153	186	34	22.1	2.50	3.05
Low-income Apts	2,392	2,392	0	0	12	15	3	22.0	0.51	0.62
Seasonal Rec'l	131	131	0	0	4	5	1	21.5	3.05	3.71
Com/Ind: Lo tier	7,806	7,806	0	0	221	283	63	28.4	2.83	3.63
Com/Ind: Hi tier	8,548	8,548	0	0	369	460	91	24.6	4.31	5.38
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,525	4,525	0	0	195	243	48	24.6	4.31	5.38
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	610	610	0	0	11	14	3	22.6	1.83	2.24
Miscellaneous	84	84	0	0	4	5	1	20.2	4.47	5.38
<b>Total</b>	<b>181,934</b>	<b>181,934</b>	<b>0</b>	<b>0</b>	<b>2,832</b>	<b>3,592</b>	<b>762</b>	<b>26.9</b>	<b>1.56</b>	<b>1.97</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,639	1,639	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	83	0	-83	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,557</b>	<b>1,639</b>	<b>82</b>	<b>5.3</b>
FD Distrb Tax Cap	732	0	-732	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	48.71	49.74	0.000	0.000
City/Town	129.73	169.83	0.000	0.000
School District	10.25	11.51	12.755	14.927
Special District	1.03	1.04	0.000	0.000
<b>Total</b>	<b>189.72</b>	<b>232.12</b>	<b>12.755</b>	<b>14.927</b>

## 4. Tax Burdens on Hypothetical 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	717	706	-11	-1.5	0.91	0.89
Res Hmstd: AvgVal	118,700	118,700	0	1,584	1,585	0	0.0	1.33	1.34
Res Hmstd: Hi Val	158,200	158,200	0	2,452	2,643	192	7.8	1.55	1.67
Res Hmstd: Ex-Hi Val	237,300	237,300	0	4,188	4,763	574	13.7	1.76	2.01
Apartment	300,000	300,000	0	7,497	9,152	1,655	22.1	2.50	3.05
Comm/Ind: Lo Val	150,000	150,000	0	4,463	5,666	1,203	27.0	2.98	3.78
Comm/Ind: Mid Val	300,000	300,000	0	10,935	13,731	2,796	25.6	3.64	4.58
Comm/Ind: Hi Val	1,000,000	1,000,000	0	41,138	51,370	10,231	24.9	4.11	5.14

# GILBERT CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	76,846	76,846	0	0	777	917	140	18.0	1.01	1.19
Res Non-Hmstd	13,713	13,713	0	0	275	311	36	13.2	2.00	2.27
Apartments	796	796	0	0	19	21	2	13.1	2.36	2.67
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,718	1,718	0	0	32	36	4	12.4	1.87	2.10
Com/Ind: Lo tier	4,023	4,023	0	0	107	128	20	18.9	2.67	3.17
Com/Ind: Hi tier	6,506	6,506	0	0	267	310	43	16.2	4.10	4.77
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,402	1,402	0	0	57	67	9	16.2	4.10	4.77
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	1,748	1,748	0	0	30	34	4	12.8	1.71	1.93
Miscellaneous	9	9	0	0	0	0	0	11.3	4.28	4.77
<b>Total</b>	<b>106,761</b>	<b>106,761</b>	<b>0</b>	<b>0</b>	<b>1,564</b>	<b>1,824</b>	<b>258</b>	<b>16.5</b>	<b>1.46</b>	<b>1.71</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	970	970	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	60	0	-60	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>910</b>	<b>970</b>	<b>60</b>	<b>6.6</b>
FD Distrb Tax Cap	284	0	-284	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	51.90	52.85	0.000	0.000
City/Town	114.34	135.17	0.000	0.000
School District	11.31	12.56	12.755	14.927
Special District	1.03	1.04	0.000	0.000
<b>Total</b>	<b>178.58</b>	<b>201.62</b>	<b>12.755</b>	<b>14.927</b>

## 4. Tax Burdens on Hypothetical 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	669	565	-103	-15.5	0.84	0.71
Res Hmstd: AvgVal	119,200	119,200	0	1,492	1,344	-148	-9.9	1.25	1.13
Res Hmstd: Hi Val	158,900	158,900	0	2,316	2,276	-40	-1.7	1.46	1.43
Res Hmstd: Ex-Hi Val	238,400	238,400	0	3,965	4,142	177	4.5	1.66	1.74
Apartment	300,000	300,000	0	7,079	8,009	929	13.1	2.36	2.67
Comm/Ind: Lo Val	150,000	150,000	0	4,223	4,980	756	17.9	2.82	3.32
Comm/Ind: Mid Val	300,000	300,000	0	10,376	12,130	1,754	16.9	3.46	4.04
Comm/Ind: Hi Val	1,000,000	1,000,000	0	39,089	45,500	6,410	16.4	3.91	4.55

# HIBBING CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	819,509	819,509	0	0	7,790	8,508	718	9.2	0.95	1.04
Res Non-Hmstd	123,995	123,995	0	0	1,998	2,140	142	7.1	1.61	1.73
Apartments	25,212	25,212	0	0	481	515	34	7.1	1.91	2.04
Low-income Apts	16,998	16,998	0	0	66	70	5	7.1	0.39	0.41
Seasonal Rec'l	9,738	9,738	0	0	148	158	10	6.5	1.52	1.62
Com/Ind: Lo tier	46,669	46,669	0	0	1,060	1,132	72	6.8	2.27	2.43
Com/Ind: Hi tier	105,140	105,140	0	0	3,764	3,975	212	5.6	3.58	3.78
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	21,627	21,627	0	0	774	818	44	5.6	3.58	3.78
Ag HGA	7,302	7,302	0	0	92	100	8	8.1	1.26	1.37
Ag Hmstd Land	5,315	5,315	0	0	25	28	3	9.8	0.48	0.53
Ag Non-Hmstd	45,217	45,217	0	0	643	687	43	6.7	1.42	1.52
Miscellaneous	6,648	6,648	0	0	222	234	13	5.7	3.33	3.52
<b>Total</b>	<b>1,233,370</b>	<b>1,233,370</b>	<b>0</b>	<b>0</b>	<b>17,063</b>	<b>18,365</b>	<b>1,304</b>	<b>7.6</b>	<b>1.38</b>	<b>1.49</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	12,198	12,198	0	0.0
(-) TIF Tax Capacity	67	67	0	0.0
(-) FD Contrib Tax Cap	808	0	-808	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>11,324</b>	<b>12,132</b>	<b>808</b>	<b>7.1</b>
FD Distrb Tax Cap	2,228	0	-2,228	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	52.43	53.37	0.000	0.000
City/Town	78.07	86.21	0.000	0.000
School District	11.49	12.14	10.354	11.604
Special District	2.24	2.27	0.000	0.000
<b>Total</b>	<b>144.22</b>	<b>153.99</b>	<b>10.354</b>	<b>11.604</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	107,700	107,700	0	952	701	-252	-26.4	0.88	0.65
Res Hmstd: AvgVal	161,400	161,400	0	1,852	1,664	-188	-10.1	1.15	1.03
Res Hmstd: Hi Val	215,200	215,200	0	2,754	2,630	-124	-4.5	1.28	1.22
Res Hmstd: Ex-Hi Val	322,800	322,800	0	4,556	4,561	4	0.1	1.41	1.41
Apartment	300,000	300,000	0	5,719	6,123	404	7.1	1.91	2.04
Comm/Ind: Lo Val	150,000	150,000	0	3,627	3,858	231	6.4	2.42	2.57
Comm/Ind: Mid Val	300,000	300,000	0	8,997	9,530	533	5.9	3.00	3.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0	34,056	35,997	1,942	5.7	3.41	3.60

# IRON JUNCTION CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,575	5,575	0	0	28	30	2	8.3	0.50	0.54
Res Non-Hmstd	1,026	1,026	0	0	12	12	1	5.4	1.14	1.20
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	45	45	0	0	1	1	0	-6.9	1.78	1.65
Com/Ind: Hi tier	1,541	1,541	0	0	45	42	-3	-5.9	2.91	2.74
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	168	168	0	0	5	5	0	-5.9	2.91	2.74
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	147	147	0	0	1	1	0	3.1	0.86	0.89
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>8,502</b>	<b>8,502</b>	<b>0</b>	<b>0</b>	<b>92</b>	<b>91</b>	<b>0</b>	<b>0.0</b>	<b>1.08</b>	<b>1.07</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	87	87	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	10	0	-10	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>78</b>	<b>87</b>	<b>9</b>	<b>11.5</b>
FD Distrb Tax Cap	17	0	-17	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	59.07	59.61	0.000	0.000
City/Town	21.20	23.40	0.000	0.000
School District	15.11	16.13	12.754	14.926
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>96.58</b>	<b>100.34</b>	<b>12.754</b>	<b>14.926</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,200	88,200	0	392	285	-107	-27.2	0.44	0.32
Res Hmstd: AvgVal	132,200	132,200	0	911	661	-250	-27.4	0.69	0.50
Res Hmstd: Hi Val	176,200	176,200	0	1,430	1,208	-222	-15.5	0.81	0.69
Res Hmstd: Ex-Hi Val	264,300	264,300	0	2,470	2,303	-167	-6.8	0.93	0.87
Comm/Ind: Lo Val	150,000	150,000	0	2,886	2,701	-185	-6.4	1.92	1.80
Comm/Ind: Mid Val	300,000	300,000	0	7,255	6,813	-442	-6.1	2.42	2.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,644	26,002	-1,642	-5.9	2.76	2.60

# KINNEY CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,811	2,811	0	0	25	50	25	101.9	0.87	1.77
Res Non-Hmstd	1,289	1,289	0	0	38	59	21	56.1	2.92	4.56
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	155	155	0	0	6	10	4	76.3	3.75	6.61
Com/Ind: Hi tier	525	525	0	0	29	49	20	68.7	5.55	9.36
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	563	563	0	0	15	24	9	58.2	2.73	4.32
Miscellaneous	520	520	0	0	32	49	17	53.6	6.10	9.36
<b>Total</b>	<b>5,863</b>	<b>5,863</b>	<b>0</b>	<b>0</b>	<b>145</b>	<b>241</b>	<b>96</b>	<b>66.2</b>	<b>2.47</b>	<b>4.11</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	59	59	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	3	0	-3	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>56</b>	<b>59</b>	<b>3</b>	<b>5.4</b>
FD Distrb Tax Cap	47	0	-47	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	27.27	29.62	0.000	0.000
City/Town	244.61	401.17	0.000	0.000
School District	0.47	0.78	11.659	12.305
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>273.54</b>	<b>432.77</b>	<b>11.659</b>	<b>12.305</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,700	44,700	0	471	701	230	48.9	1.05	1.57
Res Hmstd: AvgVal	66,900	66,900	0	861	1,304	444	51.5	1.29	1.95
Res Hmstd: Hi Val	89,200	89,200	0	1,430	1,911	481	33.6	1.60	2.14
Res Hmstd: Ex-Hi Val	133,800	133,800	0	2,812	3,947	1,135	40.4	2.10	2.95
Comm/Ind: Lo Val	150,000	150,000	0	5,849	10,141	4,293	73.4	3.90	6.76
Comm/Ind: Mid Val	300,000	300,000	0	14,174	24,187	10,013	70.6	4.72	8.06
Comm/Ind: Hi Val	1,000,000	1,000,000	0	53,024	89,733	36,709	69.2	5.30	8.97

# LEONIDAS CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,354	2,354	0	0	11	12	1	5.8	0.47	0.50
Res Non-Hmstd	467	467	0	0	7	7	0	2.7	1.46	1.50
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	54	54	0	0	1	1	0	-6.0	1.97	1.85
Com/Ind: Hi tier	1,556	1,556	0	0	49	47	-3	-5.2	3.17	3.00
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	388	388	0	0	12	12	-1	-5.2	3.17	3.00
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	162	162	0	0	2	2	0	0.0	1.04	1.04
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>4,981</b>	<b>4,981</b>	<b>0</b>	<b>0</b>	<b>82</b>	<b>81</b>	<b>-3</b>	<b>-3.7</b>	<b>1.65</b>	<b>1.63</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	63	63	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	13	0	-13	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>51</b>	<b>63</b>	<b>12</b>	<b>23.5</b>
FD Distrb Tax Cap	7	0	-7	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	53.14	54.87	0.000	0.00
City/Town	45.28	43.38	0.000	0.00
School District	12.20	13.81	12.756	14.93
Special District	1.20	1.20	0.000	0.00
<b>Total</b>	<b>111.82</b>	<b>113.26</b>	<b>12.756</b>	<b>14.93</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,000	79,000	0	332	223	-110	-33.0	0.42	0.28
Res Hmstd: AvgVal	118,400	118,400	0	863	596	-266	-30.9	0.73	0.50
Res Hmstd: Hi Val	157,800	157,800	0	1,393	1,142	-252	-18.1	0.88	0.72
Res Hmstd: Ex-Hi Val	236,700	236,700	0	2,455	2,233	-222	-9.0	1.04	0.94
Comm/Ind: Lo Val	150,000	150,000	0	3,170	2,992	-178	-5.6	2.11	1.99
Comm/Ind: Mid Val	300,000	300,000	0	7,919	7,492	-427	-5.4	2.64	2.50
Comm/Ind: Hi Val	1,000,000	1,000,000	0	30,079	28,491	-1,588	-5.3	3.01	2.85

# MCKINLEY CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,524	3,524	0	0	20	24	4	18.7	0.56	0.67
Res Non-Hmstd	982	982	0	0	20	22	2	11.0	2.02	2.25
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	19	19	0	0	0	1	0	16.1	2.56	2.97
Com/Ind: Hi tier	1,420	1,420	0	0	56	64	8	13.7	3.95	4.49
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	71	71	0	0	3	3	0	13.7	3.95	4.49
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	276	276	0	0	4	5	0	10.2	1.63	1.79
Miscellaneous	1	1	0	0	0	0	0	9.3	4.11	4.49
<b>Total</b>	<b>6,293</b>	<b>6,293</b>	<b>0</b>	<b>0</b>	<b>103</b>	<b>119</b>	<b>14</b>	<b>13.6</b>	<b>1.64</b>	<b>1.89</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	66	66	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	10	0	-10	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>56</b>	<b>66</b>	<b>10</b>	<b>17.9</b>
FD Distrb Tax Cap	21	0	-21	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	51.69	53.34	0.000	0.000
City/Town	106.15	120.86	0.000	0.000
School District	10.90	12.55	12.749	14.921
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>169.93</b>	<b>187.94</b>	<b>12.749</b>	<b>14.921</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,700	50,700	0	266	220	-46	-17.4	0.52	0.43
Res Hmstd: AvgVal	76,000	76,000	0	557	455	-101	-18.2	0.73	0.60
Res Hmstd: Hi Val	101,200	101,200	0	1,056	834	-221	-21.0	1.04	0.82
Res Hmstd: Ex-Hi Val	151,900	151,900	0	2,059	1,949	-111	-5.4	1.36	1.28
Comm/Ind: Lo Val	150,000	150,000	0	4,054	4,672	618	15.2	2.70	3.11
Comm/Ind: Mid Val	300,000	300,000	0	9,982	11,412	1,431	14.3	3.33	3.80
Comm/Ind: Hi Val	1,000,000	1,000,000	0	37,643	42,866	5,224	13.9	3.76	4.29

# MEADOWLANDS CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,774	2,774	0	0	12	17	5	44.9	0.43	0.62
Res Non-Hmstd	909	909	0	0	12	16	4	34.6	1.34	1.81
Apartments	986	986	0	0	16	21	6	34.9	1.61	2.18
Low-income Apts	407	407	0	0	1	2	0	34.5	0.33	0.44
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	521	521	0	0	10	14	4	35.2	1.92	2.60
Com/Ind: Hi tier	145	145	0	0	5	6	1	28.8	3.12	4.02
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	71	71	0	0	0	1	0	44.7	0.50	0.73
Ag Non-Hmstd	14	14	0	0	0	0	0	37.5	1.20	1.65
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>5,827</b>	<b>5,827</b>	<b>0</b>	<b>0</b>	<b>56</b>	<b>77</b>	<b>20</b>	<b>35.7</b>	<b>0.96</b>	<b>1.32</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	51	51	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>51</b>	<b>51</b>	<b>0</b>	<b>0</b>
FD Distrb Tax Cap	39	0	-39	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	53.62	54.16	0.000	0.000
City/Town	62.31	106.78	0.000	0.000
School District	6.06	5.94	7.378	7.574
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>123.18</b>	<b>168.08</b>	<b>7.378</b>	<b>7.574</b>

## 4. Tax Burdens on Hypothetical 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	163	218	54	33.4	0.35	0.47
Res Hmstd: AvgVal	70,100	70,100	0	280	327	47	16.7	0.40	0.47
Res Hmstd: Hi Val	93,400	93,400	0	574	498	-77	-13.4	0.61	0.53
Res Hmstd: Ex-Hi Val	140,100	140,100	0	1,236	1,375	140	11.3	0.88	0.98
Apartment	300,000	300,000	0	4,841	6,530	1,690	34.9	1.61	2.18
Comm/Ind: Lo Val	150,000	150,000	0	3,102	4,115	1,013	32.7	2.07	2.74
Comm/Ind: Mid Val	300,000	300,000	0	7,786	10,149	2,363	30.4	2.60	3.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0	29,645	38,308	8,663	29.2	2.96	3.83

# MOUNTAIN IRON CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	166,102	166,102	0	0	1,251	1,222	-28	-2.3	0.75	0.74
Res Non-Hmstd	23,534	23,534	0	0	289	284	-5	-1.8	1.23	1.20
Apartments	9,497	9,497	0	0	139	136	-3	-2.0	1.46	1.43
Low-income Apts	3,872	3,872	0	0	12	11	0	-1.8	0.30	0.29
Seasonal Rec'l	2,726	2,726	0	0	31	30	-1	-2.4	1.14	1.11
Com/Ind: Lo tier	11,459	11,459	0	0	219	194	-25	-11.3	1.91	1.69
Com/Ind: Hi tier	72,046	72,046	0	0	2,229	2,021	-208	-9.3	3.09	2.80
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,598	10,598	0	0	327	297	-31	-9.4	3.09	2.80
Ag HGA	1,334	1,334	0	0	10	9	0	-2.6	0.73	0.71
Ag Hmstd Land	994	994	0	0	2	2	0	-5.2	0.22	0.21
Ag Non-Hmstd	16,935	16,935	0	0	177	173	-5	-2.6	1.05	1.02
Miscellaneous	8	8	0	0	0	0	0	-9.1	3.08	2.80
<b>Total</b>	<b>319,105</b>	<b>319,105</b>	<b>0</b>	<b>0</b>	<b>4,686</b>	<b>4,379</b>	<b>-306</b>	<b>-6.5</b>	<b>1.47</b>	<b>1.37</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,807	3,807	0	0.0
(-) TIF Tax Capacity	23	23	0	0.0
(-) FD Contrib Tax Cap	575	0	-575	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>3,209</b>	<b>3,783</b>	<b>574</b>	<b>17.9</b>
FD Distrb Tax Cap	270	0	-270	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	57.52	58.24	0.000	0.000
City/Town	44.00	40.34	0.000	0.000
School District	5.05	5.17	11.671	12.336
Special District	1.03	1.04	0.000	0.000
<b>Total</b>	<b>107.60</b>	<b>104.78</b>	<b>11.671</b>	<b>12.336</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	130,100	130,100	0	962	644	-318	-33.1	0.74	0.50
Res Hmstd: AvgVal	195,100	195,100	0	1,800	1,466	-334	-18.6	0.92	0.75
Res Hmstd: Hi Val	260,000	260,000	0	2,637	2,287	-350	-13.3	1.01	0.88
Res Hmstd: Ex-Hi Val	390,100	390,100	0	4,315	3,934	-381	-8.8	1.11	1.01
Apartment	300,000	300,000	0	4,385	4,299	-86	-2.0	1.46	1.43
Comm/Ind: Lo Val	150,000	150,000	0	3,085	2,762	-323	-10.5	2.06	1.84
Comm/Ind: Mid Val	300,000	300,000	0	7,725	6,969	-756	-9.8	2.58	2.32
Comm/Ind: Hi Val	1,000,000	1,000,000	0	29,377	26,599	-2,779	-9.5	2.94	2.66

# ORR CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	9,908	9,908	0	0	82	84	2	1.9	0.83	0.84
Res Non-Hmstd	2,087	2,087	0	0	34	34	0	1.4	1.61	1.63
Apartments	1,826	1,826	0	0	35	35	0	1.3	1.90	1.92
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,442	1,442	0	0	22	22	0	1.2	1.52	1.54
Com/Ind: Lo tier	1,424	1,424	0	0	32	33	0	1.4	2.26	2.29
Com/Ind: Hi tier	2,754	2,754	0	0	98	100	1	1.2	3.58	3.62
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	178	178	0	0	3	3	0	1.3	1.42	1.44
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>19,619</b>	<b>19,619</b>	<b>0</b>	<b>0</b>	<b>306</b>	<b>311</b>	<b>3</b>	<b>1.0</b>	<b>1.56</b>	<b>1.59</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	214	214	0	0.0
(-) TIF Tax Capacity	4	4	0	0.0
(-) FD Contrib Tax Cap	22	0	-22	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>188</b>	<b>209</b>	<b>21</b>	<b>11.2</b>
FD Distrb Tax Cap	24	0	-24	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	55.36	56.28	0.000	0.000
City/Town	70.84	71.86	0.000	0.000
School District	7.08	7.15	7.374	7.571
Special District	12.76	12.63	0.000	0.000
<b>Total</b>	<b>146.04</b>	<b>147.93</b>	<b>7.374</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,000	88,000	0	632	365	-268	-42.3	0.72	0.41
Res Hmstd: AvgVal	131,800	131,800	0	1,362	1,021	-340	-25.0	1.03	0.77
Res Hmstd: Hi Val	175,700	175,700	0	2,093	1,762	-330	-15.8	1.19	1.00
Res Hmstd: Ex-Hi Val	263,600	263,600	0	3,557	3,246	-311	-8.7	1.35	1.23
Apartment	300,000	300,000	0	5,698	5,774	77	1.3	1.90	1.92
Seas Rec: Lo Val	75,000	75,000	0	1,125	1,139	14	1.3	1.50	1.52
Seas Rec: Hi Val	200,000	200,000	0	3,075	3,113	38	1.2	1.54	1.56
Comm/Ind: Lo Val	150,000	150,000	0	3,613	3,661	48	1.3	2.41	2.44
Comm/Ind: Mid Val	300,000	300,000	0	8,979	9,091	112	1.2	2.99	3.03
Comm/Ind: Hi Val	1,000,000	1,000,000	0	34,020	34,428	408	1.2	3.40	3.44

