

House Research Simulation Report: Property Tax

Simulation #2A7

Date 8/15/2002

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DESCRIPTION

BASELINE: Final Pay 2001

ALTERNATIVE: Final Pay 2002

This report compares property taxes payable in 2001 to property taxes payable in 2002. All data for both years is final data reported by the counties to the Dept. of Revenue.

KEY POINTS

- **Statewide, property taxes are \$451 million (or 9%) lower in pay 2002 than in pay 2001.** Simulation 1W3, based on 2001 end-of-session market value and levy projections, had been predicting a statewide property tax reduction of \$644 million, or 12.8%. The actual reductions are 9.4% in Greater Minnesota and 8.7% in the Metro area.
- **Average statewide property tax impacts by property type range from -38% to +4%.** Types of property with the greatest tax reductions are electric generation attached machinery (38.5%), single-unit residential nonhomestead (15.6%), regular apartments (11%), residential homesteads (12.8%), agricultural nonhomestead (13.5%) and agricultural homesteads (10.8%). Low-income apartments and seasonal recreational properties are at the other end of the spectrum; seasonal recreational properties received a 0.8% reduction overall, while low-income apartments actually saw an increase of 4%. Every class of property received a significant reduction in its effective tax rate.

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

ASSUMPTIONS:

BASELINE: **Final Pay 2001**

- **Property values** (limited market values) are actual values reported by county assessors on the abstracts of assessment.
- **Levies** are actual levies reported by county auditors on the abstracts of tax lists.
- **Tax increment financing (TIF)** net tax capacities are derived from the abstracts of tax lists; TIF levies are simulated. The simulated statewide total is \$341.3 million versus the actual total of \$341.6 million.

ALTERNATIVE: **Final Pay 2002**

- **Market values** (limited market values) are actual values reported by county assessors on the abstracts of assessment.
- **Levies** are actual levies reported by county auditors on the abstracts of tax lists.
- **The state levy** was set at \$585.3 million, which is the amount reported on the abstract of tax lists.
- **Tax increment financing** net tax capacities are derived from the abstracts of tax lists; TIF levies are simulated. The simulated statewide total is \$247.2 million versus the actual total of \$248.1 million.

SIMULATION PARAMETERS

| | Baseline | Alternative |
|--|----------|-------------|
| Residential Homestead: | | |
| <\$76,000 | 1.0% | 1.0% |
| \$76,000 - \$500,000 | 1.65 | 1.0 |
| >\$500,000 | 1.65 | 1.25 |
| Residential Non-homestead: | | |
| Single unit: | | |
| <\$76,000 | 1.2 | 1.0 |
| \$76,000 - \$500,000 | 1.65 | 1.0 |
| >\$500,000 | 1.65 | 1.25 |
| 2-3 unit and undeveloped land | 1.65 | 1.25 |
| Apartments: | | |
| Regular | 2.4 | 1.8 |
| Low-income | 1.0 | 0.9 |
| Small cities | 2.15 | 1.8 |
| Commercial-Industrial-Public Utility: | | |
| <\$150,000 | 2.4 | 1.5 |
| >\$150,000 | 3.4 | 2.0 |
| Electric generation machinery | 3.4 | 2.0 |
| Seasonal Recreational Commercial: | | |
| Homestead resorts (1c) | 1.0 | 1.0 |
| Seasonal resorts (4c): | | |
| <\$500,000 | 1.65 | 1.0 |
| >\$500,000 | 1.65 | 1.25 |
| Seasonal Recreational Residential: | | |
| <\$76,000 | 1.2 | 1.0 |
| \$76,000 - \$500,000 | 1.65 | 1.0 |
| >\$500,000 | 1.65 | 1.25 |
| Disabled homestead | 0.45 | 0.45 |
| Agricultural land & buildings: | | |
| Homestead: | | |
| <\$115,000 | 0.35 | 0.55 |
| \$115,000 - \$600,000 | 0.8 | 0.55 |
| >\$600,000 | 1.2 | 1.0 |
| Nonhomestead | 1.2 | 1.0 |

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STATEWIDE

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|----------------|-------------|------------|-------------|-----------|------------|----------|-------------|------------------------|------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 152,957,954 | 170,296,059 | 17,338,105 | 11.3 | 2,140,069 | 1,867,123 | -272,946 | -12. | 1.40 | 1.10 |
| Res NonHmstd 1Un | 5,965,487 | 6,773,047 | 807,559 | 13.5 | 104,374 | 88,064 | -16,310 | -15. | 1.75 | 1.30 |
| Res NonHmstd 2-3 | 3,050,514 | 3,362,204 | 311,690 | 10.2 | 65,961 | 64,507 | -1,454 | -2.2 | 2.16 | 1.92 |
| Reg Apartments | 8,411,024 | 9,874,375 | 1,463,351 | 17.4 | 259,608 | 231,123 | -28,485 | -11. | 3.09 | 2.34 |
| Low-income Apts | 2,144,772 | 2,563,062 | 418,289 | 19.5 | 30,407 | 31,622 | 1,215 | 4.0 | 1.42 | 1.23 |
| Seasonal Rec | 8,359,846 | 9,124,165 | 764,319 | 9.1 | 124,694 | 123,737 | -957 | -0.8 | 1.49 | 1.36 |
| Com/Ind Lo Tier | 7,181,638 | 7,622,075 | 440,437 | 6.1 | 232,627 | 222,239 | -10,388 | -4.5 | 3.24 | 2.92 |
| Com/Ind Hi Tier | 34,057,445 | 37,994,803 | 3,937,358 | 11.6 | 1,498,843 | 1,461,356 | -37,487 | -2.5 | 4.40 | 3.85 |
| Publ U: Elec Gen | 1,584,178 | 1,545,703 | -38,475 | -2.4 | 67,448 | 41,458 | -25,991 | -38. | 4.26 | 2.68 |
| Publ U: Other | 4,729,631 | 4,875,062 | 145,431 | 3.1 | 201,462 | 179,786 | -21,676 | -10. | 4.26 | 3.69 |
| Ag Hmstd: House | 6,913,853 | 7,341,140 | 427,287 | 6.2 | 76,138 | 63,078 | -13,060 | -17. | 1.10 | 0.86 |
| Ag Hmstd: Land | 19,640,011 | 21,297,690 | 1,657,679 | 8.4 | 121,739 | 113,468 | -8,271 | -6.8 | 0.62 | 0.53 |
| Ag NonHmstd | 9,654,933 | 9,513,668 | -141,265 | -1.5 | 114,254 | 98,852 | -15,402 | -13. | 1.18 | 1.04 |
| Total | 264,651,288 | 292,183,052 | 27,531,764 | 10.4 | 5,037,626 | 4,586,413 | -451,213 | -9.0 | 1.90 | 1.57 |

Tax Base

| | Baseline | Alternativ | Change | Pctg Chng |
|--------------------------|-----------|------------|----------|--------------|
| Total Tax Capacity | 4,267,876 | 3,415,819 | -852,056 | -20. |
| (-) TIF Tax Capacity | 271,937 | 193,636 | -78,301 | -28. |
| (-) FD Contrib Tax Cap | 315,398 | 215,148 | -100,250 | -31. |
| (=) Taxable Tax Capacity | 3,680,541 | 3,007,035 | -673,506 | -18. |
| FD Distrib Tax Cap | 316,635 | 215,152 | -101,482 | -32. |

Tax Rates

| | Net Tax Cap | | Ref Mkt Val (mills) | |
|------------------|-------------|--------|---------------------|-------|
| | Base | Alter | Base | Alter |
| County | 39.42 | 51.57 | 0.002 | 0.00 |
| City/Town | 25.07 | 36.29 | 0.041 | 0.04 |
| School District | 50.17 | 25.31 | 1.310 | 0.835 |
| Special District | 4.64 | 5.01 | 0.000 | 0.00 |
| Total | 119.30 | 118.18 | 1.353 | 0.885 |

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GREATER MINNESOTA

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|--------------------|--------------------|------------------|-------------|------------------|------------------|-----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 49,317,329 | 54,765,241 | 5,447,912 | 11.0 | 620,749 | 556,249 | -64,500 | -10. | 1.26 | 1.02 |
| Res NonHmstd 1Un | 2,515,492 | 2,858,524 | 343,032 | 13.6 | 42,387 | 37,031 | -5,355 | -12. | 1.69 | 1.30 |
| Res NonHmstd 2-3 | 988,385 | 1,139,294 | 150,909 | 15.3 | 21,648 | 21,922 | 274 | 1.3 | 2.19 | 1.92 |
| Reg Apartments | 1,531,500 | 1,698,333 | 166,833 | 10.9 | 49,368 | 40,849 | -8,520 | -17. | 3.22 | 2.41 |
| Low-income Apts | 723,464 | 774,438 | 50,974 | 7.0 | 10,622 | 9,884 | -739 | -7.0 | 1.47 | 1.28 |
| Seasonal Rec | 8,097,484 | 8,832,312 | 734,828 | 9.1 | 120,035 | 119,100 | -935 | -0.8 | 1.48 | 1.35 |
| Com/Ind Lo Tier | 3,909,793 | 4,211,193 | 301,399 | 7.7 | 128,821 | 122,071 | -6,749 | -5.2 | 3.29 | 2.90 |
| Com/Ind Hi Tier | 6,281,668 | 7,200,329 | 918,661 | 14.6 | 281,124 | 269,980 | -11,145 | -4.0 | 4.48 | 3.75 |
| Publ U: Elec Gen | 1,292,058 | 1,263,456 | -28,602 | -2.2 | 54,747 | 33,881 | -20,866 | -38. | 4.24 | 2.68 |
| Publ U: Other | 2,857,545 | 2,984,611 | 127,066 | 4.4 | 119,685 | 107,164 | -12,522 | -10. | 4.19 | 3.59 |
| Ag Hmstd: House | 6,028,965 | 6,421,439 | 392,474 | 6.5 | 64,785 | 54,757 | -10,029 | -15. | 1.07 | 0.85 |
| Ag Hmstd: Land | 18,756,644 | 20,315,035 | 1,558,391 | 8.3 | 117,055 | 109,065 | -7,990 | -6.8 | 0.62 | 0.54 |
| Ag NonHmstd | 9,135,255 | 8,932,267 | -202,989 | -2.2 | 107,862 | 92,679 | -15,184 | -14. | 1.18 | 1.04 |
| Total | 111,435,583 | 121,396,470 | 9,960,887 | 8.9 | 1,738,889 | 1,574,630 | -164,259 | -9.4 | 1.56 | 1.30 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|----------|--------------|------------------|---------------|---------------------|-------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 1,522,727 | 1,285,707 | -237,019 | -15. | County | 47.41 61.02 | 0.005 | 0.00 |
| (-) TIF Tax Capacity | 51,214 | 36,277 | -14,937 | -29. | City/Town | 24.53 32.80 | 0.011 | 0.01 |
| (-) FD Contrib Tax Cap | 1,191 | 878 | -313 | -26. | School District | 49.93 24.09 | 0.840 | 0.454 |
| (=) Taxable Tax Capacity | 1,470,322 | 1,248,552 | -221,769 | -15. | Special District | 1.13 1.72 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 1,180 | 883 | -297 | -25. | Total | 122.99 119.63 | 0.856 | 0.475 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 56,700 | 61,500 | 8.5 | 584 | 519 | -65 | -11. | 1.029 | 0.843 |
| Res Hmstd: Avg Val | 85,100 | 92,300 | 8.5 | 932 | 859 | -73 | -7.9 | 1.095 | 0.930 |
| Res Hmstd: Hi Val | 113,400 | 123,000 | 8.5 | 1,401 | 1,268 | -133 | -9.5 | 1.235 | 1.030 |
| Res Hmstd: Ex-Hi Val | 170,100 | 184,600 | 8.5 | 2,600 | 2,090 | -510 | -19. | 1.528 | 1.132 |
| Apartment (Mkt rate) | 300,000 | 332,700 | 10.9 | 9,112 | 7,322 | -1,790 | -19. | 3.037 | 2.200 |
| Seas Rec: Lo Val | 50,000 | 54,600 | 9.2 | 781 | 779 | -2 | -0.2 | 1.561 | 1.426 |
| Seas Rec: Hi Val | 150,000 | 163,700 | 9.1 | 2,752 | 2,638 | -114 | -4.1 | 1.834 | 1.611 |
| Comm/Ind: Lo Val | 150,000 | 172,000 | 14.7 | 4,556 | 4,847 | 291 | 6.4 | 3.037 | 2.818 |
| Comm/Ind: Med Val | 300,000 | 343,900 | 14.6 | 10,957 | 11,019 | 62 | 0.6 | 3.652 | 3.204 |
| Comm/Ind: Hi Val | 1,000,000 | 1,146,300 | 14.6 | 40,827 | 39,829 | -998 | -2.4 | 4.082 | 3.474 |