# TOWER CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	22,178	22,178	0	0	220	231	12	5.4	0.99	1.04
Res Non-Hmstd	6,866	6,866	0	0	118	123	5	4.3	1.72	1.79
Apartments	1,806	1,806	0	0	38	39	2	4.4	2.08	2.17
Low-income Apts	350	350	0	0	1	2	0	4.3	0.42	0.44
Seasonal Rec'l	2,658	2,658	0	0	45	46	2	4.2	1.68	1.75
Com/Ind: Lo tier	3,602	3,602	0	0	88	93	5	6.2	2.44	2.59
Com/Ind: Hi tier	1,917	1,917	0	0	73	77	4	5.3	3.82	4.02
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	300	300	0	0	5	5	0	4.5	1.58	1.65
Miscellaneous	1,623	1,623	0	0	62	65	3	5.3	3.82	4.02
<b>Total</b>	<b>41,300</b>	<b>41,300</b>	<b>0</b>	<b>0</b>	<b>650</b>	<b>681</b>	<b>33</b>	<b>5.1</b>	<b>1.57</b>	<b>1.65</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	419	419	0	0.0
(-) TIF Tax Capacity	18	18	0	0.0
(-) FD Contrib Tax Cap	23	0	-23	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>378</b>	<b>401</b>	<b>23</b>	<b>6.1</b>
FD Distrb Tax Cap	46	0	-46	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	52.92	53.82	0.000	0.000
City/Town	101.45	107.56	0.000	0.000
School District	5.18	5.28	7.375	7.571
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>160.75</b>	<b>167.86</b>	<b>7.375</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	89,900	89,900	0	753	458	-295	-39.1	0.84	0.51
Res Hmstd: AvgVal	134,700	134,700	0	1,571	1,270	-301	-19.2	1.17	0.94
Res Hmstd: Hi Val	179,600	179,600	0	2,391	2,126	-265	-11.1	1.33	1.18
Res Hmstd: Ex-Hi Val	269,400	269,400	0	4,031	3,837	-194	-4.8	1.50	1.42
Apartment	300,000	300,000	0	6,249	6,522	272	4.4	2.08	2.17
Seas Rec: Lo Val	75,000	75,000	0	1,236	1,289	53	4.3	1.65	1.72
Seas Rec: Hi Val	200,000	200,000	0	3,370	3,512	142	4.2	1.69	1.76
Comm/Ind: Lo Val	150,000	150,000	0	3,883	4,110	227	5.8	2.59	2.74
Comm/Ind: Mid Val	300,000	300,000	0	9,609	10,137	528	5.5	3.20	3.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0	36,329	38,265	1,935	5.3	3.63	3.83

# VIRGINIA CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	304,167	304,167	0	0	3,401	4,093	692	20.3	1.12	1.35
Res Non-Hmstd	58,659	58,659	0	0	1,253	1,446	192	15.4	2.14	2.46
Apartments	28,717	28,717	0	0	710	819	109	15.3	2.47	2.85
Low-income Apts	10,164	10,164	0	0	51	59	8	15.4	0.50	0.58
Seasonal Rec'l	202	202	0	0	5	6	1	14.7	2.65	3.04
Com/Ind: Lo tier	34,002	34,002	0	0	948	1,150	202	21.3	2.79	3.38
Com/Ind: Hi tier	81,659	81,659	0	0	3,482	4,124	642	18.4	4.26	5.05
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	400	400	0	0	17	20	3	18.4	4.26	5.04
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	2,564	2,564	0	0	46	53	7	15.2	1.81	2.08
Miscellaneous	650	650	0	0	17	20	3	15.1	2.64	3.03
<b>Total</b>	<b>521,184</b>	<b>521,184</b>	<b>0</b>	<b>0</b>	<b>9,930</b>	<b>11,790</b>	<b>1,859</b>	<b>18.7</b>	<b>1.91</b>	<b>2.26</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	5,448	5,448	0	0.0
(-) TIF Tax Capacity	14	14	0	0.0
(-) FD Contrib Tax Cap	498	0	-498	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>4,936</b>	<b>5,434</b>	<b>498</b>	<b>10.1</b>
FD Distrb Tax Cap	1,492	0	-1,492	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	48.64	50.09	0.000	0.000
City/Town	124.63	150.00	0.000	0.000
School District	11.72	13.34	12.738	14.887
Special District	2.44	2.59	0.000	0.000
<b>Total</b>	<b>187.44</b>	<b>216.01</b>	<b>12.738</b>	<b>14.887</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	77,600	77,600	0	671	606	-65	-9.7	0.86	0.78
Res Hmstd: AvgVal	116,300	116,300	0	1,511	1,391	-120	-8.0	1.30	1.20
Res Hmstd: Hi Val	155,000	155,000	0	2,351	2,360	9	0.4	1.52	1.52
Res Hmstd: Ex-Hi Val	232,600	232,600	0	4,035	4,302	267	6.6	1.73	1.85
Apartment	300,000	300,000	0	7,411	8,547	1,136	15.3	2.47	2.85
Comm/Ind: Lo Val	150,000	150,000	0	4,410	5,303	893	20.3	2.94	3.54
Comm/Ind: Mid Val	300,000	300,000	0	10,811	12,885	2,074	19.2	3.60	4.30
Comm/Ind: Hi Val	1,000,000	1,000,000	0	40,685	48,266	7,582	18.6	4.07	4.83

# WINTON CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,720	5,720	0	0	44	60	16	36.2	0.77	1.05
Res Non-Hmstd	1,581	1,581	0	0	31	39	8	26.2	1.97	2.48
Apartments	313	313	0	0	7	9	2	26.4	2.23	2.82
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	119	119	0	0	2	3	1	26.7	1.75	2.21
Com/Ind: Lo tier	282	282	0	0	7	9	2	30.9	2.57	3.36
Com/Ind: Hi tier	284	284	0	0	11	14	3	26.6	3.97	5.02
Publ U: Elec Gen	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	0.00	0.00
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>8,299</b>	<b>8,299</b>	<b>0</b>	<b>0</b>	<b>102</b>	<b>134</b>	<b>32</b>	<b>31.4</b>	<b>1.23</b>	<b>1.61</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	71	71	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	2	0	-2	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>69</b>	<b>71</b>	<b>2</b>	<b>2.9</b>
FD Distrb Tax Cap	40	0	-40	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	55.75	56.41	0.000	0.000
City/Town	97.47	143.28	0.000	0.000
School District	14.99	15.21	11.148	11.556
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>169.41</b>	<b>216.10</b>	<b>11.148</b>	<b>11.556</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,200	57,200	0	355	347	-8	-2.3	0.62	0.61
Res Hmstd: AvgVal	85,800	85,800	0	759	697	-63	-8.3	0.88	0.81
Res Hmstd: Hi Val	114,300	114,300	0	1,317	1,303	-14	-1.1	1.15	1.14
Res Hmstd: Ex-Hi Val	171,500	171,500	0	2,437	2,717	279	11.5	1.42	1.58
Apartment	300,000	300,000	0	6,687	8,450	1,763	26.4	2.23	2.82
Comm/Ind: Lo Val	150,000	150,000	0	4,067	5,255	1,188	29.2	2.71	3.50
Comm/Ind: Mid Val	300,000	300,000	0	10,020	12,789	2,770	27.6	3.34	4.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0	37,798	47,949	10,151	26.9	3.78	4.79

# HOYT LAKES CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	99,769	99,769	0	0	919	918	-1	-0.2	0.92	0.92
Res Non-Hmstd	12,124	12,124	0	0	234	233	-1	-0.3	1.93	1.92
Apartments	1,286	1,286	0	0	30	30	0	-0.3	2.36	2.35
Low-income Apts	219	219	0	0	1	1	0	-0.2	0.48	0.47
Seasonal Rec'l	4,467	4,467	0	0	84	84	-1	-0.6	1.88	1.87
Com/Ind: Lo tier	3,406	3,406	0	0	92	95	3	3.3	2.71	2.80
Com/Ind: Hi tier	18,546	18,546	0	0	773	794	22	2.8	4.17	4.28
Publ U: Elec Gen	27,050	27,050	0	0	968	1,000	32	3.3	3.58	3.70
Publ U: Other	14,486	14,486	0	0	603	620	17	2.8	4.17	4.28
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	19,338	19,338	0	0	325	322	-3	-0.9	1.68	1.66
Miscellaneous	40	40	0	0	1	1	0	-0.3	2.98	2.97
<b>Total</b>	<b>200,731</b>	<b>200,731</b>	<b>0</b>	<b>0</b>	<b>4,030</b>	<b>4,098</b>	<b>68</b>	<b>1.7</b>	<b>2.01</b>	<b>2.04</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,321	2,321	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	236	0	-236	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,085</b>	<b>2,321</b>	<b>236</b>	<b>11.3</b>
FD Distrb Tax Cap	225	0	-225	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	57.15	57.83	0.000	0.000
City/Town	103.30	101.01	0.000	0.000
School District	19.39	19.84	9.265	9.968
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>181.04</b>	<b>179.87</b>	<b>9.265</b>	<b>9.968</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,800	74,800	0	567	367	-200	-35.3	0.76	0.49
Res Hmstd: AvgVal	112,000	112,000	0	1,325	955	-369	-27.9	1.18	0.85
Res Hmstd: Hi Val	149,300	149,300	0	2,095	1,724	-372	-17.7	1.40	1.15
Res Hmstd: Ex-Hi Val	224,000	224,000	0	3,639	3,263	-376	-10.3	1.62	1.46
Apartment	300,000	300,000	0	7,067	7,044	-23	-0.3	2.36	2.35
Comm/Ind: Lo Val	150,000	150,000	0	4,282	4,416	134	3.1	2.85	2.94
Comm/Ind: Mid Val	300,000	300,000	0	10,530	10,840	310	2.9	3.51	3.61
Comm/Ind: Hi Val	1,000,000	1,000,000	0	39,687	40,817	1,130	2.8	3.97	4.08

# BABBITT CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	73,170	73,170	0	0	570	604	34	6.0	0.78	0.83
Res Non-Hmstd	16,868	16,868	0	0	294	305	12	4.0	1.74	1.81
Apartments	2,178	2,178	0	0	46	48	2	4.0	2.13	2.21
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,167	1,167	0	0	20	20	1	4.0	1.69	1.75
Com/Ind: Lo tier	4,578	4,578	0	0	113	121	8	6.6	2.48	2.64
Com/Ind: Hi tier	5,109	5,109	0	0	197	208	11	5.6	3.86	4.08
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,192	1,192	0	0	46	49	3	5.6	3.86	4.08
Ag HGA	324	324	0	0	3	3	0	4.6	1.03	1.08
Ag Hmstd Land	142	142	0	0	1	1	0	7.4	0.44	0.47
Ag Non-Hmstd	33,278	33,278	0	0	530	552	22	4.2	1.59	1.66
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>138,006</b>	<b>138,006</b>	<b>0</b>	<b>0</b>	<b>1,820</b>	<b>1,911</b>	<b>93</b>	<b>5.1</b>	<b>1.32</b>	<b>1.38</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,246	1,246	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	43	0	-43	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,204</b>	<b>1,246</b>	<b>42</b>	<b>3.5</b>
FD Distrb Tax Cap	138	0	-138	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	58.20	58.75	0.000	0.000
City/Town	95.98	102.23	0.000	0.000
School District	8.87	8.76	7.374	7.571
Special District	1.20	1.20	0.000	0.000
<b>Total</b>	<b>164.25</b>	<b>170.94</b>	<b>7.374</b>	<b>7.571</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,100	85,100	0	660	422	-237	-36.0	0.78	0.50
Res Hmstd: AvgVal	127,600	127,600	0	1,452	1,163	-288	-19.9	1.14	0.91
Res Hmstd: Hi Val	170,100	170,100	0	2,244	1,987	-257	-11.4	1.32	1.17
Res Hmstd: Ex-Hi Val	255,200	255,200	0	3,830	3,637	-193	-5.0	1.50	1.43
Apartment	300,000	300,000	0	6,381	6,637	257	4.0	2.13	2.21
Comm/Ind: Lo Val	150,000	150,000	0	3,933	4,179	246	6.2	2.62	2.79
Comm/Ind: Mid Val	300,000	300,000	0	9,726	10,299	573	5.9	3.24	3.43
Comm/Ind: Hi Val	1,000,000	1,000,000	0	36,760	38,858	2,098	5.7	3.68	3.89

# DULUTH CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,745,788	5,745,788	0	0	72,412	72,692	280	0.4	1.26	1.27
Res Non-Hmstd	1,825,007	1,825,007	0	0	26,354	26,457	103	0.4	1.44	1.45
Apartments	876,584	876,584	0	0	14,529	14,587	58	0.4	1.66	1.66
Low-income Apts	153,312	153,312	0	0	519	521	2	0.4	0.34	0.34
Seasonal Rec'l	18,549	18,549	0	0	264	265	1	0.4	1.42	1.43
Com/Ind: Lo tier	197,273	197,273	0	0	3,868	3,883	16	0.4	1.96	1.97
Com/Ind: Hi tier	1,624,597	1,624,597	0	0	51,225	51,396	171	0.3	3.15	3.16
Publ U: Elec Gen	28,050	28,050	0	0	720	723	3	0.4	2.57	2.58
Publ U: Other	63,233	63,233	0	0	1,988	1,995	7	0.3	3.14	3.15
Ag HGA	733	733	0	0	9	9	0	0.4	1.27	1.27
Ag Hmstd Land	316	316	0	0	1	1	0	1.1	0.25	0.25
Ag Non-Hmstd	275	275	0	0	2	2	0	0.5	0.70	0.71
Miscellaneous	80,985	80,985	0	0	1,991	1,998	7	0.3	2.46	2.47
<b>Total</b>	<b>10,614,702</b>	<b>10,614,702</b>	<b>0</b>	<b>0</b>	<b>173,882</b>	<b>174,529</b>	<b>648</b>	<b>0.4</b>	<b>1.64</b>	<b>1.64</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	122,905	122,905	0	0
(-) TIF Tax Capacity	4,140	4,140	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>118,766</b>	<b>118,766</b>	<b>0</b>	<b>0</b>
FD Distrb Tax Cap	0	0	0	0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	56.30	56.83	0.000	0.000
City/Town	36.54	36.53	2.505	2.505
School District	22.37	22.37	11.460	11.460
Special District	6.16	6.17	0.000	0.000
<b>Total</b>	<b>121.38</b>	<b>121.90</b>	<b>13.965</b>	<b>13.965</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	185,800	185,800	0	2,266	2,161	-105	-4.6	1.22	1.16
Res Hmstd: AvgVal	278,600	278,600	0	3,623	3,523	-99	-2.7	1.30	1.26
Res Hmstd: Hi Val	371,300	371,300	0	4,979	4,885	-94	-1.9	1.34	1.32
Res Hmstd: Ex-Hi Val	557,100	557,100	0	7,713	7,743	30	0.4	1.38	1.39
Apartment	300,000	300,000	0	4,971	4,990	20	0.4	1.66	1.66
Comm/Ind: Lo Val	150,000	150,000	0	3,160	3,172	12	0.4	2.11	2.11
Comm/Ind: Mid Val	300,000	300,000	0	7,889	7,916	28	0.4	2.63	2.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0	29,956	30,057	101	0.3	3.00	3.01

# BELLE PLAINE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	100,834	100,834	0	0	732	744	11	1.5	0.73	0.74
Res Non-Hmstd	17,259	17,259	0	0	128	130	2	1.4	0.74	0.75
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,288	1,288	0	0	18	13	-4	-23.3	1.36	1.05
Com/Ind: Hi tier	1,973	1,973	0	0	46	38	-8	-18.1	2.36	1.93
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	25,546	25,546	0	0	604	492	-112	-18.6	2.37	1.93
Ag HGA	36,256	36,256	0	0	253	257	4	1.5	0.70	0.71
Ag Hmstd Land	137,088	137,088	0	0	339	335	-4	-1.2	0.25	0.24
Ag Non-Hmstd	56,469	56,469	0	0	283	280	-3	-1.1	0.50	0.50
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>376,713</b>	<b>376,713</b>	<b>0</b>	<b>0</b>	<b>2,403</b>	<b>2,289</b>	<b>-114</b>	<b>-4.7</b>	<b>0.64</b>	<b>0.61</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,439	3,439	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	202	0	-202	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>3,236</b>	<b>3,439</b>	<b>203</b>	<b>6.3</b>
FD Distrb Tax Cap	64	0	-64	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	26.89	26.46	0.000	0.000
City/Town	10.87	10.43	0.000	0.000
School District	20.88	21.78	9.984	10.936
Special District	3.17	3.18	0.000	0.000
<b>Total</b>	<b>61.81</b>	<b>61.86</b>	<b>9.984</b>	<b>10.936</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	350,300	350,300	0	2,480	2,457	-23	-0.9	0.71	0.70
Res Hmstd: AvgVal	525,200	525,200	0	3,810	3,862	52	1.4	0.73	0.74
Res Hmstd: Hi Val	700,100	700,100	0	5,336	5,406	70	1.3	0.76	0.77
Res Hmstd: Ex-Hi Val	1,050,400	1,050,400	0	8,392	8,498	105	1.3	0.80	0.81
Comm/Ind: Lo Val	150,000	150,000	0	2,256	1,775	-481	-21.3	1.50	1.18
Comm/Ind: Mid Val	300,000	300,000	0	5,799	4,673	-1,126	-19.4	1.93	1.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0	22,335	18,196	-4,139	-18.5	2.23	1.82

# BLAKELEY TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	38,095	38,095	0	0	281	285	4	1.3	0.74	0.75
Res Non-Hmstd	13,780	13,780	0	0	108	109	1	1.0	0.78	0.79
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	1,621	1,621	0	0	23	17	-5	-23.8	1.41	1.07
Com/Ind: Hi tier	5,334	5,334	0	0	129	105	-24	-18.6	2.43	1.97
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,613	8,613	0	0	209	170	-39	-18.6	2.42	1.97
Ag HGA	18,957	18,957	0	0	137	138	2	1.3	0.72	0.73
Ag Hmstd Land	67,166	67,166	0	0	172	169	-3	-1.7	0.26	0.25
Ag Non-Hmstd	40,498	40,498	0	0	214	211	-3	-1.6	0.53	0.52
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>194,064</b>	<b>194,064</b>	<b>0</b>	<b>0</b>	<b>1,273</b>	<b>1,204</b>	<b>-67</b>	<b>-5.3</b>	<b>0.66</b>	<b>0.62</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,781	1,781	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	118	0	-118	-100
<b>(=) Taxable Tax Capacity</b>	<b>1,664</b>	<b>1,781</b>	<b>117</b>	<b>7</b>
FD Distrb Tax Cap	24	0	-24	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	26.89	26.46	0.000	0.000
City/Town	13.69	12.97	0.000	0.000
School District	21.24	22.24	9.158	10.192
Special District	3.17	3.18	0.000	0.000
<b>Total</b>	<b>65.01</b>	<b>64.85</b>	<b>9.158</b>	<b>10.192</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	282,300	282,300	0	2,017	1,981	-35	-1.8	0.71	0.70
Res Hmstd: AvgVal	423,200	423,200	0	3,139	3,121	-18	-0.6	0.74	0.74
Res Hmstd: Hi Val	564,200	564,200	0	4,289	4,338	49	1.1	0.76	0.77
Res Hmstd: Ex-Hi Val	846,400	846,400	0	6,840	6,913	73	1.1	0.81	0.82
Comm/Ind: Lo Val	150,000	150,000	0	2,334	1,832	-502	-21.5	1.56	1.22
Comm/Ind: Mid Val	300,000	300,000	0	5,986	4,808	-1,178	-19.7	2.00	1.60
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,026	18,698	-4,328	-18.8	2.30	1.87

# CEDAR LAKE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	543,929	543,929	0	0	4,133	4,156	23	0.6	0.76	0.76
Res Non-Hmstd	71,099	71,099	0	0	560	564	3	0.6	0.79	0.79
Apartments	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	0.00	0.00
Seasonal Rec'l	5,644	5,644	0	0	43	43	0	0.0	0.77	0.77
Com/Ind: Lo tier	2,736	2,736	0	0	38	28	-10	-25.3	1.39	1.04
Com/Ind: Hi tier	1,141	1,141	0	0	27	22	-5	-20.0	2.40	1.92
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	21,244	21,244	0	0	509	407	-102	-20.1	2.40	1.91
Ag HGA	42,219	42,219	0	0	307	310	2	0.8	0.73	0.73
Ag Hmstd Land	73,768	73,768	0	0	137	136	-1	-0.4	0.19	0.18
Ag Non-Hmstd	40,979	40,979	0	0	201	200	-1	-0.3	0.49	0.49
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>802,759</b>	<b>802,759</b>	<b>0</b>	<b>0</b>	<b>5,955</b>	<b>5,866</b>	<b>-91</b>	<b>-1.5</b>	<b>0.74</b>	<b>0.73</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	8,191	8,191	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	184	0	-184	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>8,007</b>	<b>8,191</b>	<b>184</b>	<b>2.3</b>
FD Distrb Tax Cap	350	0	-350	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	27.14	26.71	0.000	0.000
City/Town	8.41	8.55	0.000	0.000
School District	21.09	21.34	13.161	13.616
Special District	3.60	3.61	0.000	0.000
<b>Total</b>	<b>60.24</b>	<b>60.21</b>	<b>13.161</b>	<b>13.616</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	410,700	410,700	0	3,013	2,974	-39	-1.3	0.73	0.72
Res Hmstd: AvgVal	615,600	615,600	0	4,692	4,719	26	0.6	0.76	0.77
Res Hmstd: Hi Val	820,600	820,600	0	6,506	6,541	35	0.5	0.79	0.80
Res Hmstd: Ex-Hi Val	1,231,200	1,231,200	0	10,138	10,190	52	0.5	0.82	0.83
Comm/Ind: Lo Val	150,000	150,000	0	2,311	1,778	-533	-23.1	1.54	1.19
Comm/Ind: Mid Val	300,000	300,000	0	5,912	4,667	-1,245	-21.1	1.97	1.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0	22,717	18,146	-4,571	-20.1	2.27	1.81

# HELENA TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	273,564	273,564	0	0	2,088	2,098	10	0.5	0.76	0.77
Res Non-Hmstd	45,170	45,170	0	0	358	360	2	0.6	0.79	0.80
Apartments	600	600	0	0	5	5	0	0.1	0.89	0.89
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	3,317	3,317	0	0	23	23	0	-0.3	0.70	0.70
Com/Ind: Lo tier	2,163	2,163	0	0	30	23	-8	-25.2	1.39	1.04
Com/Ind: Hi tier	6,726	6,726	0	0	161	130	-31	-19.5	2.40	1.93
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	26,012	26,012	0	0	624	502	-121	-19.5	2.40	1.93
Ag HGA	34,880	34,880	0	0	251	252	1	0.6	0.72	0.72
Ag Hmstd Land	98,029	98,029	0	0	208	207	-1	-0.6	0.21	0.21
Ag Non-Hmstd	48,415	48,415	0	0	241	239	-1	-0.6	0.50	0.49
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>538,876</b>	<b>538,876</b>	<b>0</b>	<b>0</b>	<b>3,989</b>	<b>3,839</b>	<b>-149</b>	<b>-3.7</b>	<b>0.74</b>	<b>0.71</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	5,354	5,354	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	254	0	-254	-100
<b>(=) Taxable Tax Capacity</b>	<b>5,100</b>	<b>5,354</b>	<b>254</b>	<b>5</b>
FD Distrb Tax Cap	203	0	-203	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	27.24	26.81	0.000	0.000
City/Town	8.91	8.92	0.000	0.000
School District	21.50	21.76	12.985	13.471
Special District	3.63	3.65	0.000	0.000
<b>Total</b>	<b>61.29</b>	<b>61.14</b>	<b>12.985</b>	<b>13.471</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	373,100	373,100	0	2,749	2,704	-44	-1.6	0.74	0.72
Res Hmstd: AvgVal	559,300	559,300	0	4,245	4,264	19	0.4	0.76	0.76
Res Hmstd: Hi Val	745,500	745,500	0	5,913	5,937	24	0.4	0.79	0.80
Res Hmstd: Ex-Hi Val	1,118,500	1,118,500	0	9,255	9,290	36	0.4	0.83	0.83
Apartment	300,000	300,000	0	2,688	2,697	9	0.3	0.90	0.90
Comm/Ind: Lo Val	150,000	150,000	0	2,314	1,797	-516	-22.3	1.54	1.20
Comm/Ind: Mid Val	300,000	300,000	0	5,919	4,711	-1,207	-20.4	1.97	1.57
Comm/Ind: Hi Val	1,000,000	1,000,000	0	22,743	18,311	-4,432	-19.5	2.27	1.83

# JACKSON TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	121,256	121,256	0	0	1,049	1,041	-9	-0.8	0.87	0.86
Res Non-Hmstd	32,264	32,264	0	0	277	274	-2	-0.8	0.86	0.85
Apartments	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	0.00	0.00
Seasonal Rec'l	956	956	0	0	10	9	0	-1.2	1.00	0.98
Com/Ind: Lo tier	9,732	9,732	0	0	145	111	-34	-23.3	1.49	1.14
Com/Ind: Hi tier	48,807	48,807	0	0	1,226	997	-229	-18.7	2.51	2.04
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	21,150	21,150	0	0	531	432	-99	-18.7	2.51	2.04
Ag HGA	1,151	1,151	0	0	9	9	0	-0.5	0.79	0.78
Ag Hmstd Land	2,147	2,147	0	0	4	4	0	-3.7	0.17	0.17
Ag Non-Hmstd	9,154	9,154	0	0	49	47	-2	-3.2	0.54	0.52
Miscellaneous	14,297	14,297	0	0	125	124	-1	-0.8	0.87	0.87
<b>Total</b>	<b>260,914</b>	<b>260,914</b>	<b>0</b>	<b>0</b>	<b>3,425</b>	<b>3,048</b>	<b>-376</b>	<b>-11.0</b>	<b>1.31</b>	<b>1.17</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,433	3,433	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	581	0	-581	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,852</b>	<b>3,433</b>	<b>581</b>	<b>20.4</b>
FD Distrb Tax Cap	336	0	-336	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	26.89	26.46	0.000	0.000
City/Town	8.67	7.96	0.000	0.000
School District	27.13	25.87	17.733	19.558
Special District	2.81	2.81	0.000	0.000
<b>Total</b>	<b>65.50</b>	<b>63.11</b>	<b>17.733</b>	<b>19.558</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	387,400	387,400	0	3,209	3,129	-80	-2.5	0.83	0.81
Res Hmstd: AvgVal	580,700	580,700	0	4,966	4,928	-38	-0.8	0.86	0.85
Res Hmstd: Hi Val	774,100	774,100	0	6,892	6,832	-60	-0.9	0.89	0.88
Res Hmstd: Ex-Hi Val	1,161,400	1,161,400	0	10,750	10,644	-105	-1.0	0.93	0.92
Comm/Ind: Lo Val	150,000	150,000	0	2,453	1,933	-520	-21.2	1.64	1.29
Comm/Ind: Mid Val	300,000	300,000	0	6,221	4,997	-1,223	-19.7	2.07	1.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,803	19,299	-4,504	-18.9	2.38	1.93

# LOUISVILLE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	229,660	229,660	0	0	1,853	1,846	-7	-0.4	0.81	0.80
Res Non-Hmstd	27,636	27,636	0	0	231	230	-1	-0.4	0.84	0.83
Apartments	387	387	0	0	4	4	0	-0.8	0.93	0.92
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	8,667	8,667	0	0	124	92	-32	-25.6	1.43	1.06
Com/Ind: Hi tier	92,638	92,638	0	0	2,254	1,800	-454	-20.2	2.43	1.94
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,928	6,928	0	0	169	135	-35	-20.5	2.44	1.94
Ag HGA	4,163	4,163	0	0	29	29	0	0.2	0.69	0.69
Ag Hmstd Land	14,259	14,259	0	0	28	27	-1	-2.9	0.19	0.19
Ag Non-Hmstd	37,940	37,940	0	0	181	177	-5	-2.6	0.48	0.47
Miscellaneous	1,037	1,037	0	0	10	10	0	-0.8	0.93	0.92
<b>Total</b>	<b>423,315</b>	<b>423,315</b>	<b>0</b>	<b>0</b>	<b>4,883</b>	<b>4,350</b>	<b>-535</b>	<b>-11.0</b>	<b>1.15</b>	<b>1.03</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	5,344	5,344	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	798	0	-798	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>4,546</b>	<b>5,344</b>	<b>798</b>	<b>17.6</b>
FD Distrb Tax Cap	134	0	-134	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	26.89	26.46	0.000	0.000
City/Town	3.21	2.81	0.000	0.000
School District	27.34	26.38	16.914	18.675
Special District	3.06	3.07	0.000	0.000
<b>Total</b>	<b>60.49</b>	<b>58.71</b>	<b>16.914</b>	<b>18.675</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	401,000	401,000	0	3,097	3,042	-55	-1.8	0.77	0.76
Res Hmstd: AvgVal	601,100	601,100	0	4,806	4,800	-6	-0.1	0.80	0.80
Res Hmstd: Hi Val	801,300	801,300	0	6,658	6,643	-15	-0.2	0.83	0.83
Res Hmstd: Ex-Hi Val	1,202,200	1,202,200	0	10,368	10,334	-34	-0.3	0.86	0.86
Apartment	300,000	300,000	0	2,776	2,762	-14	-0.5	0.93	0.92
Comm/Ind: Lo Val	150,000	150,000	0	2,371	1,821	-550	-23.2	1.58	1.21
Comm/Ind: Mid Val	300,000	300,000	0	6,033	4,740	-1,293	-21.4	2.01	1.58
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,124	18,365	-4,760	-20.6	2.31	1.84

# NEW MARKET TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	696,206	696,206	0	0	6,435	6,562	127	2.0	0.92	0.94
Res Non-Hmstd	101,730	101,730	0	0	980	1,000	20	2.1	0.96	0.98
Apartments	1,811	1,811	0	0	20	20	0	2.1	1.10	1.12
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	14,500	14,500	0	0	222	186	-36	-16.4	1.53	1.28
Com/Ind: Hi tier	65,556	65,556	0	0	1,679	1,457	-222	-13.2	2.56	2.22
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	36,368	36,368	0	0	911	780	-131	-14.4	2.50	2.14
Ag HGA	32,079	32,079	0	0	266	271	5	1.8	0.83	0.84
Ag Hmstd Land	65,863	65,863	0	0	137	135	-1	-0.9	0.21	0.21
Ag Non-Hmstd	44,865	44,865	0	0	244	243	-2	-0.7	0.54	0.54
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,058,978</b>	<b>1,058,978</b>	<b>0</b>	<b>0</b>	<b>10,894</b>	<b>10,654</b>	<b>-240</b>	<b>-2.2</b>	<b>1.03</b>	<b>1.01</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	11,806	11,806	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	736	0	-736	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>11,069</b>	<b>11,806</b>	<b>737</b>	<b>6.7</b>
FD Distrb Tax Cap	388	0	-388	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	26.89	26.46	0.000	0.000
City/Town	9.46	9.20	0.000	0.000
School District	27.59	28.28	22.454	24.395
Special District	2.73	2.73	0.000	0.000
<b>Total</b>	<b>66.67</b>	<b>66.68</b>	<b>22.454</b>	<b>24.395</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	426,100	426,100	0	3,798	3,826	28	0.7	0.89	0.90
Res Hmstd: AvgVal	638,900	638,900	0	5,926	6,050	124	2.1	0.93	0.95
Res Hmstd: Hi Val	851,600	851,600	0	8,176	8,342	166	2.0	0.96	0.98
Res Hmstd: Ex-Hi Val	1,277,700	1,277,700	0	12,684	12,933	249	2.0	0.99	1.01
Apartment	300,000	300,000	0	3,174	3,232	58	1.8	1.06	1.08
Comm/Ind: Lo Val	150,000	150,000	0	2,477	2,086	-391	-15.8	1.65	1.39
Comm/Ind: Mid Val	300,000	300,000	0	6,252	5,330	-922	-14.7	2.08	1.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,870	20,470	-3,400	-14.2	2.39	2.05

# ST. LAWRENCE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	72,227	72,227	0	0	641	649	8	1.2	0.89	0.90
Res Non-Hmstd	13,075	13,075	0	0	119	121	1	1.2	0.91	0.92
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	2,912	2,912	0	0	44	36	-7	-16.8	1.50	1.25
Com/Ind: Hi tier	8,664	8,664	0	0	222	193	-29	-13.1	2.57	2.23
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,594	1,594	0	0	41	36	-5	-12.8	2.58	2.25
Ag HGA	6,793	6,793	0	0	55	56	1	1.4	0.82	0.83
Ag Hmstd Land	16,895	16,895	0	0	40	40	-1	-1.3	0.24	0.24
Ag Non-Hmstd	22,801	22,801	0	0	140	139	-2	-1.1	0.61	0.61
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>144,961</b>	<b>144,961</b>	<b>0</b>	<b>0</b>	<b>1,302</b>	<b>1,270</b>	<b>-34</b>	<b>-2.6</b>	<b>0.90</b>	<b>0.88</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,502	1,502	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	92	0	-92	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,410</b>	<b>1,502</b>	<b>92</b>	<b>6.5</b>
FD Distrb Tax Cap	47	0	-47	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	26.89	26.46	0.00	0.000
City/Town	19.41	18.83	0.00	0.000
School District	27.83	28.75	9.39	10.552
Special District	3.17	3.18	0.00	0.000
<b>Total</b>	<b>77.31</b>	<b>77.23</b>	<b>9.39</b>	<b>10.552</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	360,500	360,500	0	3,088	3,055	-33	-1.1	0.86	0.85
Res Hmstd: AvgVal	540,500	540,500	0	4,764	4,823	58	1.2	0.88	0.89
Res Hmstd: Hi Val	720,500	720,500	0	6,673	6,750	77	1.2	0.93	0.94
Res Hmstd: Ex-Hi Val	1,081,000	1,081,000	0	10,495	10,610	116	1.1	0.97	0.98
Comm/Ind: Lo Val	150,000	150,000	0	2,488	2,115	-373	-15.0	1.66	1.41
Comm/Ind: Mid Val	300,000	300,000	0	6,343	5,468	-875	-13.8	2.11	1.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,336	21,116	-3,220	-13.2	2.43	2.11

# SAND CREEK TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	183,041	183,041	0	0	1,590	1,596	6	0.4	0.87	0.87
Res Non-Hmstd	37,154	37,154	0	0	343	344	1	0.2	0.92	0.92
Apartments	3,436	3,436	0	0	36	36	0	0.3	1.05	1.05
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,774	1,774	0	0	19	19	0	0.3	1.05	1.05
Com/Ind: Lo tier	6,880	6,880	0	0	103	85	-17	-16.9	1.49	1.24
Com/Ind: Hi tier	50,588	50,588	0	0	1,288	1,116	-172	-13.3	2.55	2.21
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	12,104	12,104	0	0	309	267	-42	-13.7	2.56	2.21
Ag HGA	34,450	34,450	0	0	290	291	1	0.3	0.84	0.85
Ag Hmstd Land	86,720	86,720	0	0	225	219	-6	-2.7	0.26	0.25
Ag Non-Hmstd	41,573	41,573	0	0	251	245	-6	-2.5	0.60	0.59
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>457,720</b>	<b>457,720</b>	<b>0</b>	<b>0</b>	<b>4,454</b>	<b>4,218</b>	<b>-235</b>	<b>-5.3</b>	<b>0.97</b>	<b>0.92</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	4,868	4,868	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	481	0	-481	-100
<b>(=) Taxable Tax Capacity</b>	<b>4,387</b>	<b>4,868</b>	<b>481</b>	<b>11</b>
FD Distrb Tax Cap	154	0	-154	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	26.89	26.46	0.000	0.000
City/Town	17.27	16.07	0.000	0.000
School District	28.64	29.35	10.202	11.426
Special District	3.31	3.32	0.000	0.000
<b>Total</b>	<b>76.11</b>	<b>75.21</b>	<b>10.202</b>	<b>11.426</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	336,600	336,600	0	2,852	2,794	-59	-2.1	0.85	0.83
Res Hmstd: AvgVal	504,700	504,700	0	4,365	4,371	5	0.1	0.86	0.87
Res Hmstd: Hi Val	672,700	672,700	0	6,135	6,152	18	0.3	0.91	0.91
Res Hmstd: Ex-Hi Val	1,009,300	1,009,300	0	9,681	9,701	21	0.2	0.96	0.96
Apartment	300,000	300,000	0	3,160	3,163	3	0.1	1.05	1.05
Comm/Ind: Lo Val	150,000	150,000	0	2,466	2,083	-383	-15.5	1.64	1.39
Comm/Ind: Mid Val	300,000	300,000	0	6,289	5,389	-901	-14.3	2.10	1.80
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,129	20,814	-3,315	-13.7	2.41	2.08

# SPRING LAKE TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	742,611	742,611	0	0	6,091	6,233	142	2.3	0.82	0.84
Res Non-Hmstd	160,574	160,574	0	0	1,390	1,422	32	2.3	0.87	0.89
Apartments	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	0.00	0.00
Seasonal Rec'l	7,264	7,264	0	0	63	64	1	1.3	0.87	0.88
Com/Ind: Lo tier	3,562	3,562	0	0	51	42	-9	-17.7	1.42	1.17
Com/Ind: Hi tier	16,026	16,026	0	0	396	345	-51	-13.0	2.47	2.15
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,640	8,640	0	0	207	174	-33	-15.8	2.40	2.02
Ag HGA	20,082	20,082	0	0	147	150	4	2.4	0.73	0.75
Ag Hmstd Land	41,040	41,040	0	0	86	87	0	0.3	0.21	0.21
Ag Non-Hmstd	46,948	46,948	0	0	257	257	1	0.3	0.55	0.55
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,046,747</b>	<b>1,046,747</b>	<b>0</b>	<b>0</b>	<b>8,688</b>	<b>8,774</b>	<b>87</b>	<b>1.0</b>	<b>0.83</b>	<b>0.84</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	11,115	11,115	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	183	0	-183	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>10,932</b>	<b>11,115</b>	<b>183</b>	<b>1.7</b>
FD Distrb Tax Cap	344	0	-344	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	26.89	26.46	0.000	0.000
City/Town	12.18	12.37	0.000	0.000
School District	22.93	23.83	12.417	13.634
Special District	4.36	4.42	0.000	0.000
<b>Total</b>	<b>66.36</b>	<b>67.09</b>	<b>12.417</b>	<b>13.634</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	409,400	409,400	0	3,223	3,240	17	0.5	0.79	0.79
Res Hmstd: AvgVal	613,800	613,800	0	5,024	5,145	121	2.4	0.82	0.84
Res Hmstd: Hi Val	818,200	818,200	0	6,974	7,138	164	2.4	0.85	0.87
Res Hmstd: Ex-Hi Val	1,227,600	1,227,600	0	10,878	11,129	251	2.3	0.89	0.91
Comm/Ind: Lo Val	150,000	150,000	0	2,332	1,933	-399	-17.1	1.55	1.29
Comm/Ind: Mid Val	300,000	300,000	0	5,965	5,028	-936	-15.7	1.99	1.68
Comm/Ind: Hi Val	1,000,000	1,000,000	0	22,918	19,472	-3,446	-15.0	2.29	1.95

# BELLE PLAINE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	658,118	658,118	0	0	9,371	10,150	779	8.3	1.42	1.54
Res Non-Hmstd	88,067	88,067	0	0	1,417	1,534	117	8.3	1.61	1.74
Apartments	43,229	43,229	0	0	815	882	67	8.2	1.88	2.04
Low-income Apts	16,379	16,379	0	0	62	68	5	8.3	0.38	0.41
Seasonal Rec'l	101	101	0	0	2	2	0	7.8	1.63	1.75
Com/Ind: Lo tier	20,180	20,180	0	0	432	490	58	13.4	2.14	2.43
Com/Ind: Hi tier	78,269	78,269	0	0	2,670	2,966	296	11.1	3.41	3.79
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,938	5,938	0	0	203	225	22	11.1	3.41	3.79
Ag HGA	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	725	725	0	0	5	5	0	8.2	0.69	0.75
Ag Non-Hmstd	15,597	15,597	0	0	206	222	17	8.2	1.32	1.43
Miscellaneous	2,268	2,268	0	0	35	37	3	8.3	1.53	1.65
<b>Total</b>	<b>928,871</b>	<b>928,871</b>	<b>0</b>	<b>0</b>	<b>15,218</b>	<b>16,581</b>	<b>1,364</b>	<b>9.0</b>	<b>1.64</b>	<b>1.79</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	9,805	9,805	0	0.0
(-) TIF Tax Capacity	124	124	0	0.0
(-) FD Contrib Tax Cap	685	0	-685	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>8,996</b>	<b>9,681</b>	<b>685</b>	<b>7.6</b>
FD Distrb Tax Cap	1,895	0	-1,895	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	26.89	26.46	0.000	0.00
City/Town	92.98	103.80	0.000	0.00
School District	20.59	21.74	8.913	10.03
Special District	3.17	3.18	0.000	0.00
<b>Total</b>	<b>143.64</b>	<b>155.18</b>	<b>8.913</b>	<b>10.03</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	199,800	199,800	0	2,771	2,858	86	3.1	1.39	1.43
Res Hmstd: AvgVal	299,600	299,600	0	4,423	4,646	223	5.0	1.48	1.55
Res Hmstd: Hi Val	399,300	399,300	0	6,073	6,432	359	5.9	1.52	1.61
Res Hmstd: Ex-Hi Val	599,100	599,100	0	9,495	10,282	787	8.3	1.58	1.72
Apartment	300,000	300,000	0	5,654	6,120	466	8.2	1.88	2.04
Comm/Ind: Lo Val	150,000	150,000	0	3,432	3,862	430	12.5	2.29	2.57
Comm/Ind: Mid Val	300,000	300,000	0	8,549	9,545	997	11.7	2.85	3.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0	32,427	36,070	3,644	11.2	3.24	3.61