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METRO AREA

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|--------------------|--------------------|-------------------|-------------|------------------|------------------|-----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 103,640,626 | 115,530,818 | 11,890,193 | 11.5 | 1,519,320 | 1,310,874 | -208,446 | -13. | 1.47 | 1.13 |
| Res NonHmstd 1Un | 3,449,996 | 3,914,523 | 464,527 | 13.5 | 61,988 | 51,032 | -10,955 | -17. | 1.80 | 1.30 |
| Res NonHmstd 2-3 | 2,062,129 | 2,222,910 | 160,781 | 7.8 | 44,314 | 42,585 | -1,729 | -3.9 | 2.15 | 1.92 |
| Reg Apartments | 6,879,524 | 8,176,042 | 1,296,518 | 18.8 | 210,240 | 190,275 | -19,965 | -9.5 | 3.06 | 2.33 |
| Low-income Apts | 1,421,308 | 1,788,624 | 367,316 | 25.8 | 19,785 | 21,738 | 1,953 | 9.9 | 1.39 | 1.22 |
| Seasonal Rec | 262,362 | 291,853 | 29,491 | 11.2 | 4,659 | 4,638 | -22 | -0.5 | 1.78 | 1.59 |
| Com/Ind Lo Tier | 3,271,845 | 3,410,882 | 139,037 | 4.2 | 103,806 | 100,168 | -3,639 | -3.5 | 3.17 | 2.94 |
| Com/Ind Hi Tier | 27,775,777 | 30,794,474 | 3,018,697 | 10.9 | 1,217,719 | 1,191,377 | -26,342 | -2.2 | 4.38 | 3.87 |
| Publ U: Elec Gen | 292,120 | 282,247 | -9,873 | -3.4 | 12,701 | 7,577 | -5,125 | -40. | 4.35 | 2.68 |
| Publ U: Other | 1,872,086 | 1,890,451 | 18,365 | 1.0 | 81,777 | 72,622 | -9,154 | -11. | 4.37 | 3.84 |
| Ag Hmstd: House | 884,888 | 919,701 | 34,813 | 3.9 | 11,352 | 8,321 | -3,031 | -26. | 1.28 | 0.90 |
| Ag Hmstd: Land | 883,367 | 982,655 | 99,288 | 11.2 | 4,683 | 4,403 | -281 | -6.0 | 0.53 | 0.45 |
| Ag NonHmstd | 519,678 | 581,402 | 61,724 | 11.9 | 6,392 | 6,173 | -219 | -3.4 | 1.23 | 1.06 |
| Total | 153,215,705 | 170,786,582 | 17,570,877 | 11.5 | 3,298,737 | 3,011,782 | -286,954 | -8.7 | 2.15 | 1.76 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|----------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 2,745,149 | 2,130,112 | -615,037 | -22. | County | 34.10 | 44.87 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 220,723 | 157,359 | -63,364 | -28. | City/Town | 25.43 | 38.76 | 0.062 | 0.06 |
| (-) FD Contrib Tax Cap | 314,207 | 214,270 | -99,937 | -31. | School District | 50.33 | 26.18 | 1.630 | 1.024 |
| (=) Taxable Tax Capacity | 2,210,219 | 1,758,483 | -451,736 | -20. | Special District | 6.98 | 7.35 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 315,455 | 214,269 | -101,185 | -32. | Total | 116.84 | 117.16 | 1.692 | 1.088 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 96,100 | 104,300 | 8.5 | 1,145 | 1,057 | -88 | -7.7 | 1.191 | 1.013 |
| Res Hmstd: Avg Val | 144,100 | 156,400 | 8.5 | 2,055 | 1,771 | -284 | -13. | 1.425 | 1.132 |
| Res Hmstd: Hi Val | 192,100 | 208,500 | 8.5 | 3,061 | 2,485 | -577 | -18. | 1.593 | 1.191 |
| Res Hmstd: Ex-Hi Val | 288,100 | 312,600 | 8.5 | 5,074 | 3,911 | -1,163 | -22. | 1.761 | 1.251 |
| Apartment (Mkt rate) | 300,000 | 356,600 | 18.9 | 8,920 | 7,908 | -1,012 | -11. | 2.973 | 2.217 |
| Comm/Ind: Lo Val | 150,000 | 165,000 | 10.0 | 4,679 | 4,936 | 258 | 5.5 | 3.119 | 2.991 |
| Comm/Ind: Med Val | 300,000 | 329,900 | 10.0 | 11,201 | 11,268 | 67 | 0.6 | 3.733 | 3.415 |
| Comm/Ind: Hi Val | 1,000,000 | 1,099,500 | 10.0 | 41,639 | 40,817 | -821 | -2.0 | 4.163 | 3.712 |

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NORTHWEST CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 2,743,499 | 2,936,154 | 192,655 | 7.0 | 37,621 | 33,589 | -4,031 | -10. | 1.37 | 1.14 |
| Res NonHmstd 1Un | 172,055 | 184,155 | 12,100 | 7.0 | 3,190 | 2,708 | -482 | -15. | 1.85 | 1.47 |
| Res NonHmstd 2-3 | 63,207 | 70,507 | 7,301 | 11.6 | 1,481 | 1,440 | -42 | -2.8 | 2.34 | 2.04 |
| Reg Apartments | 164,318 | 182,204 | 17,886 | 10.9 | 4,724 | 4,394 | -330 | -7.0 | 2.87 | 2.41 |
| Low-income Apts | 76,224 | 78,448 | 2,224 | 2.9 | 1,152 | 1,019 | -133 | -11. | 1.51 | 1.30 |
| Seasonal Rec | 58,907 | 65,513 | 6,605 | 11.2 | 1,044 | 1,054 | 10 | 1.0 | 1.77 | 1.61 |
| Com/Ind Lo Tier | 413,714 | 438,139 | 24,424 | 5.9 | 13,639 | 12,846 | -793 | -5.8 | 3.30 | 2.93 |
| Com/Ind Hi Tier | 496,786 | 551,058 | 54,272 | 10.9 | 19,711 | 18,714 | -997 | -5.1 | 3.97 | 3.40 |
| Publ U: Elec Gen | 20,524 | 21,241 | 717 | 3.5 | 804 | 444 | -360 | -44. | 3.92 | 2.09 |
| Publ U: Other | 85,019 | 90,337 | 5,318 | 6.3 | 3,886 | 3,447 | -439 | -11. | 4.57 | 3.82 |
| Ag Hmstd: House | 13,487 | 15,071 | 1,584 | 11.7 | 172 | 169 | -3 | -1.9 | 1.28 | 1.12 |
| Ag Hmstd: Land | 18,983 | 20,266 | 1,283 | 6.8 | 142 | 143 | 1 | 0.8 | 0.75 | 0.71 |
| Ag NonHmstd | 22,682 | 23,221 | 539 | 2.4 | 358 | 329 | -29 | -8.1 | 1.58 | 1.42 |
| Total | 4,349,404 | 4,676,315 | 326,910 | 7.5 | 87,924 | 80,296 | -7,628 | -8.7 | 2.02 | 1.72 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|---------|--------------|------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 69,483 | 57,153 | -12,331 | -17. | County | 50.89 | 65.03 | 0.009 | 0.00 |
| (-) TIF Tax Capacity | 4,136 | 2,900 | -1,236 | -29. | City/Town | 40.01 | 49.86 | 0.049 | 0.06 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 47.69 | 19.34 | 0.779 | 0.472 |
| (=) Taxable Tax Capacity | 65,348 | 54,253 | -11,095 | -17. | Special District | 2.58 | 4.12 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 141.17 | 138.36 | 0.837 | 0.532 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 42,300 | 44,800 | 5.9 | 514 | 464 | -49 | -9.6 | 1.214 | 1.036 |
| Res Hmstd: Avg Val | 63,400 | 67,200 | 6.0 | 770 | 697 | -73 | -9.5 | 1.214 | 1.036 |
| Res Hmstd: Hi Val | 84,500 | 89,500 | 5.9 | 1,089 | 994 | -94 | -8.7 | 1.288 | 1.110 |
| Res Hmstd: Ex-Hi Val | 126,700 | 134,300 | 6.0 | 1,970 | 1,678 | -292 | -14. | 1.554 | 1.249 |
| Apartment (Mkt rate) | 300,000 | 332,700 | 10.9 | 10,415 | 8,463 | -1,952 | -18. | 3.471 | 2.543 |
| Comm/Ind: Lo Val | 150,000 | 166,400 | 10.9 | 5,208 | 5,138 | -69 | -1.3 | 3.471 | 3.087 |
| Comm/Ind: Med Val | 300,000 | 332,800 | 10.9 | 12,533 | 11,746 | -787 | -6.3 | 4.177 | 3.529 |
| Comm/Ind: Hi Val | 1,000,000 | 1,109,300 | 10.9 | 46,716 | 42,580 | -4,137 | -8.9 | 4.671 | 3.838 |