# JORDAN CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	593,275	593,275	0	0	7,188	7,668	480	6.7	1.21	1.29
Res Non-Hmstd	80,207	80,207	0	0	1,063	1,133	71	6.6	1.33	1.41
Apartments	34,039	34,039	0	0	530	565	35	6.6	1.56	1.66
Low-income Apts	12,490	12,490	0	0	39	42	3	6.7	0.32	0.34
Seasonal Rec'l	349	349	0	0	5	6	0	6.6	1.56	1.66
Com/Ind: Lo tier	19,108	19,108	0	0	361	377	16	4.4	1.89	1.97
Com/Ind: Hi tier	86,524	86,524	0	0	2,658	2,749	91	3.4	3.07	3.18
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,319	9,319	0	0	286	296	10	3.4	3.07	3.18
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	1,353	1,353	0	0	14	15	1	6.6	1.01	1.07
Miscellaneous	13,627	13,627	0	0	212	226	14	6.6	1.56	1.66
<b>Total</b>	<b>850,291</b>	<b>850,291</b>	<b>0</b>	<b>0</b>	<b>12,356</b>	<b>13,077</b>	<b>721</b>	<b>5.8</b>	<b>1.45</b>	<b>1.54</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	9,359	9,359	0	0.0
(-) TIF Tax Capacity	217	223	6	2.8
(-) FD Contrib Tax Cap	821	0	-821	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>8,322</b>	<b>9,136</b>	<b>814</b>	<b>9.8</b>
FD Distrb Tax Cap	1,861	0	-1,861	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	26.87	26.44	0.000	0.000
City/Town	56.70	63.28	0.000	0.000
School District	28.91	29.83	9.449	10.616
Special District	4.55	4.73	0.000	0.000
<b>Total</b>	<b>117.03</b>	<b>124.28</b>	<b>9.449</b>	<b>10.616</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	225,800	225,800	0	2,658	2,720	62	2.3	1.18	1.20
Res Hmstd: AvgVal	338,500	338,500	0	4,202	4,366	164	3.9	1.24	1.29
Res Hmstd: Hi Val	451,300	451,300	0	5,708	6,014	306	5.4	1.26	1.33
Res Hmstd: Ex-Hi Val	677,000	677,000	0	9,081	9,683	602	6.6	1.34	1.43
Apartment	300,000	300,000	0	4,672	4,979	307	6.6	1.56	1.66
Comm/Ind: Lo Val	150,000	150,000	0	3,052	3,175	123	4.0	2.03	2.12
Comm/Ind: Mid Val	300,000	300,000	0	7,659	7,941	282	3.7	2.55	2.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0	29,160	30,181	1,021	3.5	2.92	3.02

# NEW MARKET CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	586,016	586,016	0	0	6,885	7,254	369	5.4	1.17	1.24
Res Non-Hmstd	77,394	77,394	0	0	975	1,027	52	5.3	1.26	1.33
Apartments	1,504	1,504	0	0	20	21	1	4.7	1.34	1.40
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,797	1,797	0	0	28	30	2	5.7	1.57	1.66
Com/Ind: Lo tier	4,850	4,850	0	0	87	87	-1	-1.0	1.80	1.79
Com/Ind: Hi tier	17,335	17,335	0	0	513	510	-3	-0.6	2.96	2.94
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,581	2,581	0	0	75	74	-1	-1.3	2.90	2.86
Ag HGA	623	623	0	0	7	7	0	5.3	1.14	1.20
Ag Hmstd Land	961	961	0	0	3	4	0	6.8	0.35	0.37
Ag Non-Hmstd	5,510	5,510	0	0	50	53	3	5.3	0.91	0.96
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>698,571</b>	<b>698,571</b>	<b>0</b>	<b>0</b>	<b>8,643</b>	<b>9,067</b>	<b>422</b>	<b>4.9</b>	<b>1.24</b>	<b>1.30</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	7,037	7,037	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	146	0	-146	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>6,891</b>	<b>7,037</b>	<b>146</b>	<b>2.1</b>
FD Distrb Tax Cap	1,143	0	-1,143	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	26.89	26.46	0.000	0.000
City/Town	46.71	51.68	0.000	0.000
School District	25.35	25.85	19.652	21.104
Special District	2.76	2.77	0.000	0.000
<b>Total</b>	<b>101.71</b>	<b>106.75</b>	<b>19.652</b>	<b>21.104</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	267,700	267,700	0	3,115	3,183	68	2.2	1.16	1.19
Res Hmstd: AvgVal	401,400	401,400	0	4,860	5,021	161	3.3	1.21	1.25
Res Hmstd: Hi Val	535,000	535,000	0	6,582	6,934	352	5.3	1.23	1.30
Res Hmstd: Ex-Hi Val	802,700	802,700	0	10,512	11,071	559	5.3	1.31	1.38
Apartment	300,000	300,000	0	4,404	4,636	233	5.3	1.47	1.55
Comm/Ind: Lo Val	150,000	150,000	0	2,958	2,938	-20	-0.7	1.97	1.96
Comm/Ind: Mid Val	300,000	300,000	0	7,388	7,335	-53	-0.7	2.46	2.44
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,064	27,855	-209	-0.7	2.81	2.79

# PRIOR LAKE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,335,175	4,335,175	0	0	43,540	44,685	1,145	2.6	1.00	1.03
Res Non-Hmstd	873,647	873,647	0	0	9,168	9,405	237	2.6	1.05	1.08
Apartments	159,751	159,751	0	0	1,888	1,937	49	2.6	1.18	1.21
Low-income Apts	71,563	71,563	0	0	174	179	5	2.8	0.24	0.25
Seasonal Rec'l	34,776	34,776	0	0	355	361	6	1.8	1.02	1.04
Com/Ind: Lo tier	34,081	34,081	0	0	550	485	-65	-11.8	1.61	1.42
Com/Ind: Hi tier	232,720	232,720	0	0	6,261	5,661	-600	-9.6	2.69	2.43
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	32,714	32,714	0	0	889	807	-83	-9.3	2.72	2.47
Ag HGA	227	227	0	0	2	2	0	1.3	0.99	1.00
Ag Hmstd Land	4,469	4,469	0	0	15	16	0	0.8	0.35	0.35
Ag Non-Hmstd	19,811	19,811	0	0	151	152	1	0.6	0.76	0.77
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>5,798,934</b>	<b>5,798,934</b>	<b>0</b>	<b>0</b>	<b>62,993</b>	<b>63,690</b>	<b>695</b>	<b>1.1</b>	<b>1.09</b>	<b>1.10</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	62,745	62,745	0	0.0
(-) TIF Tax Capacity	692	701	9	1.3
(-) FD Contrib Tax Cap	2,139	0	-2,139	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>59,914</b>	<b>62,044</b>	<b>2,130</b>	<b>3.6</b>
FD Distrb Tax Cap	4,218	0	-4,218	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	26.89	26.46	0.000	0.000
City/Town	30.57	31.58	0.463	0.463
School District	19.69	20.40	13.929	15.176
Special District	6.40	6.47	0.000	0.000
<b>Total</b>	<b>83.55</b>	<b>84.91</b>	<b>14.393</b>	<b>15.640</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	338,700	338,700	0	3,261	3,269	8	0.3	0.96	0.97
Res Hmstd: AvgVal	507,800	507,800	0	4,990	5,113	123	2.5	0.98	1.01
Res Hmstd: Hi Val	676,900	676,900	0	6,999	7,182	182	2.6	1.03	1.06
Res Hmstd: Ex-Hi Val	1,015,600	1,015,600	0	11,024	11,306	282	2.6	1.09	1.11
Apartment	300,000	300,000	0	3,565	3,653	88	2.5	1.19	1.22
Comm/Ind: Lo Val	150,000	150,000	0	2,649	2,365	-284	-10.7	1.77	1.58
Comm/Ind: Mid Val	300,000	300,000	0	6,694	6,024	-670	-10.0	2.23	2.01
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,571	23,104	-2,468	-9.6	2.56	2.31

# SAVAGE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,938,682	3,938,682	0	0	41,808	42,199	391	0.9	1.06	1.07
Res Non-Hmstd	494,363	494,363	0	0	5,406	5,457	51	0.9	1.09	1.10
Apartments	259,054	259,054	0	0	3,351	3,376	26	0.8	1.29	1.30
Low-income Apts	46,936	46,936	0	0	124	126	1	1.1	0.27	0.27
Seasonal Rec'l	1,187	1,187	0	0	14	14	0	0.7	1.19	1.20
Com/Ind: Lo tier	48,911	48,911	0	0	839	753	-86	-10.3	1.72	1.54
Com/Ind: Hi tier	765,127	765,127	0	0	21,567	19,715	-1,851	-8.6	2.82	2.58
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	32,264	32,264	0	0	907	831	-77	-8.5	2.81	2.57
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	5,209	5,209	0	0	42	42	0	-0.6	0.81	0.81
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>5,591,733</b>	<b>5,591,733</b>	<b>0</b>	<b>0</b>	<b>74,058</b>	<b>72,513</b>	<b>-1,545</b>	<b>-2.1</b>	<b>1.32</b>	<b>1.30</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	64,015	64,015	0	0.0
(-) TIF Tax Capacity	1,392	1,418	26	1.9
(-) FD Contrib Tax Cap	6,096	0	-6,096	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>56,527</b>	<b>62,597</b>	<b>6,070</b>	<b>10.7</b>
FD Distrb Tax Cap	5,962	0	-5,962	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	26.89	26.46	0.000	0.000
City/Town	40.44	40.10	0.000	0.000
School District	19.88	19.89	15.983	17.681
Special District	4.33	4.28	0.000	0.000
<b>Total</b>	<b>91.54</b>	<b>90.73</b>	<b>15.983</b>	<b>17.681</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	280,800	280,800	0	2,910	2,851	-59	-2.0	1.04	1.02
Res Hmstd: AvgVal	420,900	420,900	0	4,526	4,484	-41	-0.9	1.08	1.07
Res Hmstd: Hi Val	561,100	561,100	0	6,173	6,222	49	0.8	1.10	1.11
Res Hmstd: Ex-Hi Val	841,800	841,800	0	9,834	9,902	68	0.7	1.17	1.18
Apartment	300,000	300,000	0	3,912	3,933	21	0.5	1.30	1.31
Comm/Ind: Lo Val	150,000	150,000	0	2,785	2,526	-259	-9.3	1.86	1.68
Comm/Ind: Mid Val	300,000	300,000	0	7,004	6,391	-612	-8.7	2.33	2.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,690	24,429	-2,261	-8.5	2.67	2.44

# SHAKOPEE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,324,220	4,324,220	0	0	43,489	42,577	-912	-2.1	1.01	0.98
Res Non-Hmstd	770,651	770,651	0	0	8,186	8,004	-182	-2.2	1.06	1.04
Apartments	679,872	679,872	0	0	8,414	8,200	-214	-2.5	1.24	1.21
Low-income Apts	94,993	94,993	0	0	242	237	-5	-2.0	0.25	0.25
Seasonal Rec'l	4,739	4,739	0	0	57	55	-1	-2.3	1.20	1.17
Com/Ind: Lo tier	70,197	70,197	0	0	1,160	985	-175	-15.1	1.65	1.40
Com/Ind: Hi tier	2,425,326	2,425,326	0	0	66,101	57,851	-8,250	-12.5	2.73	2.39
Publ U: Elec Gen	11,913	11,913	0	0	257	217	-40	-15.6	2.15	1.82
Publ U: Other	51,849	51,849	0	0	1,407	1,229	-179	-12.7	2.71	2.37
Ag HGA	3,857	3,857	0	0	39	39	-1	-2.1	1.02	1.00
Ag Hmstd Land	8,860	8,860	0	0	28	26	-1	-5.3	0.32	0.30
Ag Non-Hmstd	54,171	54,171	0	0	397	378	-18	-4.6	0.73	0.70
Miscellaneous	1,291	1,291	0	0	13	13	0	-2.1	1.03	1.01
<b>Total</b>	<b>8,501,939</b>	<b>8,501,939</b>	<b>0</b>	<b>0</b>	<b>129,790</b>	<b>119,811</b>	<b>-9,978</b>	<b>-7.7</b>	<b>1.53</b>	<b>1.41</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	110,381	110,381	0	0.0
(-) TIF Tax Capacity	3,886	4,543	657	16.9
(-) FD Contrib Tax Cap	17,906	0	-17,906	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>88,588</b>	<b>105,837</b>	<b>17,249</b>	<b>19.5</b>
FD Distrb Tax Cap	8,458	0	-8,458	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	26.89	26.46	0.000	0.000
City/Town	27.57	25.27	0.000	0.000
School District	26.69	25.37	17.752	19.595
Special District	3.58	3.54	0.000	0.000
<b>Total</b>	<b>84.74</b>	<b>80.64</b>	<b>17.752</b>	<b>19.595</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	250,600	250,600	0	2,444	2,318	-125	-5.1	0.98	0.92
Res Hmstd: AvgVal	375,600	375,600	0	3,820	3,662	-158	-4.1	1.02	0.97
Res Hmstd: Hi Val	500,700	500,700	0	5,133	5,007	-126	-2.5	1.03	1.00
Res Hmstd: Ex-Hi Val	751,200	751,200	0	8,231	8,036	-195	-2.4	1.10	1.07
Apartment	300,000	300,000	0	3,710	3,612	-98	-2.6	1.24	1.20
Comm/Ind: Lo Val	150,000	150,000	0	2,703	2,328	-375	-13.9	1.80	1.55
Comm/Ind: Mid Val	300,000	300,000	0	6,803	5,919	-884	-13.0	2.27	1.97
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,936	22,678	-3,258	-12.6	2.59	2.27

# BAYTOWN TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	580,864	580,864	0	0	4,999	5,036	36	0.7	0.86	0.87
Res Non-Hmstd	85,250	85,250	0	0	753	759	5	0.7	0.88	0.89
Apartments	770	770	0	0	7	7	0	0.6	0.96	0.97
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	878	878	0	0	11	10	-1	-12.0	1.28	1.13
Com/Ind: Hi tier	6,528	6,528	0	0	146	133	-14	-9.3	2.24	2.03
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,553	3,553	0	0	80	72	-7	-9.3	2.24	2.03
Ag HGA	9,732	9,732	0	0	82	83	1	0.7	0.85	0.85
Ag Hmstd Land	9,601	9,601	0	0	24	24	0	-0.1	0.25	0.25
Ag Non-Hmstd	5,673	5,673	0	0	34	34	0	-0.2	0.60	0.60
Miscellaneous	7,619	7,619	0	0	171	155	-16	-9.3	2.24	2.03
<b>Total</b>	<b>710,468</b>	<b>710,468</b>	<b>0</b>	<b>0</b>	<b>6,307</b>	<b>6,313</b>	<b>4</b>	<b>0.1</b>	<b>0.89</b>	<b>0.89</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	7,933	7,933	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	66	0	-66	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>7,868</b>	<b>7,933</b>	<b>65</b>	<b>0.8</b>
FD Distrb Tax Cap	184	0	-184	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.73	23.81	0.235	0.235
City/Town	13.39	13.58	0.000	0.000
School District	23.28	22.80	15.159	16.000
Special District	4.06	4.07	0.000	0.000
<b>Total</b>	<b>64.45</b>	<b>64.25</b>	<b>15.394</b>	<b>16.235</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	560,300	560,300	0	4,571	4,607	36	0.8	0.82	0.82
Res Hmstd: AvgVal	839,900	839,900	0	7,254	7,306	53	0.7	0.86	0.87
Res Hmstd: Hi Val	1,119,600	1,119,600	0	9,937	10,007	69	0.7	0.89	0.89
Res Hmstd: Ex-Hi Val	1,679,800	1,679,800	0	15,313	15,415	103	0.7	0.91	0.92
Apartment	300,000	300,000	0	2,879	2,897	18	0.6	0.96	0.97
Comm/Ind: Lo Val	150,000	150,000	0	2,139	1,909	-230	-10.8	1.43	1.27
Comm/Ind: Mid Val	300,000	300,000	0	5,500	4,958	-542	-9.9	1.83	1.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0	21,182	19,187	-1,995	-9.4	2.12	1.92

# DENMARK TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	375,472	375,472	0	0	2,960	3,077	118	4.0	0.79	0.82
Res Non-Hmstd	87,378	87,378	0	0	717	745	28	3.9	0.82	0.85
Apartments	1,281	1,281	0	0	11	12	0	3.7	0.89	0.92
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	12,285	12,285	0	0	91	93	2	1.7	0.74	0.75
Com/Ind: Lo tier	4,424	4,424	0	0	64	47	-17	-25.9	1.45	1.07
Com/Ind: Hi tier	35,356	35,356	0	0	863	682	-180	-20.9	2.44	1.93
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,113	7,113	0	0	174	138	-36	-20.7	2.45	1.94
Ag HGA	49,540	49,540	0	0	384	400	16	4.1	0.78	0.81
Ag Hmstd Land	62,084	62,084	0	0	134	135	1	0.6	0.22	0.22
Ag Non-Hmstd	48,344	48,344	0	0	245	246	1	0.5	0.51	0.51
Miscellaneous	23	23	0	0	1	0	0	-21.2	2.43	1.92
<b>Total</b>	<b>683,300</b>	<b>683,300</b>	<b>0</b>	<b>0</b>	<b>5,644</b>	<b>5,575</b>	<b>-67</b>	<b>-1.2</b>	<b>0.83</b>	<b>0.82</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	7,368	7,368	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	364	0	-364	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>7,004</b>	<b>7,368</b>	<b>364</b>	<b>5.2</b>
FD Distrb Tax Cap	151	0	-151	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.73	23.81	0.235	0.235
City/Town	12.06	11.71	0.000	0.000
School District	16.73	17.59	20.447	22.941
Special District	2.60	2.62	0.000	0.000
<b>Total</b>	<b>55.11</b>	<b>55.73</b>	<b>20.683</b>	<b>23.176</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	465,100	465,100	0	3,525	3,644	119	3.4	0.76	0.78
Res Hmstd: AvgVal	697,300	697,300	0	5,557	5,777	221	4.0	0.80	0.83
Res Hmstd: Hi Val	929,400	929,400	0	7,635	7,932	297	3.9	0.82	0.85
Res Hmstd: Ex-Hi Val	1,394,500	1,394,500	0	11,801	12,250	449	3.8	0.85	0.88
Apartment	300,000	300,000	0	2,687	2,785	98	3.7	0.90	0.93
Comm/Ind: Lo Val	150,000	150,000	0	2,384	1,821	-563	-23.6	1.59	1.21
Comm/Ind: Mid Val	300,000	300,000	0	6,046	4,719	-1,327	-21.9	2.02	1.57
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,131	18,241	-4,890	-21.1	2.31	1.82

# MAY TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	605,070	605,070	0	0	4,977	5,011	34	0.7	0.82	0.83
Res Non-Hmstd	149,576	149,576	0	0	1,275	1,282	7	0.6	0.85	0.86
Apartments	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	0.00	0.00
Seasonal Rec'l	33,404	33,404	0	0	253	252	-1	-0.5	0.76	0.75
Com/Ind: Lo tier	983	983	0	0	14	11	-3	-20.5	1.39	1.10
Com/Ind: Hi tier	19,928	19,928	0	0	475	399	-76	-16.0	2.38	2.00
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,087	16,087	0	0	381	322	-59	-15.5	2.37	2.00
Ag HGA	55,256	55,256	0	0	445	449	4	0.8	0.81	0.81
Ag Hmstd Land	46,512	46,512	0	0	90	90	0	-0.3	0.19	0.19
Ag Non-Hmstd	56,395	56,395	0	0	311	310	-1	-0.3	0.55	0.55
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>983,211</b>	<b>983,211</b>	<b>0</b>	<b>0</b>	<b>8,221</b>	<b>8,126</b>	<b>-95</b>	<b>-1.2</b>	<b>0.84</b>	<b>0.83</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	10,553	10,553	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	232	0	-232	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>10,321</b>	<b>10,553</b>	<b>232</b>	<b>2.2</b>
FD Distrb Tax Cap	225	0	-225	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.73	23.81	0.235	0.235
City/Town	10.50	10.47	0.000	0.000
School District	23.36	23.00	14.758	15.611
Special District	5.60	5.65	0.000	0.000
<b>Total</b>	<b>63.19</b>	<b>62.93</b>	<b>14.994</b>	<b>15.846</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	487,700	487,700	0	3,813	3,825	12	0.3	0.78	0.78
Res Hmstd: AvgVal	731,200	731,200	0	6,082	6,124	42	0.7	0.83	0.84
Res Hmstd: Hi Val	974,600	974,600	0	8,370	8,425	55	0.7	0.86	0.86
Res Hmstd: Ex-Hi Val	1,462,300	1,462,300	0	12,953	13,034	81	0.6	0.89	0.89
Comm/Ind: Lo Val	150,000	150,000	0	2,298	1,873	-424	-18.5	1.53	1.25
Comm/Ind: Mid Val	300,000	300,000	0	5,872	4,877	-995	-16.9	1.96	1.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0	22,550	18,894	-3,656	-16.2	2.26	1.89

# GREY CLOUD ISLAND TOWNSH

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	44,290	44,290	0	0	493	512	19	3.9	1.11	1.16
Res Non-Hmstd	10,784	10,784	0	0	127	131	5	3.7	1.17	1.22
Apartments	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	0.00	0.00
Seasonal Rec'l	618	618	0	0	6	6	0	1.3	0.95	0.97
Com/Ind: Lo tier	263	263	0	0	5	4	0	-10.4	1.75	1.57
Com/Ind: Hi tier	3,959	3,959	0	0	112	102	-10	-8.9	2.82	2.56
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	482	482	0	0	14	12	-1	-8.9	2.82	2.56
Ag HGA	492	492	0	0	5	6	0	3.9	1.10	1.15
Ag Hmstd Land	265	265	0	0	0	0	0	2.2	0.16	0.17
Ag Non-Hmstd	4,327	4,327	0	0	30	30	0	1.0	0.70	0.70
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>65,480</b>	<b>65,480</b>	<b>0</b>	<b>0</b>	<b>792</b>	<b>803</b>	<b>13</b>	<b>1.6</b>	<b>1.21</b>	<b>1.23</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	711	711	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	34	0	-34	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>678</b>	<b>711</b>	<b>33</b>	<b>4.9</b>
FD Distrb Tax Cap	37	0	-37	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.72	23.81	0.235	0.235
City/Town	22.46	22.41	0.000	0.000
School District	32.84	33.96	29.002	32.117
Special District	2.60	2.62	0.000	0.000
<b>Total</b>	<b>81.62</b>	<b>82.80</b>	<b>29.237</b>	<b>32.352</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	318,100	318,100	0	3,456	3,515	58	1.7	1.09	1.10
Res Hmstd: AvgVal	476,900	476,900	0	5,287	5,461	175	3.3	1.11	1.15
Res Hmstd: Hi Val	635,700	635,700	0	7,324	7,601	277	3.8	1.15	1.20
Res Hmstd: Ex-Hi Val	953,700	953,700	0	11,498	11,921	423	3.7	1.21	1.25
Comm/Ind: Lo Val	150,000	150,000	0	2,840	2,568	-272	-9.6	1.89	1.71
Comm/Ind: Mid Val	300,000	300,000	0	7,065	6,415	-650	-9.2	2.36	2.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,783	24,368	-2,415	-9.0	2.68	2.44