House Research

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NORTHWEST TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|----------------|-------------|----------------|----------------|----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 2,454,613 | 2,743,506 | 288,893 | 11.8 | 27,275 | 22,591 | -4,684 | -17. | 1.11 | 0.82 |
| Res NonHmstd 1Un | 144,422 | 157,001 | 12,579 | 8.7 | 2,149 | 1,744 | -405 | -18. | 1.49 | 1.11 |
| Res NonHmstd 2-3 | 41,359 | 45,077 | 3,718 | 9.0 | 762 | 683 | -78 | -10. | 1.84 | 1.52 |
| Reg Apartments | 4,228 | 4,746 | 518 | 12.3 | 109 | 83 | -26 | -23. | 2.58 | 1.75 |
| Low-income Apts | 181 | 223 | 41 | 22.9 | 2 | 3 | 0 | 12.0 | 1.28 | 1.16 |
| Seasonal Rec | 1,399,859 | 1,518,820 | 118,961 | 8.5 | 20,005 | 19,447 | -558 | -2.8 | 1.43 | 1.28 |
| Com/Ind Lo Tier | 89,679 | 100,527 | 10,848 | 12.1 | 2,447 | 2,465 | 18 | 0.7 | 2.73 | 2.45 |
| Com/Ind Hi Tier | 95,309 | 110,448 | 15,139 | 15.9 | 3,735 | 3,660 | -74 | -2.0 | 3.92 | 3.31 |
| Publ U: Elec Gen | 208 | 4,946 | 4,738 | 2280. | 6 | 110 | 104 | 1669 | 3.00 | 2.23 |
| Publ U: Other | 402,463 | 405,077 | 2,614 | 0.6 | 14,686 | 13,268 | -1,419 | -9.7 | 3.65 | 3.28 |
| Ag Hmstd: House | 856,761 | 906,036 | 49,275 | 5.8 | 8,767 | 7,372 | -1,395 | -15. | 1.02 | 0.81 |
| Ag Hmstd: Land | 3,112,354 | 3,287,395 | 175,042 | 5.6 | 19,459 | 17,654 | -1,805 | -9.3 | 0.63 | 0.54 |
| Ag NonHmstd | 2,082,951 | 1,996,120 | -86,832 | -4.2 | 25,264 | 21,263 | -4,001 | -15. | 1.21 | 1.07 |
| Total | 10,684,387 | 11,279,923 | 595,535 | 5.6 | 124,667 | 110,344 | -14,323 | -11. | 1.17 | 0.98 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|---------|--------------|------------------|----------------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 122,595 | 105,271 | -17,325 | -14. | County | 47.53 60.91 | 0.011 | 0.00 |
| (-) TIF Tax Capacity | 63 | 68 | 4 | 6.8 | City/Town | 11.23 18.34 | 0.000 | 0.00 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 48.16 20.38 | 1.006 | 0.466 |
| (=) Taxable Tax Capacity | 122,532 | 105,203 | -17,329 | -14. | Special District | 2.52 3.99 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 109.44 103.62 | 1.017 | 0.466 |

**Tax Burdens on
Hypothetical**

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 58,700 | 63,700 | 8.5 | 535 | 435 | -100 | -18. | 0.911 | 0.682 |
| Res Hmstd: Avg Val | 88,000 | 95,500 | 8.5 | 866 | 748 | -118 | -13. | 0.983 | 0.782 |
| Res Hmstd: Hi Val | 117,300 | 127,300 | 8.5 | 1,307 | 1,121 | -186 | -14. | 1.114 | 0.880 |
| Res Hmstd: Ex-Hi Val | 175,900 | 190,900 | 8.5 | 2,425 | 1,866 | -558 | -23. | 1.378 | 0.977 |
| Seas Rec: Lo Val | 50,000 | 54,300 | 8.6 | 707 | 688 | -20 | -2.8 | 1.414 | 1.266 |
| Seas Rec: Hi Val | 150,000 | 162,800 | 8.5 | 2,487 | 2,361 | -126 | -5.1 | 1.657 | 1.450 |
| Comm/Ind: Lo Val | 150,000 | 173,900 | 15.9 | 4,092 | 4,477 | 385 | 9.4 | 2.728 | 2.574 |
| Comm/Ind: Med Val | 300,000 | 347,700 | 15.9 | 9,826 | 10,159 | 333 | 3.4 | 3.275 | 2.921 |
| Comm/Ind: Hi Val | 1,000,000 | 1,158,900 | 15.9 | 36,585 | 36,682 | 96 | 0.3 | 3.658 | 3.165 |

House Research

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NORTH CENTRAL CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 1,768,965 | 1,948,583 | 179,618 | 10.2 | 21,816 | 19,713 | -2,104 | -9.6 | 1.23 | 1.01 |
| Res NonHmstd 1Un | 131,645 | 158,362 | 26,717 | 20.3 | 2,229 | 2,043 | -187 | -8.4 | 1.69 | 1.29 |
| Res NonHmstd 2-3 | 56,980 | 64,617 | 7,637 | 13.4 | 1,265 | 1,223 | -42 | -3.3 | 2.22 | 1.89 |
| Reg Apartments | 70,590 | 83,816 | 13,226 | 18.7 | 2,388 | 2,098 | -290 | -12. | 3.38 | 2.50 |
| Low-income Apts | 53,979 | 56,757 | 2,778 | 5.1 | 832 | 755 | -76 | -9.2 | 1.54 | 1.33 |
| Seasonal Rec | 739,983 | 808,268 | 68,285 | 9.2 | 10,398 | 11,127 | 728 | 7.0 | 1.41 | 1.38 |
| Com/Ind Lo Tier | 339,888 | 364,288 | 24,401 | 7.2 | 11,313 | 10,618 | -695 | -6.1 | 3.33 | 2.91 |
| Com/Ind Hi Tier | 454,547 | 565,403 | 110,857 | 24.4 | 19,962 | 20,704 | 742 | 3.7 | 4.39 | 3.66 |
| Publ U: Elec Gen | 1,249 | 955 | -294 | -23.6 | 66 | 29 | -37 | -55. | 5.27 | 3.04 |
| Publ U: Other | 62,918 | 64,712 | 1,794 | 2.9 | 3,089 | 2,576 | -513 | -16. | 4.91 | 3.98 |
| Ag Hmstd: House | 14,517 | 16,041 | 1,524 | 10.5 | 170 | 163 | -7 | -4.1 | 1.17 | 1.02 |
| Ag Hmstd: Land | 15,305 | 17,001 | 1,696 | 11.1 | 72 | 93 | 21 | 29.4 | 0.47 | 0.54 |
| Ag NonHmstd | 15,788 | 17,490 | 1,702 | 10.8 | 174 | 193 | 19 | 11.0 | 1.10 | 1.11 |
| Total | 3,726,353 | 4,166,295 | 439,941 | 11.8 | 73,775 | 71,336 | -2,440 | -3.3 | 1.98 | 1.71 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|---------|--------------|------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 61,747 | 50,732 | -11,015 | -17. | County | 43.79 | 55.76 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 2,702 | 2,179 | -523 | -19. | City/Town | 31.90 | 42.47 | 0.038 | 0.02 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 47.56 | 22.65 | 0.435 | 0.247 |
| (=) Taxable Tax Capacity | 59,045 | 48,553 | -10,492 | -17. | Special District | 0.66 | 1.03 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 123.91 | 121.91 | 0.473 | 0.268 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 46,700 | 50,600 | 8.4 | 466 | 428 | -38 | -8.1 | 0.996 | 0.845 |
| Res Hmstd: Avg Val | 70,000 | 75,800 | 8.3 | 698 | 641 | -57 | -8.1 | 0.996 | 0.845 |
| Res Hmstd: Hi Val | 93,300 | 101,100 | 8.4 | 1,037 | 978 | -59 | -5.7 | 1.111 | 0.967 |
| Res Hmstd: Ex-Hi Val | 139,900 | 151,600 | 8.4 | 1,924 | 1,653 | -271 | -14. | 1.375 | 1.090 |
| Apartment (Mkt rate) | 300,000 | 356,300 | 18.8 | 9,063 | 7,914 | -1,149 | -12. | 3.021 | 2.221 |
| Comm/Ind: Lo Val | 150,000 | 186,600 | 24.4 | 4,532 | 5,401 | 869 | 19.2 | 3.021 | 2.894 |
| Comm/Ind: Med Val | 300,000 | 373,200 | 24.4 | 10,922 | 12,147 | 1,226 | 11.2 | 3.640 | 3.254 |
| Comm/Ind: Hi Val | 1,000,000 | 1,243,900 | 24.4 | 40,742 | 43,628 | 2,885 | 7.1 | 4.074 | 3.507 |

House Research

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NORTH CENTRAL TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|----------------|---------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 2,872,931 | 3,223,967 | 351,036 | 12.2 | 32,211 | 27,395 | -4,816 | -15. | 1.12 | 0.85 |
| Res NonHmstd 1Un | 154,989 | 192,816 | 37,828 | 24.4 | 2,371 | 2,092 | -279 | -11. | 1.53 | 1.09 |
| Res NonHmstd 2-3 | 37,226 | 44,447 | 7,221 | 19.4 | 739 | 728 | -11 | -1.5 | 1.99 | 1.64 |
| Reg Apartments | 4,529 | 5,432 | 904 | 20.0 | 127 | 110 | -16 | -12. | 2.80 | 2.03 |
| Low-income Apts | 768 | 690 | -79 | -10.2 | 11 | 9 | -2 | -18. | 1.38 | 1.26 |
| Seasonal Rec | 2,175,109 | 2,393,419 | 218,311 | 10.0 | 30,104 | 30,244 | 141 | 0.5 | 1.38 | 1.26 |
| Com/Ind Lo Tier | 116,840 | 130,752 | 13,912 | 11.9 | 3,202 | 3,233 | 30 | 1.0 | 2.74 | 2.47 |
| Com/Ind Hi Tier | 81,098 | 86,540 | 5,442 | 6.7 | 3,159 | 2,822 | -337 | -10. | 3.90 | 3.26 |
| Publ U: Elec Gen | 5,298 | 8,761 | 3,463 | 65.4 | 276 | 211 | -65 | -23. | 5.21 | 2.41 |
| Publ U: Other | 301,478 | 297,033 | -4,445 | -1.5 | 12,970 | 11,283 | -1,688 | -13. | 4.30 | 3.80 |
| Ag Hmstd: House | 571,376 | 613,998 | 42,622 | 7.5 | 6,639 | 5,992 | -648 | -9.8 | 1.16 | 0.98 |
| Ag Hmstd: Land | 886,813 | 984,099 | 97,286 | 11.0 | 4,520 | 5,764 | 1,244 | 27.5 | 0.51 | 0.59 |
| Ag NonHmstd | 333,213 | 357,899 | 24,685 | 7.4 | 4,359 | 4,511 | 152 | 3.5 | 1.31 | 1.26 |
| Total | 7,541,668 | 8,339,852 | 798,185 | 10.6 | 100,689 | 94,396 | -6,293 | -6.3 | 1.34 | 1.13 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|---------|--------------|------------------|----------------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 95,208 | 83,901 | -11,306 | -11. | County | 49.71 62.80 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 21 | 14 | -7 | -32. | City/Town | 13.07 19.73 | 0.010 | 0.00 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 51.18 25.66 | 0.400 | 0.143 |
| (=) Taxable Tax Capacity | 95,187 | 83,887 | -11,299 | -11. | Special District | 0.77 1.13 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | -28. | Total | 114.72 109.32 | 0.410 | 0.143 |