# STILLWATER TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	446,557	446,557	0	0	3,975	4,012	36	0.9	0.89	0.90
Res Non-Hmstd	81,012	81,012	0	0	748	755	7	0.9	0.92	0.93
Apartments	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	0.00	0.00
Seasonal Rec'l	2,151	2,151	0	0	19	19	0	0.5	0.89	0.90
Com/Ind: Lo tier	938	938	0	0	14	11	-2	-17.7	1.46	1.20
Com/Ind: Hi tier	3,209	3,209	0	0	79	68	-11	-14.0	2.47	2.13
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,474	2,474	0	0	61	53	-9	-14.0	2.47	2.13
Ag HGA	17,417	17,417	0	0	152	154	1	0.9	0.88	0.88
Ag Hmstd Land	15,106	15,106	0	0	33	33	0	0.3	0.22	0.22
Ag Non-Hmstd	22,030	22,030	0	0	135	135	0	0.2	0.61	0.61
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>590,894</b>	<b>590,894</b>	<b>0</b>	<b>0</b>	<b>5,216</b>	<b>5,240</b>	<b>22</b>	<b>0.4</b>	<b>0.88</b>	<b>0.89</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	6,297	6,297	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	41	0	-41	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>6,256</b>	<b>6,297</b>	<b>41</b>	<b>0.7</b>
FD Distrb Tax Cap	162	0	-162	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.72	23.81	0.235	0.235
City/Town	16.42	16.75	0.000	0.000
School District	23.28	22.80	15.159	16.000
Special District	5.62	5.66	0.000	0.000
<b>Total</b>	<b>69.04</b>	<b>69.02</b>	<b>15.395</b>	<b>16.235</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	454,800	454,800	0	3,840	3,839	-1	0.0	0.84	0.84
Res Hmstd: AvgVal	681,900	681,900	0	6,071	6,127	56	0.9	0.89	0.90
Res Hmstd: Hi Val	909,000	909,000	0	8,381	8,455	74	0.9	0.92	0.93
Res Hmstd: Ex-Hi Val	1,363,800	1,363,800	0	13,006	13,117	111	0.9	0.95	0.96
Comm/Ind: Lo Val	150,000	150,000	0	2,403	2,016	-387	-16.1	1.60	1.34
Comm/Ind: Mid Val	300,000	300,000	0	6,115	5,208	-907	-14.8	2.04	1.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,439	20,104	-3,335	-14.2	2.34	2.01

# WEST LAKELAND TOWNSHIP

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	861,876	861,876	0	0	8,085	8,134	49	0.6	0.94	0.94
Res Non-Hmstd	98,465	98,465	0	0	962	968	6	0.6	0.98	0.98
Apartments	985	985	0	0	11	11	0	0.5	1.07	1.08
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,280	2,280	0	0	25	25	0	0.5	1.07	1.08
Com/Ind: Lo tier	1,824	1,824	0	0	28	23	-5	-19.0	1.56	1.26
Com/Ind: Hi tier	16,447	16,447	0	0	430	364	-65	-15.2	2.61	2.22
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,925	4,925	0	0	129	109	-20	-15.2	2.61	2.22
Ag HGA	5,390	5,390	0	0	48	49	0	0.7	0.90	0.90
Ag Hmstd Land	6,140	6,140	0	0	15	15	0	-0.2	0.25	0.25
Ag Non-Hmstd	15,584	15,584	0	0	102	102	0	-0.1	0.65	0.65
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,013,916</b>	<b>1,013,916</b>	<b>0</b>	<b>0</b>	<b>9,835</b>	<b>9,800</b>	<b>-35</b>	<b>-0.4</b>	<b>0.97</b>	<b>0.97</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	11,015	11,015	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	182	0	-182	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>10,833</b>	<b>11,015</b>	<b>182</b>	<b>1.7</b>
FD Distrb Tax Cap	416	0	-416	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.73	23.81	0.235	0.235
City/Town	23.00	23.11	0.000	0.000
School District	23.27	22.80	15.159	16.000
Special District	3.67	3.71	0.000	0.000
<b>Total</b>	<b>73.67</b>	<b>73.42</b>	<b>15.394</b>	<b>16.235</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	488,900	488,900	0	4,354	4,365	10	0.2	0.89	0.89
Res Hmstd: AvgVal	732,900	732,900	0	6,957	6,998	42	0.6	0.95	0.95
Res Hmstd: Hi Val	976,900	976,900	0	9,579	9,634	55	0.6	0.98	0.99
Res Hmstd: Ex-Hi Val	1,465,800	1,465,800	0	14,834	14,915	80	0.5	1.01	1.02
Apartment	300,000	300,000	0	3,225	3,240	16	0.5	1.07	1.08
Comm/Ind: Lo Val	150,000	150,000	0	2,560	2,115	-445	-17.4	1.71	1.41
Comm/Ind: Mid Val	300,000	300,000	0	6,481	5,439	-1,042	-16.1	2.16	1.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,781	20,952	-3,829	-15.5	2.48	2.10

# AFTON CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	648,806	648,806	0	0	6,436	6,458	22	0.3	0.99	1.00
Res Non-Hmstd	129,789	129,789	0	0	1,326	1,330	4	0.3	1.02	1.02
Apartments	2,275	2,275	0	0	28	29	0	1.7	1.24	1.27
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,526	2,526	0	0	23	23	0	-0.7	0.92	0.91
Com/Ind: Lo tier	4,464	4,464	0	0	69	59	-10	-14.5	1.54	1.32
Com/Ind: Hi tier	43,815	43,815	0	0	1,136	1,004	-132	-11.6	2.59	2.29
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,173	8,173	0	0	214	190	-24	-11.2	2.61	2.32
Ag HGA	43,792	43,792	0	0	453	458	5	1.2	1.03	1.05
Ag Hmstd Land	30,686	30,686	0	0	83	83	0	-0.1	0.27	0.27
Ag Non-Hmstd	47,990	47,990	0	0	337	335	-2	-0.5	0.70	0.70
Miscellaneous	396	396	0	0	10	9	-1	-11.6	2.59	2.29
<b>Total</b>	<b>962,712</b>	<b>962,712</b>	<b>0</b>	<b>0</b>	<b>10,115</b>	<b>9,978</b>	<b>-138</b>	<b>-1.4</b>	<b>1.05</b>	<b>1.04</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	10,611	10,611	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	359	0	-359	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>10,252</b>	<b>10,611</b>	<b>359</b>	<b>3.5</b>
FD Distrb Tax Cap	277	0	-277	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.73	23.81	0.235	0.235
City/Town	26.59	26.31	0.000	0.000
School District	23.78	23.39	15.865	16.826
Special District	4.22	4.26	0.000	0.000
<b>Total</b>	<b>78.32</b>	<b>77.77</b>	<b>16.100</b>	<b>17.061</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	507,000	507,000	0	4,801	4,812	12	0.2	0.95	0.95
Res Hmstd: AvgVal	760,000	760,000	0	7,685	7,712	28	0.4	1.01	1.01
Res Hmstd: Hi Val	1,013,100	1,013,100	0	10,570	10,605	34	0.3	1.04	1.05
Res Hmstd: Ex-Hi Val	1,520,000	1,520,000	0	16,349	16,397	48	0.3	1.08	1.08
Apartment	300,000	300,000	0	3,420	3,428	8	0.2	1.14	1.14
Comm/Ind: Lo Val	150,000	150,000	0	2,554	2,225	-329	-12.9	1.70	1.48
Comm/Ind: Mid Val	300,000	300,000	0	6,464	5,692	-772	-11.9	2.15	1.90
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,710	21,871	-2,839	-11.5	2.47	2.19

# BAYPORT CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	339,204	339,204	0	0	3,189	3,279	89	2.8	0.94	0.97
Res Non-Hmstd	71,360	71,360	0	0	704	723	20	2.8	0.99	1.01
Apartments	27,129	27,129	0	0	310	319	8	2.7	1.14	1.18
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,031	2,031	0	0	20	21	1	2.5	1.01	1.03
Com/Ind: Lo tier	5,216	5,216	0	0	82	72	-10	-12.3	1.57	1.38
Com/Ind: Hi tier	49,534	49,534	0	0	1,302	1,173	-129	-9.9	2.63	2.37
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,868	1,868	0	0	49	44	-5	-9.9	2.63	2.37
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>496,342</b>	<b>496,342</b>	<b>0</b>	<b>0</b>	<b>5,656</b>	<b>5,631</b>	<b>-26</b>	<b>-0.5</b>	<b>1.14</b>	<b>1.13</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	5,587	5,587	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	378	0	-378	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>5,209</b>	<b>5,587</b>	<b>378</b>	<b>7.3</b>
FD Distrb Tax Cap	881	0	-881	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	21.67	21.75	0.235	0.235
City/Town	31.55	33.77	0.000	0.000
School District	23.28	22.80	15.159	16.000
Special District	2.74	2.73	0.000	0.000
<b>Total</b>	<b>79.24</b>	<b>81.05</b>	<b>15.394</b>	<b>16.235</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	304,600	304,600	0	2,805	2,808	4	0.1	0.92	0.92
Res Hmstd: AvgVal	456,600	456,600	0	4,321	4,398	77	1.8	0.95	0.96
Res Hmstd: Hi Val	608,600	608,600	0	5,974	6,141	166	2.8	0.98	1.01
Res Hmstd: Ex-Hi Val	913,100	913,100	0	9,459	9,720	261	2.8	1.04	1.06
Apartment	300,000	300,000	0	3,433	3,526	93	2.7	1.14	1.18
Comm/Ind: Lo Val	150,000	150,000	0	2,577	2,287	-290	-11.3	1.72	1.52
Comm/Ind: Mid Val	300,000	300,000	0	6,520	5,840	-681	-10.4	2.17	1.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,925	22,420	-2,505	-10.0	2.49	2.24

# BIRCHWOOD VILLAGE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	188,711	188,711	0	0	2,106	2,124	18	0.8	1.12	1.13
Res Non-Hmstd	30,884	30,884	0	0	354	357	3	0.8	1.15	1.16
Apartments	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	0.00	0.00
Seasonal Rec'l	2,623	2,623	0	0	30	30	0	-0.5	1.13	1.12
Com/Ind: Lo tier	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	0.00	0.00
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	566	566	0	0	14	14	0	0.2	2.54	2.55
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>222,784</b>	<b>222,784</b>	<b>0</b>	<b>0</b>	<b>2,504</b>	<b>2,525</b>	<b>21</b>	<b>0.8</b>	<b>1.12</b>	<b>1.13</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,376	2,376	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>2,376</b>	<b>2,376</b>	<b>0</b>	<b>0</b>
FD Distrib Tax Cap	0	0	0	0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.73	23.81	0.235	0.235
City/Town	26.02	26.02	0.000	0.000
School District	35.28	34.70	16.844	18.322
Special District	4.34	4.33	0.000	0.000
<b>Total</b>	<b>89.36</b>	<b>88.86</b>	<b>17.079</b>	<b>18.557</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	397,200	397,200	0	4,214	4,171	-44	-1.0	1.06	1.05
Res Hmstd: AvgVal	595,400	595,400	0	6,551	6,608	57	0.9	1.10	1.11
Res Hmstd: Hi Val	793,700	793,700	0	9,104	9,178	74	0.8	1.15	1.16
Res Hmstd: Ex-Hi Val	1,190,800	1,190,800	0	14,218	14,326	108	0.8	1.19	1.20

# SCANDIA CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	713,012	713,012	0	0	6,709	6,833	125	1.9	0.94	0.96
Res Non-Hmstd	149,051	149,051	0	0	1,496	1,524	28	1.9	1.00	1.02
Apartments	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	0.00	0.00
Seasonal Rec'l	42,274	42,274	0	0	404	408	4	1.1	0.96	0.97
Com/Ind: Lo tier	6,050	6,050	0	0	95	82	-12	-13.1	1.57	1.36
Com/Ind: Hi tier	22,377	22,377	0	0	588	526	-62	-10.6	2.63	2.35
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,911	8,911	0	0	234	209	-25	-10.7	2.63	2.35
Ag HGA	41,554	41,554	0	0	385	392	7	1.8	0.93	0.94
Ag Hmstd Land	34,791	34,791	0	0	89	90	1	1.6	0.26	0.26
Ag Non-Hmstd	38,151	38,151	0	0	271	274	3	1.1	0.71	0.72
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,056,171</b>	<b>1,056,171</b>	<b>0</b>	<b>0</b>	<b>10,271</b>	<b>10,338</b>	<b>69</b>	<b>0.7</b>	<b>0.97</b>	<b>0.98</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	11,020	11,020	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	255	0	-255	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>10,766</b>	<b>11,020</b>	<b>254</b>	<b>2.4</b>
FD Distrb Tax Cap	463	0	-463	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.73	23.81	0.235	0.235
City/Town	27.82	28.29	0.000	0.000
School District	23.13	23.46	11.985	12.778
Special District	5.90	5.97	0.000	0.000
<b>Total</b>	<b>80.58</b>	<b>81.54</b>	<b>12.220</b>	<b>13.013</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	357,300	357,300	0	3,275	3,261	-14	-0.4	0.92	0.91
Res Hmstd: AvgVal	535,600	535,600	0	5,042	5,137	95	1.9	0.94	0.96
Res Hmstd: Hi Val	714,000	714,000	0	7,057	7,187	130	1.8	0.99	1.01
Res Hmstd: Ex-Hi Val	1,071,200	1,071,200	0	11,091	11,293	202	1.8	1.04	1.05
Comm/Ind: Lo Val	150,000	150,000	0	2,562	2,249	-313	-12.2	1.71	1.50
Comm/Ind: Mid Val	300,000	300,000	0	6,503	5,769	-734	-11.3	2.17	1.92
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,892	22,192	-2,700	-10.8	2.49	2.22

# DELLWOOD CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	354,048	354,048	0	0	3,556	3,616	61	1.7	1.00	1.02
Res Non-Hmstd	135,344	135,344	0	0	1,404	1,427	23	1.7	1.04	1.05
Apartments	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	0.00	0.00
Seasonal Rec'l	4,650	4,650	0	0	42	42	0	0.5	0.90	0.90
Com/Ind: Lo tier	711	711	0	0	11	9	-2	-17.8	1.55	1.28
Com/Ind: Hi tier	18,690	18,690	0	0	482	412	-70	-14.5	2.58	2.21
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,046	1,046	0	0	27	23	-4	-14.5	2.58	2.21
Ag HGA	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	224	224	0	0	1	1	0	0.2	0.26	0.26
Ag Non-Hmstd	3,279	3,279	0	0	19	19	0	0.2	0.58	0.58
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>517,992</b>	<b>517,992</b>	<b>0</b>	<b>0</b>	<b>5,542</b>	<b>5,549</b>	<b>8</b>	<b>0.1</b>	<b>1.07</b>	<b>1.07</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	6,080	6,080	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	144	0	-144	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>5,936</b>	<b>6,080</b>	<b>144</b>	<b>2.4</b>
FD Distrb Tax Cap	77	0	-77	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.72	23.81	0.235	0.235
City/Town	16.53	16.34	0.000	0.000
School District	23.76	24.26	23.126	24.403
Special District	4.34	4.33	0.000	0.000
<b>Total</b>	<b>68.36</b>	<b>68.74</b>	<b>23.361</b>	<b>24.638</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	730,200	730,200	0	7,091	7,214	124	1.7	0.97	0.99
Res Hmstd: AvgVal	1,094,700	1,094,700	0	11,057	11,245	188	1.7	1.01	1.03
Res Hmstd: Hi Val	1,459,200	1,459,200	0	15,023	15,275	252	1.7	1.03	1.05
Res Hmstd: Ex-Hi Val	2,189,400	2,189,400	0	22,968	23,348	381	1.7	1.05	1.07
Comm/Ind: Lo Val	150,000	150,000	0	2,552	2,136	-416	-16.3	1.70	1.42
Comm/Ind: Mid Val	300,000	300,000	0	6,422	5,446	-977	-15.2	2.14	1.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,486	20,892	-3,594	-14.7	2.45	2.09

# FOREST LAKE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,448,854	2,448,854	0	0	26,076	26,628	552	2.1	1.06	1.09
Res Non-Hmstd	377,118	377,118	0	0	4,250	4,339	89	2.1	1.13	1.15
Apartments	257,680	257,680	0	0	3,381	3,448	67	2.0	1.31	1.34
Low-income Apts	55,161	55,161	0	0	148	151	3	2.1	0.27	0.27
Seasonal Rec'l	24,961	24,961	0	0	271	275	4	1.4	1.09	1.10
Com/Ind: Lo tier	42,617	42,617	0	0	730	673	-57	-7.8	1.71	1.58
Com/Ind: Hi tier	320,401	320,401	0	0	9,060	8,479	-581	-6.4	2.83	2.65
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,535	16,535	0	0	467	437	-30	-6.4	2.83	2.64
Ag HGA	20,280	20,280	0	0	215	220	5	2.1	1.06	1.08
Ag Hmstd Land	15,960	15,960	0	0	50	50	1	1.9	0.31	0.32
Ag Non-Hmstd	23,401	23,401	0	0	200	203	3	1.4	0.85	0.87
Miscellaneous	6,633	6,633	0	0	115	112	-4	-3.1	1.74	1.68
<b>Total</b>	<b>3,609,601</b>	<b>3,609,601</b>	<b>0</b>	<b>0</b>	<b>44,963</b>	<b>45,015</b>	<b>52</b>	<b>0.1</b>	<b>1.25</b>	<b>1.25</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	39,846	39,846	0	0.0
(-) TIF Tax Capacity	516	526	10	1.9
(-) FD Contrib Tax Cap	2,800	0	-2,800	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>36,530</b>	<b>39,320</b>	<b>2,790</b>	<b>7.6</b>
FD Distrb Tax Cap	3,918	0	-3,918	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.73	23.81	0.235	0.235
City/Town	40.94	41.78	0.000	0.000
School District	23.95	24.32	12.172	13.098
Special District	6.43	6.48	0.000	0.000
<b>Total</b>	<b>95.04</b>	<b>96.39</b>	<b>12.407</b>	<b>13.334</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	283,600	283,600	0	2,936	2,909	-27	-0.9	1.04	1.03
Res Hmstd: AvgVal	425,200	425,200	0	4,569	4,586	17	0.4	1.07	1.08
Res Hmstd: Hi Val	566,800	566,800	0	6,249	6,380	131	2.1	1.10	1.13
Res Hmstd: Ex-Hi Val	850,300	850,300	0	9,969	10,174	205	2.1	1.17	1.20
Apartment	300,000	300,000	0	3,936	4,015	78	2.0	1.31	1.34
Comm/Ind: Lo Val	150,000	150,000	0	2,789	2,588	-200	-7.2	1.86	1.73
Comm/Ind: Mid Val	300,000	300,000	0	7,030	6,558	-472	-6.7	2.34	2.19
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,824	25,084	-1,741	-6.5	2.68	2.51

# HUGO CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,299,741	2,299,741	0	0	26,192	26,681	489	1.9	1.14	1.16
Res Non-Hmstd	332,201	332,201	0	0	3,964	4,037	73	1.9	1.19	1.22
Apartments	46,754	46,754	0	0	674	684	10	1.5	1.44	1.46
Low-income Apts	10,034	10,034	0	0	30	30	1	1.7	0.30	0.30
Seasonal Rec'l	3,811	3,811	0	0	51	52	1	1.8	1.34	1.36
Com/Ind: Lo tier	18,020	18,020	0	0	324	303	-21	-6.4	1.80	1.68
Com/Ind: Hi tier	195,568	195,568	0	0	5,763	5,476	-287	-5.0	2.95	2.80
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	20,125	20,125	0	0	581	544	-37	-6.4	2.89	2.70
Ag HGA	35,784	35,784	0	0	362	369	8	2.1	1.01	1.03
Ag Hmstd Land	28,046	28,046	0	0	76	78	2	2.2	0.27	0.28
Ag Non-Hmstd	44,698	44,698	0	0	355	360	5	1.5	0.79	0.81
Miscellaneous	4,058	4,058	0	0	52	52	1	1.0	1.27	1.28
<b>Total</b>	<b>3,038,840</b>	<b>3,038,840</b>	<b>0</b>	<b>0</b>	<b>38,424</b>	<b>38,666</b>	<b>245</b>	<b>0.6</b>	<b>1.26</b>	<b>1.27</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	32,377	32,377	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1,740	0	-1,740	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>30,637</b>	<b>32,377</b>	<b>1,740</b>	<b>5.7</b>
FD Distrb Tax Cap	2,821	0	-2,821	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.73	23.81	0.235	0.235
City/Town	38.62	39.68	0.000	0.000
School District	32.43	32.15	16.661	18.033
Special District	3.55	3.57	0.000	0.000
<b>Total</b>	<b>98.33</b>	<b>99.21</b>	<b>16.896</b>	<b>18.268</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	294,300	294,300	0	3,285	3,258	-27	-0.8	1.12	1.11
Res Hmstd: AvgVal	441,300	441,300	0	5,085	5,117	32	0.6	1.15	1.16
Res Hmstd: Hi Val	588,200	588,200	0	6,994	7,129	135	1.9	1.19	1.21
Res Hmstd: Ex-Hi Val	882,500	882,500	0	11,109	11,316	208	1.9	1.26	1.28
Apartment	300,000	300,000	0	4,194	4,269	74	1.8	1.40	1.42
Comm/Ind: Lo Val	150,000	150,000	0	2,903	2,726	-178	-6.1	1.94	1.82
Comm/Ind: Mid Val	300,000	300,000	0	7,275	6,854	-421	-5.8	2.42	2.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,678	26,120	-1,558	-5.6	2.77	2.61

# LAKE ELMO CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,425,218	2,425,218	0	0	24,253	24,458	204	0.8	1.00	1.01
Res Non-Hmstd	472,892	472,892	0	0	4,852	4,882	30	0.6	1.03	1.03
Apartments	125,048	125,048	0	0	1,447	1,455	8	0.6	1.16	1.16
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	4,697	4,697	0	0	52	52	0	0.3	1.11	1.12
Com/Ind: Lo tier	20,809	20,809	0	0	333	287	-46	-13.7	1.60	1.38
Com/Ind: Hi tier	201,094	201,094	0	0	5,412	4,859	-553	-10.2	2.69	2.42
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	20,974	20,974	0	0	557	492	-65	-11.7	2.66	2.35
Ag HGA	16,996	16,996	0	0	168	169	1	0.8	0.99	1.00
Ag Hmstd Land	15,819	15,819	0	0	43	43	0	-0.4	0.27	0.27
Ag Non-Hmstd	37,193	37,193	0	0	268	268	-1	-0.3	0.72	0.72
Miscellaneous	14,159	14,159	0	0	162	162	0	0.3	1.14	1.15
<b>Total</b>	<b>3,354,899</b>	<b>3,354,899</b>	<b>0</b>	<b>0</b>	<b>37,547</b>	<b>37,127</b>	<b>-422</b>	<b>-1.1</b>	<b>1.12</b>	<b>1.11</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	37,757	37,757	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	1,688	0	-1,688	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>36,070</b>	<b>37,757</b>	<b>1,687</b>	<b>4.7</b>
FD Distrib Tax Cap	1,762	0	-1,762	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.72	23.81	0.235	0.235
City/Town	26.75	26.71	0.000	0.000
School District	25.09	24.86	15.293	16.456
Special District	5.12	5.12	0.000	0.000
<b>Total</b>	<b>80.68</b>	<b>80.49</b>	<b>15.528</b>	<b>16.692</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	409,500	409,500	0	3,937	3,902	-35	-0.9	0.96	0.95
Res Hmstd: AvgVal	614,000	614,000	0	6,137	6,196	59	1.0	1.00	1.01
Res Hmstd: Hi Val	818,400	818,400	0	8,516	8,594	78	0.9	1.04	1.05
Res Hmstd: Ex-Hi Val	1,227,900	1,227,900	0	13,282	13,398	116	0.9	1.08	1.09
Apartment	300,000	300,000	0	3,491	3,519	28	0.8	1.16	1.17
Comm/Ind: Lo Val	150,000	150,000	0	2,613	2,281	-332	-12.7	1.74	1.52
Comm/Ind: Mid Val	300,000	300,000	0	6,604	5,824	-781	-11.8	2.20	1.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,232	22,358	-2,874	-11.4	2.52	2.24

# LAKELAND SHORES CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	61,564	61,564	0	0	543	548	5	0.9	0.88	0.89
Res Non-Hmstd	19,223	19,223	0	0	181	183	2	0.8	0.94	0.95
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	900	900	0	0	14	11	-3	-20.1	1.50	1.20
Com/Ind: Hi tier	2,300	2,300	0	0	58	49	-9	-16.0	2.54	2.13
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	40	40	0	0	1	1	0	-16.0	2.54	2.13
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>84,027</b>	<b>84,027</b>	<b>0</b>	<b>0</b>	<b>797</b>	<b>792</b>	<b>-5</b>	<b>-0.6</b>	<b>0.95</b>	<b>0.94</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	927	927	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	23	0	-23	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>904</b>	<b>927</b>	<b>23</b>	<b>2.5</b>
FD Distrb Tax Cap	39	0	-39	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.73	23.81	0.235	0.235
City/Town	20.36	20.68	0.000	0.000
School District	23.27	22.80	15.159	16.000
Special District	1.90	1.92	0.000	0.000
<b>Total</b>	<b>69.26</b>	<b>69.21</b>	<b>15.394</b>	<b>16.235</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	383,000	383,000	0	3,223	3,189	-34	-1.1	0.84	0.83
Res Hmstd: AvgVal	574,300	574,300	0	4,990	5,036	46	0.9	0.87	0.88
Res Hmstd: Hi Val	765,500	765,500	0	6,940	7,000	61	0.9	0.91	0.91
Res Hmstd: Ex-Hi Val	1,148,500	1,148,500	0	10,845	10,936	91	0.8	0.94	0.95
Comm/Ind: Lo Val	150,000	150,000	0	2,475	2,020	-454	-18.4	1.65	1.35
Comm/Ind: Mid Val	300,000	300,000	0	6,282	5,218	-1,064	-16.9	2.09	1.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0	24,052	20,142	-3,910	-16.3	2.41	2.01

# MAHTOMEDI CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	1,269,261	1,269,261	0	0	14,083	14,463	381	2.7	1.11	1.14
Res Non-Hmstd	176,155	176,155	0	0	2,038	2,092	55	2.7	1.16	1.19
Apartments	66,057	66,057	0	0	860	882	22	2.6	1.30	1.34
Low-income Apts	28,656	28,656	0	0	78	80	2	2.7	0.27	0.28
Seasonal Rec'l	251	251	0	0	2	2	0	1.8	0.94	0.95
Com/Ind: Lo tier	7,704	7,704	0	0	134	120	-14	-10.5	1.74	1.55
Com/Ind: Hi tier	73,220	73,220	0	0	2,065	1,885	-181	-8.8	2.82	2.57
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,609	9,609	0	0	271	247	-24	-8.8	2.82	2.57
Ag HGA	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	57	57	0	0	0	0	0	1.9	0.37	0.38
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,630,970</b>	<b>1,630,970</b>	<b>0</b>	<b>0</b>	<b>19,531</b>	<b>19,771</b>	<b>241</b>	<b>1.2</b>	<b>1.20</b>	<b>1.21</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	17,605	17,605	0	0
(-) TIF Tax Capacity	149	149	0	0
(-) FD Contrib Tax Cap	676	0	-676	-100
<b>(=) Taxable Tax Capacity</b>	<b>16,780</b>	<b>17,456</b>	<b>676</b>	<b>4</b>
FD Distrb Tax Cap	1,235	0	-1,235	-100

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.73	23.81	0.235	0.235
City/Town	33.41	34.51	0.000	0.000
School District	23.76	24.26	23.126	24.403
Special District	4.53	4.53	0.000	0.000
<b>Total</b>	<b>85.43</b>	<b>87.11</b>	<b>23.361</b>	<b>24.638</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	345,200	345,200	0	3,703	3,723	20	0.5	1.07	1.08
Res Hmstd: AvgVal	517,500	517,500	0	5,667	5,821	154	2.7	1.10	1.12
Res Hmstd: Hi Val	689,800	689,800	0	7,910	8,122	212	2.7	1.15	1.18
Res Hmstd: Ex-Hi Val	1,034,900	1,034,900	0	12,401	12,730	329	2.7	1.20	1.23
Apartment	300,000	300,000	0	3,904	4,006	101	2.6	1.30	1.34
Comm/Ind: Lo Val	150,000	150,000	0	2,822	2,549	-273	-9.7	1.88	1.70
Comm/Ind: Mid Val	300,000	300,000	0	7,053	6,410	-643	-9.1	2.35	2.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,799	24,427	-2,372	-8.8	2.68	2.44

# MARINE ON ST. CROIX CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	147,184	147,184	0	0	1,770	1,776	6	0.4	1.20	1.21
Res Non-Hmstd	45,640	45,640	0	0	569	571	2	0.3	1.25	1.25
Apartments	493	493	0	0	7	7	0	0.2	1.42	1.42
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	4,310	4,310	0	0	49	49	0	-0.4	1.14	1.14
Com/Ind: Lo tier	1,630	1,630	0	0	29	27	-2	-6.7	1.79	1.67
Com/Ind: Hi tier	8,586	8,586	0	0	251	237	-14	-5.6	2.93	2.76
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	707	707	0	0	21	20	-1	-5.6	2.93	2.76
Ag HGA	928	928	0	0	11	11	0	0.4	1.16	1.17
Ag Hmstd Land	773	773	0	0	3	3	0	-0.4	0.35	0.35
Ag Non-Hmstd	3,059	3,059	0	0	29	29	0	-0.3	0.94	0.94
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>213,310</b>	<b>213,310</b>	<b>0</b>	<b>0</b>	<b>2,739</b>	<b>2,730</b>	<b>-9</b>	<b>-0.3</b>	<b>1.28</b>	<b>1.28</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,324	2,324	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	76	0	-76	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>2,248</b>	<b>2,324</b>	<b>76</b>	<b>3.4</b>
FD Distrb Tax Cap	74	0	-74	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.73	23.81	0.235	0.235
City/Town	48.56	48.50	0.000	0.000
School District	23.28	22.80	15.159	16.000
Special District	5.62	5.68	0.000	0.000
<b>Total</b>	<b>101.18</b>	<b>100.78</b>	<b>15.394</b>	<b>16.235</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	346,100	346,100	0	3,973	3,895	-78	-2.0	1.15	1.13
Res Hmstd: AvgVal	518,900	518,900	0	6,097	6,120	23	0.4	1.17	1.18
Res Hmstd: Hi Val	691,700	691,700	0	8,548	8,577	29	0.3	1.24	1.24
Res Hmstd: Ex-Hi Val	1,037,800	1,037,800	0	13,458	13,499	41	0.3	1.30	1.30
Apartment	300,000	300,000	0	4,256	4,266	10	0.2	1.42	1.42
Comm/Ind: Lo Val	150,000	150,000	0	2,911	2,731	-180	-6.2	1.94	1.82
Comm/Ind: Mid Val	300,000	300,000	0	7,300	6,876	-425	-5.8	2.43	2.29
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,785	26,219	-1,567	-5.6	2.78	2.62

# NEWPORT CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	371,264	371,264	0	0	5,069	5,180	111	2.2	1.37	1.40
Res Non-Hmstd	66,904	66,904	0	0	973	994	20	2.1	1.45	1.49
Apartments	64,983	64,983	0	0	1,107	1,127	19	1.8	1.70	1.73
Low-income Apts	17,859	17,859	0	0	63	65	1	2.1	0.36	0.36
Seasonal Rec'l	160	160	0	0	2	2	0	-0.1	1.20	1.20
Com/Ind: Lo tier	10,844	10,844	0	0	222	219	-3	-1.4	2.04	2.02
Com/Ind: Hi tier	97,927	97,927	0	0	3,148	3,100	-48	-1.5	3.21	3.17
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	26,268	26,268	0	0	844	831	-13	-1.5	3.21	3.16
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	6,162	6,162	0	0	62	62	0	-0.6	1.01	1.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>662,371</b>	<b>662,371</b>	<b>0</b>	<b>0</b>	<b>11,490</b>	<b>11,580</b>	<b>87</b>	<b>0.8</b>	<b>1.73</b>	<b>1.75</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	7,793	7,793	0	0.0
(-) TIF Tax Capacity	33	33	0	0.0
(-) FD Contrib Tax Cap	943	0	-943	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>6,817</b>	<b>7,760</b>	<b>943</b>	<b>13.8</b>
FD Distrb Tax Cap	862	0	-862	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.73	23.81	0.235	0.235
City/Town	52.92	51.62	0.000	0.000
School District	32.84	33.96	29.002	32.117
Special District	3.43	3.43	0.000	0.000
<b>Total</b>	<b>112.92</b>	<b>112.82</b>	<b>29.237</b>	<b>32.352</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	248,600	248,600	0	3,366	3,336	-30	-0.9	1.35	1.34
Res Hmstd: AvgVal	372,700	372,700	0	5,256	5,264	7	0.1	1.41	1.41
Res Hmstd: Hi Val	496,800	496,800	0	7,062	7,191	129	1.8	1.42	1.45
Res Hmstd: Ex-Hi Val	745,400	745,400	0	11,289	11,513	224	2.0	1.51	1.54
Apartment	300,000	300,000	0	5,112	5,201	90	1.8	1.70	1.73
Comm/Ind: Lo Val	150,000	150,000	0	3,287	3,243	-44	-1.3	2.19	2.16
Comm/Ind: Mid Val	300,000	300,000	0	8,108	7,991	-117	-1.4	2.70	2.66
Comm/Ind: Hi Val	1,000,000	1,000,000	0	30,608	30,147	-461	-1.5	3.06	3.01

# ST. PAUL PARK CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	441,276	441,276	0	0	5,381	5,735	354	6.6	1.22	1.30
Res Non-Hmstd	73,379	73,379	0	0	987	1,051	64	6.5	1.35	1.43
Apartments	9,318	9,318	0	0	146	155	9	6.3	1.56	1.66
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,698	1,698	0	0	25	27	2	6.2	1.47	1.56
Com/Ind: Lo tier	9,107	9,107	0	0	177	176	-1	-0.8	1.94	1.93
Com/Ind: Hi tier	65,746	65,746	0	0	2,025	2,006	-20	-1.0	3.08	3.05
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,689	6,689	0	0	206	204	-2	-1.0	3.08	3.05
Ag HGA	332	332	0	0	4	4	0	6.6	1.26	1.34
Ag Hmstd Land	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	1,428	1,428	0	0	13	14	1	5.5	0.90	0.95
Miscellaneous	3,399	3,399	0	0	53	56	3	6.3	1.56	1.66
<b>Total</b>	<b>612,372</b>	<b>612,372</b>	<b>0</b>	<b>0</b>	<b>9,017</b>	<b>9,428</b>	<b>410</b>	<b>4.5</b>	<b>1.47</b>	<b>1.54</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	6,581	6,581	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	604	0	-604	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>5,977</b>	<b>6,581</b>	<b>604</b>	<b>10.1</b>
FD Distrb Tax Cap	1,418	0	-1,418	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.72	23.81	0.235	0.235
City/Town	41.69	45.89	0.000	0.000
School District	32.84	33.96	29.002	32.117
Special District	3.43	3.43	0.000	0.000
<b>Total</b>	<b>101.69</b>	<b>107.09</b>	<b>29.237</b>	<b>32.352</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	191,100	191,100	0	2,298	2,350	52	2.3	1.20	1.23
Res Hmstd: AvgVal	286,400	286,400	0	3,633	3,771	138	3.8	1.27	1.32
Res Hmstd: Hi Val	381,800	381,800	0	4,970	5,193	224	4.5	1.30	1.36
Res Hmstd: Ex-Hi Val	572,800	572,800	0	7,685	8,182	498	6.5	1.34	1.43
Apartment	300,000	300,000	0	4,690	4,986	296	6.3	1.56	1.66
Comm/Ind: Lo Val	150,000	150,000	0	3,136	3,114	-22	-0.7	2.09	2.08
Comm/Ind: Mid Val	300,000	300,000	0	7,757	7,690	-67	-0.9	2.59	2.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0	29,321	29,045	-276	-0.9	2.93	2.90

# STILLWATER CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,703,168	2,703,168	0	0	31,599	31,408	-191	-0.6	1.17	1.16
Res Non-Hmstd	447,122	447,122	0	0	5,495	5,460	-35	-0.6	1.23	1.22
Apartments	115,006	115,006	0	0	1,639	1,627	-13	-0.8	1.43	1.41
Low-income Apts	74,131	74,131	0	0	217	216	-1	-0.6	0.29	0.29
Seasonal Rec'l	2,739	2,739	0	0	38	38	0	-0.8	1.40	1.39
Com/Ind: Lo tier	38,090	38,090	0	0	687	634	-53	-7.8	1.80	1.66
Com/Ind: Hi tier	425,573	425,573	0	0	12,513	11,707	-806	-6.4	2.94	2.75
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,009	11,009	0	0	324	303	-21	-6.4	2.94	2.75
Ag HGA	413	413	0	0	5	5	0	-0.6	1.15	1.14
Ag Hmstd Land	438	438	0	0	2	2	0	-1.9	0.36	0.35
Ag Non-Hmstd	542	542	0	0	5	5	0	-1.5	0.95	0.93
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>3,818,231</b>	<b>3,818,231</b>	<b>0</b>	<b>0</b>	<b>52,524</b>	<b>51,405</b>	<b>-1,120</b>	<b>-2.1</b>	<b>1.38</b>	<b>1.35</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	42,698	42,698	0	0.0
(-) TIF Tax Capacity	3,058	3,058	0	0.0
(-) FD Contrib Tax Cap	3,501	0	-3,501	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>36,140</b>	<b>39,641</b>	<b>3,501</b>	<b>9.7</b>
FD Distrb Tax Cap	2,985	0	-2,985	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	21.67	21.75	0.235	0.235
City/Town	52.04	50.96	0.000	0.000
School District	23.28	22.80	15.159	16.000
Special District	4.71	4.65	0.000	0.000
<b>Total</b>	<b>101.71</b>	<b>100.16</b>	<b>15.394</b>	<b>16.235</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax			Effective Tax Rates		
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	305,400	305,400	0	3,477	3,364	-113	-3.3	1.14	1.10
Res Hmstd: AvgVal	457,900	457,900	0	5,362	5,276	-86	-1.6	1.17	1.15
Res Hmstd: Hi Val	610,300	610,300	0	7,427	7,380	-47	-0.6	1.22	1.21
Res Hmstd: Ex-Hi Val	915,700	915,700	0	11,780	11,699	-81	-0.7	1.29	1.28
Apartment	300,000	300,000	0	4,276	4,243	-33	-0.8	1.43	1.41
Comm/Ind: Lo Val	150,000	150,000	0	2,927	2,717	-210	-7.2	1.95	1.81
Comm/Ind: Mid Val	300,000	300,000	0	7,337	6,843	-494	-6.7	2.45	2.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,919	26,099	-1,820	-6.5	2.79	2.61

# WILLERNIE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	46,599	46,599	0	0	540	567	27	5.1	1.16	1.22
Res Non-Hmstd	12,929	12,929	0	0	164	173	8	5.1	1.27	1.34
Apartments	1,096	1,096	0	0	17	17	1	5.1	1.51	1.59
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	2,825	2,825	0	0	53	52	-1	-1.7	1.89	1.85
Com/Ind: Hi tier	5,157	5,157	0	0	156	153	-2	-1.6	3.02	2.97
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	323	323	0	0	10	10	0	-1.6	3.02	2.97
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>68,929</b>	<b>68,929</b>	<b>0</b>	<b>0</b>	<b>940</b>	<b>972</b>	<b>33</b>	<b>3.5</b>	<b>1.36</b>	<b>1.41</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	721	721	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	56	0	-56	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>665</b>	<b>721</b>	<b>56</b>	<b>8.4</b>
FD Distrb Tax Cap	127	0	-127	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.73	23.81	0.235	0.235
City/Town	50.19	54.70	0.000	0.000
School District	23.76	24.26	23.126	24.403
Special District	4.34	4.33	0.000	0.000
<b>Total</b>	<b>102.02</b>	<b>107.11</b>	<b>23.361</b>	<b>24.638</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	179,100	179,100	0	2,030	2,034	4	0.2	1.13	1.14
Res Hmstd: AvgVal	268,400	268,400	0	3,232	3,296	64	2.0	1.20	1.23
Res Hmstd: Hi Val	357,800	357,800	0	4,435	4,560	125	2.8	1.24	1.27
Res Hmstd: Ex-Hi Val	536,800	536,800	0	6,824	7,171	346	5.1	1.27	1.34
Apartment	300,000	300,000	0	4,527	4,756	229	5.1	1.51	1.59
Comm/Ind: Lo Val	150,000	150,000	0	3,047	2,999	-48	-1.6	2.03	2.00
Comm/Ind: Mid Val	300,000	300,000	0	7,579	7,460	-119	-1.6	2.53	2.49
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,726	28,277	-450	-1.6	2.87	2.83