**Tax Burdens on
Hypothetical**

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 58,500 | 63,500 | 8.5 | 523 | 449 | -74 | -14. | 0.893 | 0.707 |
| Res Hmstd: Avg Val | 87,700 | 95,200 | 8.6 | 849 | 768 | -81 | -9.5 | 0.967 | 0.806 |
| Res Hmstd: Hi Val | 117,000 | 127,000 | 8.5 | 1,306 | 1,148 | -158 | -12. | 1.116 | 0.904 |
| Res Hmstd: Ex-Hi Val | 175,400 | 190,400 | 8.6 | 2,435 | 1,908 | -528 | -21. | 1.388 | 1.001 |
| Seas Rec: Lo Val | 50,000 | 55,100 | 10.2 | 709 | 729 | 20 | 2.9 | 1.417 | 1.323 |
| Seas Rec: Hi Val | 150,000 | 165,100 | 10.1 | 2,509 | 2,492 | -16 | -0.7 | 1.672 | 1.509 |
| Comm/Ind: Lo Val | 150,000 | 160,100 | 6.7 | 4,192 | 4,114 | -78 | -1.9 | 2.794 | 2.569 |
| Comm/Ind: Med Val | 300,000 | 320,200 | 6.7 | 10,104 | 9,479 | -625 | -6.2 | 3.368 | 2.960 |
| Comm/Ind: Hi Val | 1,000,000 | 1,067,100 | 6.7 | 37,696 | 34,508 | -3,187 | -8.5 | 3.769 | 3.233 |

House Research

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TACONITE CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 1,505,697 | 1,611,258 | 105,561 | 7.0 | 13,058 | 13,134 | 76 | 0.6 | 0.87 | 0.82 |
| Res NonHmstd 1Un | 88,032 | 100,353 | 12,321 | 14.0 | 1,703 | 1,665 | -38 | -2.2 | 1.93 | 1.66 |
| Res NonHmstd 2-3 | 29,674 | 32,198 | 2,524 | 8.5 | 758 | 797 | 38 | 5.1 | 2.56 | 2.47 |
| Reg Apartments | 44,939 | 46,608 | 1,670 | 3.7 | 1,622 | 1,342 | -280 | -17. | 3.61 | 2.88 |
| Low-income Apts | 47,615 | 49,683 | 2,068 | 4.3 | 758 | 745 | -13 | -1.8 | 1.59 | 1.50 |
| Seasonal Rec | 101,990 | 98,222 | -3,768 | -3.7 | 1,822 | 1,577 | -244 | -13. | 1.79 | 1.61 |
| Com/Ind Lo Tier | 217,880 | 231,800 | 13,920 | 6.4 | 8,126 | 7,830 | -296 | -3.6 | 3.73 | 3.38 |
| Com/Ind Hi Tier | 219,283 | 262,876 | 43,593 | 19.9 | 11,356 | 11,817 | 461 | 4.1 | 5.18 | 4.50 |
| Publ U: Elec Gen | 201,194 | 198,300 | -2,893 | -1.4 | 8,460 | 5,137 | -3,323 | -39. | 4.20 | 2.59 |
| Publ U: Other | 111,457 | 106,079 | -5,377 | -4.8 | 5,164 | 4,190 | -974 | -18. | 4.63 | 3.95 |
| Ag Hmstd: House | 3,634 | 3,526 | -109 | -3.0 | 35 | 30 | -5 | -15. | 0.96 | 0.84 |
| Ag Hmstd: Land | 2,317 | 2,235 | -81 | -3.5 | 7 | 9 | 2 | 26.4 | 0.32 | 0.42 |
| Ag NonHmstd | 23,439 | 24,057 | 618 | 2.6 | 373 | 365 | -8 | -2.2 | 1.59 | 1.52 |
| Total | 2,597,149 | 2,767,196 | 170,047 | 6.5 | 53,243 | 48,639 | -4,605 | -8.6 | 2.05 | 1.76 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 44,173 | 34,940 | -9,233 | -20. | County | 54.55 | 73.40 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 2,158 | 1,320 | -838 | -38. | City/Town | 52.06 | 56.30 | 0.038 | 0.03 |
| (-) FD Contrib Tax Cap | 716 | 559 | -158 | -22. | School District | 36.27 | 23.61 | 0.692 | 0.325 |
| (=) Taxable Tax Capacity | 41,299 | 33,062 | -8,237 | -19. | Special District | 1.10 | 1.57 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 844 | 630 | -214 | -25. | Total | 143.98 | 154.89 | 0.730 | 0.362 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 36,300 | 38,800 | 6.9 | 151 | 156 | 6 | 3.7 | 0.415 | 0.402 |
| Res Hmstd: Avg Val | 54,400 | 58,100 | 6.8 | 349 | 373 | 24 | 6.9 | 0.642 | 0.642 |
| Res Hmstd: Hi Val | 72,500 | 77,500 | 6.9 | 570 | 611 | 40 | 7.0 | 0.786 | 0.787 |
| Res Hmstd: Ex-Hi Val | 108,700 | 116,200 | 6.9 | 1,257 | 1,259 | 2 | 0.2 | 1.156 | 1.083 |
| Apartment (Mkt rate) | 300,000 | 311,200 | 3.7 | 10,585 | 8,789 | -1,796 | -17. | 3.528 | 2.824 |
| Comm/Ind: Lo Val | 150,000 | 179,900 | 19.9 | 5,308 | 6,170 | 862 | 16.2 | 3.538 | 3.429 |
| Comm/Ind: Med Val | 300,000 | 359,700 | 19.9 | 12,782 | 13,943 | 1,161 | 9.1 | 4.260 | 3.876 |
| Comm/Ind: Hi Val | 1,000,000 | 1,198,900 | 19.9 | 47,662 | 50,223 | 2,562 | 5.4 | 4.766 | 4.189 |

House Research

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TACONITE TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 2,343,896 | 2,577,985 | 234,088 | 10.0 | 19,978 | 17,107 | -2,871 | -14. | 0.85 | 0.66 |
| Res NonHmstd 1Un | 87,246 | 116,537 | 29,290 | 33.6 | 1,338 | 1,388 | 50 | 3.7 | 1.53 | 1.19 |
| Res NonHmstd 2-3 | 15,072 | 19,632 | 4,561 | 30.3 | 270 | 319 | 49 | 18.0 | 1.79 | 1.63 |
| Reg Apartments | 2,134 | 2,304 | 170 | 8.0 | 59 | 46 | -13 | -21. | 2.78 | 2.01 |
| Low-income Apts | 225 | 492 | 267 | 118.4 | 2 | 6 | 4 | 148. | 1.10 | 1.25 |
| Seasonal Rec | 1,935,173 | 2,132,958 | 197,786 | 10.2 | 28,582 | 28,864 | 282 | 1.0 | 1.48 | 1.35 |
| Com/Ind Lo Tier | 53,216 | 60,118 | 6,901 | 13.0 | 1,533 | 1,638 | 105 | 6.9 | 2.88 | 2.72 |
| Com/Ind Hi Tier | 89,132 | 112,234 | 23,102 | 25.9 | 3,697 | 4,140 | 443 | 12.0 | 4.15 | 3.69 |
| Publ U: Elec Gen | 163 | 1,126 | 963 | 591.8 | 6 | 24 | 18 | 305. | 3.64 | 2.13 |
| Publ U: Other | 233,813 | 211,825 | -21,988 | -9.4 | 9,904 | 7,564 | -2,340 | -23. | 4.24 | 3.57 |
| Ag Hmstd: House | 112,442 | 118,837 | 6,395 | 5.7 | 703 | 581 | -122 | -17. | 0.62 | 0.49 |
| Ag Hmstd: Land | 115,231 | 124,281 | 9,049 | 7.9 | 273 | 329 | 56 | 20.5 | 0.24 | 0.26 |
| Ag NonHmstd | 222,075 | 220,109 | -1,966 | -0.9 | 2,679 | 2,550 | -129 | -4.8 | 1.21 | 1.16 |
| Total | 5,209,818 | 5,698,437 | 488,619 | 9.4 | 69,024 | 64,556 | -4,468 | -6.5 | 1.32 | 1.13 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|---------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 71,182 | 60,079 | -11,103 | -15. | County | 58.44 | 75.65 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 504 | 361 | -142 | -28. | City/Town | 13.71 | 13.52 | 0.000 | 0.00 |
| (-) FD Contrib Tax Cap | 475 | 319 | -155 | -32. | School District | 39.45 | 18.96 | 0.614 | 0.217 |
| (=) Taxable Tax Capacity | 70,204 | 59,399 | -10,805 | -15. | Special District | 2.21 | 3.21 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 336 | 253 | -83 | -24. | Total | 113.82 | 111.34 | 0.614 | 0.217 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 58,800 | 63,800 | 8.5 | 236 | 202 | -35 | -14. | 0.401 | 0.316 |
| Res Hmstd: Avg Val | 88,200 | 95,700 | 8.5 | 566 | 510 | -55 | -9.8 | 0.641 | 0.533 |
| Res Hmstd: Hi Val | 117,500 | 127,600 | 8.6 | 1,037 | 901 | -136 | -13. | 0.882 | 0.706 |
| Res Hmstd: Ex-Hi Val | 176,300 | 191,400 | 8.6 | 2,177 | 1,683 | -494 | -22. | 1.234 | 0.879 |
| Seas Rec: Lo Val | 50,000 | 55,200 | 10.4 | 714 | 742 | 28 | 3.9 | 1.427 | 1.343 |
| Seas Rec: Hi Val | 150,000 | 165,400 | 10.3 | 2,520 | 2,531 | 11 | 0.4 | 1.679 | 1.530 |
| Comm/Ind: Lo Val | 150,000 | 188,900 | 25.9 | 4,245 | 5,267 | 1,021 | 24.1 | 2.830 | 2.788 |
| Comm/Ind: Med Val | 300,000 | 377,800 | 25.9 | 10,222 | 11,828 | 1,607 | 15.7 | 3.407 | 3.130 |
| Comm/Ind: Hi Val | 1,000,000 | 1,259,200 | 25.9 | 38,110 | 42,442 | 4,333 | 11.4 | 3.810 | 3.370 |

House Research

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DULUTH AREA

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 2,696,356 | 2,935,602 | 239,246 | 8.9 | 37,793 | 34,470 | -3,323 | -8.8 | 1.40 | 1.17 |
| Res NonHmstd 1Un | 134,225 | 158,924 | 24,699 | 18.4 | 2,438 | 2,253 | -185 | -7.6 | 1.82 | 1.42 |
| Res NonHmstd 2-3 | 81,629 | 90,459 | 8,830 | 10.8 | 1,920 | 1,921 | 0 | 0.0 | 2.35 | 2.12 |
| Reg Apartments | 118,085 | 127,424 | 9,339 | 7.9 | 4,037 | 3,236 | -800 | -19. | 3.42 | 2.54 |
| Low-income Apts | 50,921 | 54,990 | 4,069 | 8.0 | 742 | 695 | -47 | -6.3 | 1.46 | 1.26 |
| Seasonal Rec | 60,281 | 61,225 | 944 | 1.6 | 1,070 | 1,035 | -36 | -3.3 | 1.78 | 1.69 |
| Com/Ind Lo Tier | 166,097 | 171,000 | 4,903 | 3.0 | 5,670 | 5,146 | -524 | -9.2 | 3.41 | 3.01 |
| Com/Ind Hi Tier | 425,701 | 463,065 | 37,364 | 8.8 | 20,460 | 18,455 | -2,005 | -9.8 | 4.81 | 3.99 |
| Publ U: Elec Gen | 1,005 | 694 | -311 | -31.0 | 48 | 19 | -29 | -60. | 4.81 | 2.78 |
| Publ U: Other | 115,899 | 112,240 | -3,659 | -3.2 | 5,566 | 4,477 | -1,089 | -19. | 4.80 | 3.99 |
| Ag Hmstd: House | 10,930 | 10,982 | 53 | 0.5 | 145 | 132 | -12 | -8.6 | 1.32 | 1.20 |
| Ag Hmstd: Land | 7,316 | 8,358 | 1,042 | 14.2 | 33 | 52 | 20 | 60.8 | 0.45 | 0.63 |
| Ag NonHmstd | 13,031 | 13,832 | 800 | 6.1 | 187 | 200 | 13 | 6.9 | 1.43 | 1.44 |
| Total | 3,881,476 | 4,208,794 | 327,318 | 8.4 | 80,109 | 72,092 | -8,017 | -10. | 2.06 | 1.71 |