# OAK PARK HEIGHTS CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	361,840	361,840	0	0	4,121	3,830	-291	-7.1	1.14	1.06
Res Non-Hmstd	70,059	70,059	0	0	845	785	-60	-7.1	1.21	1.12
Apartments	149,039	149,039	0	0	2,156	1,996	-161	-7.5	1.45	1.34
Low-income Apts	28,582	28,582	0	0	85	79	-6	-7.1	0.30	0.28
Seasonal Rec'l	199	199	0	0	3	3	0	-7.5	1.45	1.34
Com/Ind: Lo tier	15,581	15,581	0	0	282	245	-36	-12.9	1.81	1.57
Com/Ind: Hi tier	269,495	269,495	0	0	7,932	7,089	-843	-10.6	2.94	2.63
Publ U: Elec Gen	210,682	210,682	0	0	4,968	4,309	-659	-13.3	2.36	2.05
Publ U: Other	40,475	40,475	0	0	1,190	1,063	-127	-10.6	2.94	2.63
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,145,952</b>	<b>1,145,952</b>	<b>0</b>	<b>0</b>	<b>21,582</b>	<b>19,399</b>	<b>-2,183</b>	<b>-10.1</b>	<b>1.88</b>	<b>1.69</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	16,745	16,745	0	0.0
(-) TIF Tax Capacity	294	294	0	0.0
(-) FD Contrib Tax Cap	3,522	0	-3,522	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>12,929</b>	<b>16,451</b>	<b>3,522</b>	<b>27.2</b>
FD Distrb Tax Cap	738	0	-738	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.73	23.81	0.235	0.235
City/Town	52.81	43.93	0.000	0.000
School District	23.27	22.80	15.159	16.000
Special District	3.63	3.60	0.000	0.000
<b>Total</b>	<b>103.44</b>	<b>94.13</b>	<b>15.394</b>	<b>16.235</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	231,400	231,400	0	2,580	2,312	-268	-10.4	1.11	1.00
Res Hmstd: AvgVal	346,900	346,900	0	4,060	3,684	-376	-9.2	1.17	1.06
Res Hmstd: Hi Val	462,300	462,300	0	5,494	5,056	-438	-8.0	1.19	1.09
Res Hmstd: Ex-Hi Val	693,700	693,700	0	8,744	8,112	-632	-7.2	1.26	1.17
Apartment	300,000	300,000	0	4,341	4,017	-324	-7.5	1.45	1.34
Comm/Ind: Lo Val	150,000	150,000	0	2,930	2,581	-349	-11.9	1.95	1.72
Comm/Ind: Mid Val	300,000	300,000	0	7,345	6,527	-818	-11.1	2.45	2.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,948	24,939	-3,009	-10.8	2.79	2.49

# ST. MARYS POINT CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	76,007	76,007	0	0	663	666	3	0.5	0.87	0.88
Res Non-Hmstd	41,336	41,336	0	0	389	390	2	0.4	0.94	0.94
Apartments	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	0.00	0.00
Seasonal Rec'l	4,043	4,043	0	0	36	36	0	-0.5	0.89	0.88
Com/Ind: Lo tier	100	100	0	0	1	1	0	0.3	1.18	1.18
Com/Ind: Hi tier	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	0.00	0.00
Publ U: Other	97	97	0	0	2	2	0	0.1	2.10	2.10
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>121,583</b>	<b>121,583</b>	<b>0</b>	<b>0</b>	<b>1,091</b>	<b>1,095</b>	<b>5</b>	<b>0.5</b>	<b>0.90</b>	<b>0.90</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,330	1,330	0	0
(-) TIF Tax Capacity	0	0	0	0
(-) FD Contrib Tax Cap	0	0	0	0
<b>(=) Taxable Tax Capacity</b>	<b>1,330</b>	<b>1,330</b>	<b>0</b>	<b>0</b>
FD Distrib Tax Cap	0	0	0	0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.72	23.81	0.235	0.235
City/Town	18.59	18.59	0.000	0.000
School District	23.28	22.80	15.159	16.000
Special District	2.51	2.54	0.000	0.000
<b>Total</b>	<b>68.09</b>	<b>67.73</b>	<b>15.394</b>	<b>16.235</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	414,100	414,100	0	3,457	3,414	-43	-1.2	0.83	0.82
Res Hmstd: AvgVal	620,800	620,800	0	5,389	5,417	29	0.5	0.87	0.87
Res Hmstd: Hi Val	827,500	827,500	0	7,466	7,503	37	0.5	0.90	0.91
Res Hmstd: Ex-Hi Val	1,241,500	1,241,500	0	11,627	11,680	53	0.5	0.94	0.94

# LAKELAND CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	250,302	250,302	0	0	2,385	2,420	35	1.5	0.95	0.97
Res Non-Hmstd	63,274	63,274	0	0	663	672	9	1.4	1.05	1.06
Apartments	977	977	0	0	11	12	0	1.3	1.16	1.18
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,578	1,578	0	0	15	15	0	0.8	0.92	0.93
Com/Ind: Lo tier	3,377	3,377	0	0	54	47	-7	-13.2	1.59	1.38
Com/Ind: Hi tier	14,690	14,690	0	0	390	349	-42	-10.7	2.66	2.37
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	420	420	0	0	11	10	-1	-10.7	2.66	2.37
Ag HGA	0	0	0	0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	17	17	0	0	0	0	0	1.0	0.37	0.37
Ag Non-Hmstd	1,931	1,931	0	0	14	14	0	1.0	0.74	0.74
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>336,566</b>	<b>336,566</b>	<b>0</b>	<b>0</b>	<b>3,543</b>	<b>3,539</b>	<b>-6</b>	<b>-0.2</b>	<b>1.05</b>	<b>1.05</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,584	3,584	0	0.0
(-) TIF Tax Capacity	57	57	0	0.0
(-) FD Contrib Tax Cap	124	0	-124	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>3,403</b>	<b>3,527</b>	<b>124</b>	<b>3.6</b>
FD Distrb Tax Cap	240	0	-240	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.72	23.81	0.235	0.235
City/Town	31.76	32.71	0.000	0.000
School District	23.28	22.80	15.159	16.000
Special District	1.90	1.92	0.000	0.000
<b>Total</b>	<b>80.66</b>	<b>81.24</b>	<b>15.395</b>	<b>16.235</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	293,600	293,600	0	2,733	2,698	-35	-1.3	0.93	0.92
Res Hmstd: AvgVal	440,200	440,200	0	4,228	4,235	6	0.1	0.96	0.96
Res Hmstd: Hi Val	586,700	586,700	0	5,810	5,895	85	1.5	0.99	1.00
Res Hmstd: Ex-Hi Val	880,300	880,300	0	9,223	9,353	130	1.4	1.05	1.06
Apartment	300,000	300,000	0	3,487	3,534	47	1.3	1.16	1.18
Comm/Ind: Lo Val	150,000	150,000	0	2,607	2,291	-316	-12.1	1.74	1.53
Comm/Ind: Mid Val	300,000	300,000	0	6,591	5,850	-741	-11.2	2.20	1.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,183	22,457	-2,726	-10.8	2.52	2.25

# LAKE ST. CROIX BEACH CIT

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	141,273	141,273	0	0	1,366	1,413	48	3.5	0.97	1.00
Res Non-Hmstd	21,013	21,013	0	0	216	224	7	3.5	1.03	1.07
Apartments	539	539	0	0	7	7	0	3.4	1.22	1.26
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,414	1,414	0	0	13	13	0	2.9	0.92	0.95
Com/Ind: Lo tier	900	900	0	0	15	13	-1	-8.7	1.62	1.48
Com/Ind: Hi tier	2,123	2,123	0	0	57	53	-4	-7.1	2.70	2.51
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	336	336	0	0	9	8	-1	-7.1	2.70	2.51
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>167,598</b>	<b>167,598</b>	<b>0</b>	<b>0</b>	<b>1,683</b>	<b>1,731</b>	<b>49</b>	<b>2.9</b>	<b>1.00</b>	<b>1.03</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,646	1,646	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	20	0	-20	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>1,626</b>	<b>1,646</b>	<b>20</b>	<b>1.2</b>
FD Distrb Tax Cap	186	0	-186	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.72	23.81	0.235	0.235
City/Town	35.89	38.91	0.000	0.000
School District	23.28	22.80	15.159	16.000
Special District	2.47	2.50	0.000	0.000
<b>Total</b>	<b>85.36</b>	<b>88.02</b>	<b>15.395</b>	<b>16.235</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	243,300	243,300	0	2,320	2,319	-1	0.0	0.95	0.95
Res Hmstd: AvgVal	364,700	364,700	0	3,637	3,681	44	1.2	1.00	1.01
Res Hmstd: Hi Val	486,200	486,200	0	4,899	5,044	145	3.0	1.01	1.04
Res Hmstd: Ex-Hi Val	729,400	729,400	0	7,839	8,109	270	3.4	1.07	1.11
Apartment	300,000	300,000	0	3,663	3,788	125	3.4	1.22	1.26
Comm/Ind: Lo Val	150,000	150,000	0	2,654	2,443	-211	-8.0	1.77	1.63
Comm/Ind: Mid Val	300,000	300,000	0	6,702	6,205	-497	-7.4	2.23	2.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0	25,591	23,761	-1,829	-7.1	2.56	2.38

# PINE SPRINGS CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	76,623	76,623	0	0	650	667	17	2.7	0.85	0.87
Res Non-Hmstd	8,516	8,516	0	0	75	77	2	2.7	0.89	0.91
Apartments	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	0.00	0.00
Seasonal Rec'l	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	0.00	0.00
Com/Ind: Hi tier	400	400	0	0	9	8	-1	-11.9	2.34	2.06
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,110	1,110	0	0	26	23	-3	-11.8	2.34	2.07
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>86,649</b>	<b>86,649</b>	<b>0</b>	<b>0</b>	<b>760</b>	<b>775</b>	<b>15</b>	<b>2.0</b>	<b>0.88</b>	<b>0.89</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	905	905	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	7	0	-7	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>898</b>	<b>905</b>	<b>7</b>	<b>0.8</b>
FD Distrb Tax Cap	50	0	-50	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.72	23.81	0.235	0.235
City/Town	7.68	8.04	0.000	0.000
School District	23.98	24.47	22.890	24.197
Special District	5.33	5.35	0.000	0.000
<b>Total</b>	<b>60.72</b>	<b>61.67</b>	<b>23.125</b>	<b>24.433</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	376,500	376,500	0	3,136	3,164	27	0.9	0.83	0.84
Res Hmstd: AvgVal	564,500	564,500	0	4,831	4,960	129	2.7	0.86	0.88
Res Hmstd: Hi Val	752,400	752,400	0	6,692	6,868	176	2.6	0.89	0.91
Res Hmstd: Ex-Hi Val	1,128,900	1,128,900	0	10,420	10,690	270	2.6	0.92	0.95
Comm/Ind: Lo Val	150,000	150,000	0	2,281	1,974	-308	-13.5	1.52	1.32
Comm/Ind: Mid Val	300,000	300,000	0	5,793	5,068	-725	-12.5	1.93	1.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0	22,180	19,510	-2,670	-12.0	2.22	1.95

# COTTAGE GROVE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,674,806	4,674,806	0	0	56,995	59,681	2,686	4.7	1.22	1.28
Res Non-Hmstd	594,669	594,669	0	0	7,687	8,043	356	4.6	1.29	1.35
Apartments	188,813	188,813	0	0	2,839	2,963	124	4.4	1.50	1.57
Low-income Apts	59,750	59,750	0	0	188	197	9	4.7	0.32	0.33
Seasonal Rec'l	895	895	0	0	13	13	1	4.3	1.44	1.50
Com/Ind: Lo tier	25,771	25,771	0	0	483	464	-18	-3.8	1.87	1.80
Com/Ind: Hi tier	644,939	644,939	0	0	19,334	18,695	-638	-3.3	3.00	2.90
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	50,834	50,834	0	0	1,521	1,469	-52	-3.4	2.99	2.89
Ag HGA	10,150	10,150	0	0	124	130	6	4.7	1.22	1.28
Ag Hmstd Land	28,048	28,048	0	0	111	114	3	3.0	0.40	0.41
Ag Non-Hmstd	64,981	64,981	0	0	545	559	15	2.7	0.84	0.86
Miscellaneous	6,195	6,195	0	0	101	104	3	3.2	1.63	1.68
<b>Total</b>	<b>6,349,851</b>	<b>6,349,851</b>	<b>0</b>	<b>0</b>	<b>89,941</b>	<b>92,432</b>	<b>2,495</b>	<b>2.8</b>	<b>1.42</b>	<b>1.46</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	68,994	68,994	0	0.0
(-) TIF Tax Capacity	1,378	1,479	101	7.3
(-) FD Contrib Tax Cap	4,896	0	-4,896	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>62,720</b>	<b>67,516</b>	<b>4,796</b>	<b>7.6</b>
FD Distrb Tax Cap	8,706	0	-8,706	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.72	23.81	0.235	0.235
City/Town	36.88	38.45	0.000	0.000
School District	32.62	33.74	28.901	32.009
Special District	3.43	3.43	0.000	0.000
<b>Total</b>	<b>96.65</b>	<b>99.43</b>	<b>29.136</b>	<b>32.245</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	264,200	264,200	0	3,193	3,252	59	1.9	1.21	1.23
Res Hmstd: AvgVal	396,100	396,100	0	4,967	5,107	140	2.8	1.25	1.29
Res Hmstd: Hi Val	527,900	527,900	0	6,708	7,021	313	4.7	1.27	1.33
Res Hmstd: Ex-Hi Val	792,100	792,100	0	10,669	11,156	487	4.6	1.35	1.41
Apartment	300,000	300,000	0	4,499	4,696	197	4.4	1.50	1.57
Comm/Ind: Lo Val	150,000	150,000	0	3,041	2,940	-100	-3.3	2.03	1.96
Comm/Ind: Mid Val	300,000	300,000	0	7,535	7,285	-250	-3.3	2.51	2.43
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,507	27,560	-948	-3.3	2.85	2.76

# WOODBURY CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	10,013,312	10,013,312	0	0	117,128	120,127	3,000	2.6	1.17	1.20
Res Non-Hmstd	1,649,049	1,649,049	0	0	19,689	20,175	485	2.5	1.19	1.22
Apartments	1,059,908	1,059,908	0	0	14,188	14,418	230	1.6	1.34	1.36
Low-income Apts	129,017	129,017	0	0	348	353	5	1.4	0.27	0.27
Seasonal Rec'l	2,077	2,077	0	0	30	31	1	2.6	1.44	1.47
Com/Ind: Lo tier	52,808	52,808	0	0	927	835	-92	-9.9	1.75	1.58
Com/Ind: Hi tier	1,938,882	1,938,882	0	0	54,832	50,036	-4,796	-8.7	2.83	2.58
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	65,291	65,291	0	0	1,890	1,742	-148	-7.8	2.89	2.67
Ag HGA	6,261	6,261	0	0	71	72	2	2.3	1.13	1.15
Ag Hmstd Land	12,784	12,784	0	0	46	46	0	-0.2	0.36	0.36
Ag Non-Hmstd	47,528	47,528	0	0	374	373	-1	-0.2	0.79	0.79
Miscellaneous	273	273	0	0	8	8	-1	-6.8	2.95	2.75
<b>Total</b>	<b>14,977,190</b>	<b>14,977,190</b>	<b>0</b>	<b>0</b>	<b>209,531</b>	<b>208,216</b>	<b>-1,315</b>	<b>-0.6</b>	<b>1.40</b>	<b>1.39</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	172,537	172,537	0	0.0
(-) TIF Tax Capacity	239	260	21	8.8
(-) FD Contrib Tax Cap	15,311	0	-15,311	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>156,986</b>	<b>172,277</b>	<b>15,291</b>	<b>9.7</b>
FD Distrib Tax Cap	12,576	0	-12,576	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.73	23.81	0.235	0.235
City/Town	30.99	30.26	0.000	0.000
School District	31.15	31.76	25.350	28.020
Special District	3.88	3.90	0.000	0.000
<b>Total</b>	<b>89.75</b>	<b>89.73</b>	<b>25.585</b>	<b>28.255</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	319,800	319,800	0	3,612	3,614	1	0.0	1.13	1.13
Res Hmstd: AvgVal	479,400	479,400	0	5,529	5,626	97	1.7	1.15	1.17
Res Hmstd: Hi Val	639,100	639,100	0	7,683	7,852	169	2.2	1.20	1.23
Res Hmstd: Ex-Hi Val	958,800	958,800	0	12,088	12,342	254	2.1	1.26	1.29
Apartment	300,000	300,000	0	4,133	4,213	79	1.9	1.38	1.40
Comm/Ind: Lo Val	150,000	150,000	0	2,910	2,662	-248	-8.5	1.94	1.77
Comm/Ind: Mid Val	300,000	300,000	0	7,248	6,656	-592	-8.2	2.42	2.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,491	25,293	-2,198	-8.0	2.75	2.53

# OAKDALE CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,764,486	2,764,486	0	0	30,690	31,477	787	2.6	1.11	1.14
Res Non-Hmstd	329,707	329,707	0	0	3,927	4,023	96	2.4	1.19	1.22
Apartments	293,628	293,628	0	0	4,176	4,264	88	2.1	1.42	1.45
Low-income Apts	145,251	145,251	0	0	425	435	11	2.5	0.29	0.30
Seasonal Rec'l	2,334	2,334	0	0	31	32	1	1.8	1.35	1.37
Com/Ind: Lo tier	35,071	35,071	0	0	632	600	-32	-5.1	1.80	1.71
Com/Ind: Hi tier	634,706	634,706	0	0	18,647	17,819	-828	-4.4	2.94	2.81
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	19,908	19,908	0	0	585	559	-26	-4.4	2.94	2.81
Ag HGA	750	750	0	0	9	9	0	2.5	1.13	1.16
Ag Hmstd Land	193	193	0	0	0	0	0	1.8	0.15	0.15
Ag Non-Hmstd	5,071	5,071	0	0	45	45	0	0.6	0.89	0.89
Miscellaneous	3,080	3,080	0	0	44	45	1	2.1	1.42	1.45
<b>Total</b>	<b>4,234,185</b>	<b>4,234,185</b>	<b>0</b>	<b>0</b>	<b>59,211</b>	<b>59,308</b>	<b>98</b>	<b>0.2</b>	<b>1.40</b>	<b>1.40</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	47,216	47,216	0	0.0
(-) TIF Tax Capacity	1,217	1,217	0	0.0
(-) FD Contrib Tax Cap	5,090	0	-5,090	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>40,909</b>	<b>45,998</b>	<b>5,089</b>	<b>12.4</b>
FD Distrb Tax Cap	5,950	0	-5,950	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.73	23.81	0.235	0.235
City/Town	41.21	41.58	0.000	0.000
School District	31.70	31.77	14.984	17.304
Special District	5.09	5.14	0.000	0.000
<b>Total</b>	<b>101.72</b>	<b>102.30</b>	<b>15.219</b>	<b>17.539</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	226,000	226,000	0	2,471	2,440	-31	-1.2	1.09	1.08
Res Hmstd: AvgVal	338,900	338,900	0	3,894	3,897	3	0.1	1.15	1.15
Res Hmstd: Hi Val	451,700	451,700	0	5,282	5,353	71	1.3	1.17	1.19
Res Hmstd: Ex-Hi Val	677,700	677,700	0	8,377	8,576	199	2.4	1.24	1.27
Apartment	300,000	300,000	0	4,271	4,362	91	2.1	1.42	1.45
Comm/Ind: Lo Val	150,000	150,000	0	2,923	2,784	-139	-4.7	1.95	1.86
Comm/Ind: Mid Val	300,000	300,000	0	7,329	6,994	-335	-4.6	2.44	2.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0	27,892	26,642	-1,251	-4.5	2.79	2.66

# GRANT CITY

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	950,583	950,583	0	0	8,335	8,467	132	1.6	0.88	0.89
Res Non-Hmstd	168,339	168,339	0	0	1,534	1,559	25	1.6	0.91	0.93
Apartments	1,517	1,517	0	0	15	16	0	2.1	1.02	1.04
Low-income Apts	0	0	0	0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	3,046	3,046	0	0	29	29	0	0.5	0.94	0.95
Com/Ind: Lo tier	5,149	5,149	0	0	75	58	-17	-23.2	1.46	1.12
Com/Ind: Hi tier	18,462	18,462	0	0	457	372	-85	-18.6	2.48	2.02
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,361	10,361	0	0	259	214	-45	-17.3	2.50	2.06
Ag HGA	29,761	29,761	0	0	254	258	4	1.6	0.85	0.87
Ag Hmstd Land	20,737	20,737	0	0	34	35	0	0.3	0.17	0.17
Ag Non-Hmstd	34,588	34,588	0	0	185	185	0	0.2	0.53	0.54
Miscellaneous	476	476	0	0	4	5	0	0.5	0.94	0.95
<b>Total</b>	<b>1,243,019</b>	<b>1,243,019</b>	<b>0</b>	<b>0</b>	<b>11,181</b>	<b>11,198</b>	<b>14</b>	<b>0.1</b>	<b>0.90</b>	<b>0.90</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	13,568	13,568	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	248	0	-248	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>13,320</b>	<b>13,568</b>	<b>248</b>	<b>1.9</b>
FD Distrb Tax Cap	406	0	-406	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.73	23.81	0.235	0.235
City/Town	11.01	11.11	0.000	0.000
School District	23.56	23.65	19.833	20.930
Special District	4.72	4.70	0.000	0.000
<b>Total</b>	<b>63.01</b>	<b>63.27</b>	<b>20.068</b>	<b>21.165</b>

## 4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	498,500	498,500	0	4,142	4,199	57	1.4	0.83	0.84
Res Hmstd: AvgVal	747,400	747,400	0	6,599	6,702	103	1.6	0.88	0.90
Res Hmstd: Hi Val	996,200	996,200	0	9,058	9,197	138	1.5	0.91	0.92
Res Hmstd: Ex-Hi Val	1,494,700	1,494,700	0	13,985	14,194	209	1.5	0.94	0.95
Apartment	300,000	300,000	0	2,965	3,008	43	1.4	0.99	1.00
Comm/Ind: Lo Val	150,000	150,000	0	2,457	1,961	-496	-20.2	1.64	1.31
Comm/Ind: Mid Val	300,000	300,000	0	6,218	5,054	-1,164	-18.7	2.07	1.68
Comm/Ind: Hi Val	1,000,000	1,000,000	0	23,768	19,491	-4,277	-18.0	2.38	1.95

# HASTINGS CITY (PART)

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	786	786	0	0	9	10	1	8.5	1.19	1.29
Res Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Apartments	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	0.00	0.00
Seasonal Rec'l	0	0	0	0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo tier	450	450	0	0	8	8	0	0.3	1.84	1.84
Com/Ind: Hi tier	2,194	2,194	0	0	65	65	0	-0.1	2.97	2.97
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	28	28	0	0	1	1	0	-0.1	2.97	2.97
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	28	28	0	0	0	0	0	7.6	0.95	1.02
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>3,486</b>	<b>3,486</b>	<b>0</b>	<b>0</b>	<b>83</b>	<b>84</b>	<b>1</b>	<b>1.2</b>	<b>2.38</b>	<b>2.41</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	59	59	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	19	0	-19	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>40</b>	<b>59</b>	<b>19</b>	<b>47.5</b>
FD Distrb Tax Cap	1	0	-1	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	22.82	23.20	0.234	0.234
City/Town	58.05	63.89	0.000	0.000
School District	14.78	16.08	20.259	22.741
Special District	4.15	4.34	0.000	0.000
<b>Total</b>	<b>99.79</b>	<b>107.50</b>	<b>20.493</b>	<b>22.975</b>

## 4. Tax Burdens on Hypothetical 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	3,022	3,179	157	5.2	1.15	1.21
Res Hmstd: AvgVal	393,600	393,600	0	4,716	5,016	300	6.4	1.20	1.27
Res Hmstd: Hi Val	524,700	524,700	0	6,373	6,913	540	8.5	1.21	1.32
Res Hmstd: Ex-Hi Val	787,100	787,100	0	10,184	11,042	858	8.4	1.29	1.40
Comm/Ind: Lo Val	150,000	150,000	0	2,976	2,983	7	0.2	1.98	1.99
Comm/Ind: Mid Val	300,000	300,000	0	7,427	7,431	4	0.1	2.48	2.48
Comm/Ind: Hi Val	1,000,000	1,000,000	0	28,198	28,187	-11	0.0	2.82	2.82

# WHITE BEAR LAKE CITY (PA

Rep25B3

**Baseline:** Certified Pay 2025

**Alternative:** Certified Pay 2025 no FD

## 1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	33,041	33,041	0	0	335	341	6	1.8	1.01	1.03
Res Non-Hmstd	1,278	1,278	0	0	13	14	0	1.8	1.06	1.07
Apartments	14,296	14,296	0	0	180	183	3	1.6	1.26	1.28
Low-income Apts	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	0.00	0.00
Com/Ind: Lo tier	750	750	0	0	13	11	-2	-13.2	1.71	1.49
Com/Ind: Hi tier	7,143	7,143	0	0	199	178	-22	-10.9	2.79	2.49
Publ U: Elec Gen	0	0	0	0	0	0	0	0.0	0.00	0.00
Publ U: Other	167	167	0	0	5	4	-1	-10.9	2.79	2.49
Ag HGA	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	0.00	0.00
Ag Non-Hmstd	0	0	0	0	0	0	0	0.0	0.00	0.00
Miscellaneous	0	0	0	0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>56,675</b>	<b>56,675</b>	<b>0</b>	<b>0</b>	<b>745</b>	<b>731</b>	<b>-16</b>	<b>-2.1</b>	<b>1.31</b>	<b>1.29</b>

## 2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	664	664	0	0.0
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	62	0	-62	-100.0
<b>(=) Taxable Tax Capacity</b>	<b>602</b>	<b>664</b>	<b>62</b>	<b>10.3</b>
FD Distrb Tax Cap	68	0	-68	-100.0

## 3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	23.73	23.81	0.235	0.235
City/Town	30.37	30.37	0.000	0.000
School District	23.76	24.26	23.126	24.403
Special District	4.34	4.33	0.000	0.000
<b>Total</b>	<b>82.20</b>	<b>82.77</b>	<b>23.361</b>	<b>24.638</b>

## 4. Tax Burdens on Hypothetical 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	2,355	2,321	-34	-1.5	1.00	0.99
Res Hmstd: AvgVal	353,100	353,100	0	3,682	3,670	-12	-0.3	1.04	1.04
Res Hmstd: Hi Val	470,700	470,700	0	4,969	5,021	52	1.1	1.06	1.07
Res Hmstd: Ex-Hi Val	706,200	706,200	0	7,878	8,012	134	1.7	1.12	1.13
Apartment	300,000	300,000	0	3,783	3,843	60	1.6	1.26	1.28
Comm/Ind: Lo Val	150,000	150,000	0	2,789	2,451	-338	-12.1	1.86	1.63
Comm/Ind: Mid Val	300,000	300,000	0	6,977	6,182	-795	-11.4	2.33	2.06
Comm/Ind: Hi Val	1,000,000	1,000,000	0	26,521	23,593	-2,928	-11.0	2.65	2.36

## Baseline Legal Class Report (all values in 000s)

### Baseline Legal Class Report

	Legal Class	Class Rate	Market Value	Net Tax Capacity	Net Tax
122.0	Blind/disabled Hmstd HGA: <50K	0.45	21,794	98	84
125.0	Blind/disabled 2a Hmstd land <50K	0.45	729	3	0
126.3	Ag Hmstd 2a l & b: <115K	0.50	8,418,297	42,091	2,218
126.4	Ag Hmstd 2a l & b: 115K - 260K	0.50	8,349,358	41,747	15,432
126.5	Ag Hmstd 2a l & b: 260K - 3.5M	0.50	69,355,490	346,777	181,754
127.0	Ag Hmstd 2a l & b: >3.5M	1.00	27,448,725	274,487	134,529
128.0	Blind/disabled Hmstd 2b land <50K	0.45	1	0	0
129.3	Ag Hmstd 2b l & b: <115K	0.50	455,554	2,278	211
129.4	Ag Hmstd 2b l & b: 115K - 260K	0.50	974,976	4,875	2,107
129.5	Ag Hmstd 2b l & b: 260K - 3.5M	0.50	2,985,813	14,929	9,191
130.0	Ag Hmstd 2b l & b: >3.5M	1.00	203,307	2,033	1,159
134.0	Ag Hmstd 2a Farm entity w/unused 1st tier	0.50	646,455	3,232	1,746
135.0	Ag 2a Non-homestead	1.00	70,594,945	705,949	355,632
136.0	Ag Hmstd 2b Farm entity w/unused 1st tier	0.50	24,265	121	77
137.0	Ag 2b Non-homestead	1.00	12,449,751	124,498	79,483
138.0	Seasonal Worker Housing <500K	1.00	3,582	36	30
139.0	Seasonal Worker Housing >500K	1.25	156	2	2
141.0	Managed forest land (2c)	0.65	942,730	6,128	3,876
142.0	Private Airport (2d)	1.00	1,258	13	11
148.0	Res 1b Homestead: <50K	0.45	508,442	2,288	2,734
151.0	Community Land Trust	0.75	148,562	1,114	1,547
153.0	Res NonHmstd 1 unit: <500K	1.00	68,666,888	686,669	832,109
154.0	Res NonHmstd 1 unit: >500K	1.25	11,553,996	144,425	156,918
156.0	Res Other NonHmstd	1.25	14,001,370	175,017	204,440
159.0	Regular apartments (4a)	1.25	60,444,793	755,560	978,548
160.0	Low-income housing (4d)	0.25	10,820,412	27,051	37,566
161.0	Student housing	1.00	41,688	417	565
162.0	Manuf home park land	1.25	561,209	7,015	8,272
163.0	MH Coop >50% owner-occupied	0.75	10,066	75	95
164.0	MH Coop <50% owner-occupied	1.00	1,977	20	21
165.0	MH Class I	1.00	550,070	5,501	6,679
167.0	Non-comm SeasRec: <76K	1.00	11,102,134	111,021	76,116
168.0	Non-Comm SeasRec: 76K-500K	1.00	25,718,291	257,183	184,902
169.0	Non-comm SeasRec: >500K	1.25	8,891,827	111,148	76,331
171.0	Comm SeasRec 1c: <600K	0.50	365,991	1,830	1,357
172.0	Com SeasRec 1c: 600K-2.3M	1.00	365,713	3,657	2,529

	<b>Legal Class</b>	<b>Class Rate</b>	<b>Market Value</b>	<b>Net Tax Capacity</b>	<b>Net Tax</b>
173.0	Com SeasRec 1c: >2.3M	1.25	80,839	1,010	736
174.0	Com SeasRec 4c: <500K	1.00	287,187	2,872	2,577
175.0	Com SeasRec 4c: >500K	1.25	312,746	3,909	3,069
176.0	Bed & Breakfast	1.25	16,004	200	224
177.0	Qualifying golf courses	1.25	232,292	2,904	2,737
178.0	Metro Non-profit Indoor Rec	1.25	15,109	189	271
179.0	Non-profit/Comm Serv - NonRev	1.50	35,814	537	658
180.0	CongChart Veteran's Org - NonRev	1.00	2,847	28	39
181.0	Non-profit/Comm Serv - donation	1.50	28,785	432	563
182.0	Cong Chart Veteran's Org - Donation	1.00	78,089	781	1,086
183.0	Seasonal Restaurant on Lake	1.25	39,915	499	385
184.0	Qualifying Marina <500K	1.00	18,291	183	191
185.0	Qualifying Marina >500K	1.25	51,687	646	664
187.0	Commercial: <150K	1.50	9,252,293	138,784	169,005
188.0	Commercial: >150K	2.00	66,639,380	1,332,788	2,024,354
190.0	Industrial: <150K	1.50	2,231,587	33,474	40,189
191.0	Industrial: >150K	2.00	38,239,798	764,796	1,142,554
193.0	Publ Util: land & bldgs <150K	1.50	33,294	499	458
194.0	Publ Util: land & bldgs >150K	2.00	1,367,083	27,342	37,840
195.0	Publ Util: Electric Generat Mach	2.00	2,041,136	40,823	49,477
196.0	Publ Util: machinery (non-generat)	2.00	3,272,565	65,451	77,285
198.0	Railroad <150K	1.50	23,373	351	382
199.0	Railroad >150K	2.00	2,775,461	55,509	77,500
201.0	Non-comm aircraft hangars	1.50	8,293	124	133
202.0	Mineral	2.00	2,469	49	96
203.0	All other real property	2.00	986	20	20
206.0	Pers tools&mach excl elec gen	2.00	956,964	19,139	19,815
207.0	Pers: Item 33 ag real estate	1.00	103,053	1,031	996
208.0	Pers: NCSRR<76K	1.00	69,201	692	524
209.0	Pers: NCSRR: 76K-500K	1.00	33,382	334	229
210.0	Pers: NCSRR: >500K	1.25	748	9	6
211.0	Pers Comm'l/Indstr'l	2.00	2,211,190	44,224	49,126
212.0	Pers: Electric util trans lines	2.00	2,582,607	51,652	58,226
213.0	Pers: Electric util distri lines	2.00	226,402	4,528	6,299
214.0	Pers: Publ Util gas lines	2.00	7,652,002	153,040	179,240
215.0	Pers: Publ Util water lines	2.00	6,479	130	153
216.0	Pers: All other	2.00	363,696	7,274	9,831
224.0	Disabled vet excl val: Res HM <300K	0.00	3,809,781	0	0

<b>Legal Class</b>	<b>Class Rate</b>	<b>Market Value</b>	<b>Net Tax Capacity</b>	<b>Net Tax</b>
225.0 Disabled vet excl val: Res HM <150K	0.00	1,480,624	0	0
226.0 Disabled vet excl val: Ag HGA <300K	0.00	173,291	0	0
227.0 Disabled vet excl val: Ag HGA <150K	0.00	75,610	0	0
230.0 Ag Class 1b: Hmstd Market Excl Value	0.00	7,798	0	5
231.0 Ag HGA: Hmstd Market Excl Value	0.00	1,605,368	0	3,000
232.0 Class 1b: Hmstd Market Excl Value	0.00	159,172	0	115
233.0 Res Hmstd: Hmstd Market Excl Value	0.00	23,787,339	0	42,281
254.0 Ag Hmstd HGA: <95K	1.00	6,462,298	64,623	55,590
255.0 Ag Hmstd HGA: 95-500K	1.00	10,110,786	101,108	88,123
256.0 Ag Hmstd HGA: 500-517K	1.25	75,457	943	808
257.0 Ag Hmstd HGA: >517K	1.25	651,662	8,146	7,084
259.0 Res Hmstd: <95K	1.00	137,498,497	1,374,985	1,661,053
260.0 Res Hmstd: 95-500K	1.00	325,428,074	3,254,281	3,822,454
261.0 Res Hmstd: 500-517K	1.25	4,212,455	52,656	56,641
262.0 Res Hmstd: >517K	1.25	51,244,627	640,558	679,978
0.0 TOTAL	0.00	1,124,706,504	12,112,841	13,732,340

## Alternative Legal Class Report (all values in 000s)

### Alternative Legal Class Report

	Legal Class	Class Rate	Market Value	Net Tax Capacity	Net Tax
122.0	Blind/disabled Hmstd HGA: <50K	0.45	21,794	98	84
125.0	Blind/disabled 2a Hmstd land <50K	0.45	729	3	0
126.3	Ag Hmstd 2a l & b: <115K	0.50	8,418,297	42,091	2,224
126.4	Ag Hmstd 2a l & b: 115K - 260K	0.50	8,349,358	41,747	15,439
126.5	Ag Hmstd 2a l & b: 260K - 3.5M	0.50	69,355,490	346,777	181,807
127.0	Ag Hmstd 2a l & b: >3.5M	1.00	27,448,725	274,487	134,565
128.0	Blind/disabled Hmstd 2b land <50K	0.45	1	0	0
129.3	Ag Hmstd 2b l & b: <115K	0.50	455,554	2,278	212
129.4	Ag Hmstd 2b l & b: 115K - 260K	0.50	974,976	4,875	2,108
129.5	Ag Hmstd 2b l & b: 260K - 3.5M	0.50	2,985,813	14,929	9,192
130.0	Ag Hmstd 2b l & b: >3.5M	1.00	203,307	2,033	1,159
134.0	Ag Hmstd 2a Farm entity w/unused 1st tier	0.50	646,455	3,232	1,746
135.0	Ag 2a Non-homestead	1.00	70,594,945	705,949	355,714
136.0	Ag Hmstd 2b Farm entity w/unused 1st tier	0.50	24,265	121	77
137.0	Ag 2b Non-homestead	1.00	12,449,751	124,498	79,470
138.0	Seasonal Worker Housing <500K	1.00	3,582	36	30
139.0	Seasonal Worker Housing >500K	1.25	156	2	2
141.0	Managed forest land (2c)	0.65	942,730	6,128	3,873
142.0	Private Airport (2d)	1.00	1,258	13	11
148.0	Res 1b Homestead: <50K	0.45	508,442	2,288	2,789
151.0	Community Land Trust	0.75	148,562	1,114	1,538
153.0	Res NonHmstd 1 unit: <500K	1.00	68,666,888	686,669	843,550
154.0	Res NonHmstd 1 unit: >500K	1.25	11,553,996	144,425	156,403
156.0	Res Other NonHmstd	1.25	14,001,370	175,017	207,166
159.0	Regular apartments (4a)	1.25	60,444,793	755,560	988,127
160.0	Low-income housing (4d)	0.25	10,820,412	27,051	38,423
161.0	Student housing	1.00	41,688	417	567
162.0	Manuf home park land	1.25	561,209	7,015	8,450
163.0	MH Coop >50% owner-occupied	0.75	10,066	75	94
164.0	MH Coop <50% owner-occupied	1.00	1,977	20	20
165.0	MH Class I	1.00	550,070	5,501	6,890
167.0	Non-comm SeasRec: <76K	1.00	11,102,134	111,021	76,017
168.0	Non-Comm SeasRec: 76K-500K	1.00	25,718,291	257,183	184,608
169.0	Non-comm SeasRec: >500K	1.25	8,891,827	111,148	76,015
171.0	Comm SeasRec 1c: <600K	0.50	365,991	1,830	1,355
172.0	Com SeasRec 1c: 600K-2.3M	1.00	365,713	3,657	2,525

	<b>Legal Class</b>	<b>Class Rate</b>	<b>Market Value</b>	<b>Net Tax Capacity</b>	<b>Net Tax</b>
173.0	Com SeasRec 1c: >2.3M	1.25	80,839	1,010	735
174.0	Com SeasRec 4c: <500K	1.00	287,187	2,872	2,574
175.0	Com SeasRec 4c: >500K	1.25	312,746	3,909	3,064
176.0	Bed & Breakfast	1.25	16,004	200	227
177.0	Qualifying golf courses	1.25	232,292	2,904	2,760
178.0	Metro Non-profit Indoor Rec	1.25	15,109	189	268
179.0	Non-profit/Comm Serv - NonRev	1.50	35,814	537	661
180.0	CongChart Veteran's Org - NonRev	1.00	2,847	28	39
181.0	Non-profit/Comm Serv - donation	1.50	28,785	432	567
182.0	Cong Chart Veteran's Org - Donation	1.00	78,089	781	1,094
183.0	Seasonal Restaurant on Lake	1.25	39,915	499	384
184.0	Qualifying Marina <500K	1.00	18,291	183	191
185.0	Qualifying Marina >500K	1.25	51,687	646	657
187.0	Commercial: <150K	1.50	9,252,293	138,784	168,127
188.0	Commercial: >150K	2.00	66,639,380	1,332,788	1,982,503
190.0	Industrial: <150K	1.50	2,231,587	33,474	39,355
191.0	Industrial: >150K	2.00	38,239,798	764,796	1,102,886
193.0	Publ Util: land & bldgs <150K	1.50	33,294	499	450
194.0	Publ Util: land & bldgs >150K	2.00	1,367,083	27,342	37,231
195.0	Publ Util: Electric Generat Mach	2.00	2,041,136	40,823	48,277
196.0	Publ Util: machinery (non-generat)	2.00	3,272,565	65,451	76,022
198.0	Railroad <150K	1.50	23,373	351	381
199.0	Railroad >150K	2.00	2,775,461	55,509	76,614
201.0	Non-comm aircraft hangars	1.50	8,293	124	136
202.0	Mineral	2.00	2,469	49	115
203.0	All other real property	2.00	986	20	20
206.0	Pers tools&mach excl elec gen	2.00	956,964	19,139	19,463
207.0	Pers: Item 33 ag real estate	1.00	103,053	1,031	998
208.0	Pers: NCSRR<76K	1.00	69,201	692	523
209.0	Pers: NCSRR: 76K-500K	1.00	33,382	334	228
210.0	Pers: NCSRR: >500K	1.25	748	9	6
211.0	Pers Comm'l/Indstr'l	2.00	2,211,190	44,224	49,290
212.0	Pers: Electric util trans lines	2.00	2,582,607	51,652	56,907
213.0	Pers: Electric util distri lines	2.00	226,402	4,528	6,299
214.0	Pers: Publ Util gas lines	2.00	7,652,002	153,040	175,151
215.0	Pers: Publ Util water lines	2.00	6,479	130	153
216.0	Pers: All other	2.00	363,696	7,274	9,668
224.0	Disabled vet excl val: Res HM <300K	0.00	3,809,781	0	0

	<b>Legal Class</b>	<b>Class Rate</b>	<b>Market Value</b>	<b>Net Tax Capacity</b>	<b>Net Tax</b>
225.0	Disabled vet excl val: Res HM <150K	0.00	1,480,624	0	0
226.0	Disabled vet excl val: Ag HGA <300K	0.00	173,291	0	0
227.0	Disabled vet excl val: Ag HGA <150K	0.00	75,610	0	0
230.0	Ag Class 1b: Hmstd Market Excl Value	0.00	7,798	0	5
231.0	Ag HGA: Hmstd Market Excl Value	0.00	1,605,368	0	3,008
232.0	Class 1b: Hmstd Market Excl Value	0.00	159,172	0	120
233.0	Res Hmstd: Hmstd Market Excl Value	0.00	23,787,339	0	44,836
254.0	Ag Hmstd HGA: <95K	1.00	6,462,298	64,623	55,679
255.0	Ag Hmstd HGA: 95-500K	1.00	10,110,786	101,108	88,363
256.0	Ag Hmstd HGA: 500-517K	1.25	75,457	943	812
257.0	Ag Hmstd HGA: >517K	1.25	651,662	8,146	7,121
259.0	Res Hmstd: <95K	1.00	137,498,497	1,374,985	1,686,434
260.0	Res Hmstd: 95-500K	1.00	325,428,074	3,254,281	3,875,179
261.0	Res Hmstd: 500-517K	1.25	4,212,455	52,656	56,932
262.0	Res Hmstd: >517K	1.25	51,244,627	640,558	679,080
0.0	TOTAL	0.00	1,124,706,504	12,112,841	13,743,846

## Levy Summary Report (all values in 000s)

### Baseline Levy Summary

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	4,199,321	3,685,835	332,827	2,495,122	517,599	777,423	12,008,127
Certified MKV Levy	1,211	12,152	50	1,655,804	1,252	0	1,670,469
Fiscal Disparities Levy	202,395	273,823	1,713	263,040	48,508	0	789,479
Disparity Reduction Aid	9,225	0	366	7,520	0	0	17,111
Spread NTC Levy	3,987,701	3,412,012	330,748	2,335,583	469,091	777,423	11,312,558
Spread MKV Levy	1,211	12,152	50	1,544,782	1,252	0	1,559,447
TIF Levy							273,411

### Baseline Credit Summary

Agricultural MV Credit			33,062	Disparity Reduction Credit			13,378
Agricultural Bond Credit			119,054	Taconite Credit			29,481

### Alternative Levy Summary

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	4,199,321	3,685,835	332,827	2,492,785	512,466	777,423	12,000,657
Certified MKV Levy	1,211	12,152	50	1,655,804	1,252	0	1,670,469
Fiscal Disparities Levy	0	0	0	0	0	0	0
Disparity Reduction Aid	9,225	0	366	7,520	0	0	17,111
Spread NTC Levy	4,190,096	3,685,835	332,461	2,485,264	512,466	777,423	11,983,545
Spread MKV Levy	1,211	12,152	50	1,655,804	1,252	0	1,670,469
TIF Levy							285,452

### Alternative Credit Summary

Agricultural MV Credit			33,065	Disparity Reduction Credit			13,380
Agricultural Bond Credit			119,239	Taconite Credit			29,590