Tax Base

Tax Rates

| | Taxable Market | | | | County | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|---------|--------------|--------------|---------------|-------|---------------------|-------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 61,382 | 50,044 | -11,338 | -18. | 67.88 | 89.07 | 0.000 | 0.00 | |
| (-) TIF Tax Capacity | 7,254 | 4,484 | -2,770 | -38. | 23.15 | 29.50 | 0.000 | 0.00 | |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | 46.09 | 20.38 | 0.618 | 0.000 | |
| (=) Taxable Tax Capacity | 54,128 | 45,560 | -8,569 | -15. | 1.57 | 3.88 | 0.000 | 0.00 | |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 138.69 142.83 | 0.618 | 0.000 | |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 58,200 | 63,200 | 8.6 | 680 | 650 | -30 | -4.4 | 1.167 | 1.028 |
| Res Hmstd: Avg Val | 87,200 | 94,700 | 8.6 | 1,099 | 1,065 | -33 | -3.0 | 1.260 | 1.125 |
| Res Hmstd: Hi Val | 116,200 | 126,300 | 8.7 | 1,656 | 1,545 | -111 | -6.7 | 1.424 | 1.223 |
| Res Hmstd: Ex-Hi Val | 174,300 | 189,400 | 8.7 | 3,021 | 2,503 | -518 | -17. | 1.733 | 1.321 |
| Apartment (Mkt rate) | 300,000 | 323,800 | 7.9 | 10,171 | 8,325 | -1,846 | -18. | 3.390 | 2.570 |
| Comm/Ind: Lo Val | 150,000 | 163,200 | 8.8 | 5,085 | 5,037 | -49 | -1.0 | 3.390 | 3.086 |
| Comm/Ind: Med Val | 300,000 | 326,400 | 8.8 | 12,251 | 11,576 | -675 | -5.5 | 4.083 | 3.546 |
| Comm/Ind: Hi Val | 1,000,000 | 1,087,800 | 8.8 | 45,691 | 42,086 | -3,606 | -7.9 | 4.569 | 3.868 |

House Research

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EAST CENTRAL CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 1,552,576 | 1,775,194 | 222,618 | 14.3 | 22,481 | 24,206 | 1,724 | 7.7 | 1.45 | 1.36 |
| Res NonHmstd 1Un | 90,166 | 100,385 | 10,219 | 11.3 | 1,754 | 1,662 | -92 | -5.2 | 1.94 | 1.66 |
| Res NonHmstd 2-3 | 39,480 | 47,073 | 7,592 | 19.2 | 981 | 1,139 | 158 | 16.1 | 2.48 | 2.42 |
| Reg Apartments | 51,470 | 59,320 | 7,850 | 15.3 | 1,866 | 1,774 | -92 | -5.0 | 3.63 | 2.99 |
| Low-income Apts | 56,619 | 57,941 | 1,322 | 2.3 | 912 | 887 | -25 | -2.7 | 1.61 | 1.53 |
| Seasonal Rec | 36,912 | 38,294 | 1,383 | 3.7 | 791 | 824 | 33 | 4.1 | 2.14 | 2.15 |
| Com/Ind Lo Tier | 197,293 | 216,900 | 19,607 | 9.9 | 7,370 | 7,251 | -120 | -1.6 | 3.74 | 3.34 |
| Com/Ind Hi Tier | 266,167 | 303,342 | 37,175 | 14.0 | 13,709 | 13,380 | -329 | -2.4 | 5.15 | 4.41 |
| Publ U: Elec Gen | 1,872 | 1,196 | -676 | -36.1 | 86 | 39 | -47 | -55. | 4.59 | 3.24 |
| Publ U: Other | 64,473 | 68,673 | 4,200 | 6.5 | 3,254 | 2,985 | -270 | -8.3 | 5.05 | 4.35 |
| Ag Hmstd: House | 42,499 | 43,522 | 1,023 | 2.4 | 552 | 505 | -47 | -8.6 | 1.30 | 1.16 |
| Ag Hmstd: Land | 31,504 | 35,532 | 4,028 | 12.8 | 155 | 206 | 51 | 33.1 | 0.49 | 0.58 |
| Ag NonHmstd | 15,927 | 17,546 | 1,619 | 10.2 | 233 | 255 | 22 | 9.5 | 1.46 | 1.46 |
| Total | 2,446,957 | 2,764,918 | 317,962 | 13.0 | 54,145 | 55,112 | 967 | 1.8 | 2.21 | 1.99 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 38,630 | 32,937 | -5,693 | -14. | County | 58.45 | 73.50 | 0.015 | 0.01 |
| (-) TIF Tax Capacity | 2,332 | 1,799 | -533 | -22. | City/Town | 38.39 | 54.43 | 0.000 | 0.04 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 50.81 | 30.11 | 0.608 | 0.400 |
| (=) Taxable Tax Capacity | 36,298 | 31,138 | -5,160 | -14. | Special District | 0.68 | 1.36 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 148.33 | 159.40 | 0.623 | 0.464 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 55,600 | 60,400 | 8.6 | 699 | 749 | 50 | 7.2 | 1.257 | 1.240 |
| Res Hmstd: Avg Val | 83,400 | 90,500 | 8.5 | 1,106 | 1,194 | 88 | 7.9 | 1.326 | 1.318 |
| Res Hmstd: Hi Val | 111,100 | 120,600 | 8.6 | 1,669 | 1,715 | 45 | 2.7 | 1.502 | 1.421 |
| Res Hmstd: Ex-Hi Val | 166,700 | 180,900 | 8.5 | 3,061 | 2,758 | -303 | -9.9 | 1.836 | 1.524 |
| Apartment (Mkt rate) | 300,000 | 345,800 | 15.3 | 10,867 | 10,082 | -784 | -7.2 | 3.622 | 2.915 |
| Comm/Ind: Lo Val | 150,000 | 171,000 | 14.0 | 5,433 | 5,871 | 438 | 8.1 | 3.622 | 3.433 |
| Comm/Ind: Med Val | 300,000 | 342,000 | 14.0 | 13,092 | 13,370 | 278 | 2.1 | 4.363 | 3.909 |
| Comm/Ind: Hi Val | 1,000,000 | 1,139,700 | 14.0 | 48,832 | 48,348 | -483 | -1.0 | 4.883 | 4.242 |

House Research

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EAST CENTRAL TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------|-------------------|----------------|-----------------|-----------------|-------------------|---------------|-----------------|----------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 2,525,242 | 2,876,808 | 351,566 | 13.9 | 33,946 | 32,091 | -1,854 | -5.5 | 1.34 | 1.12 |
| Res NonHmstd 1Un | 131,759 | 144,721 | 12,962 | 9.8 | 2,273 | 1,928 | -346 | -15. | 1.73 | 1.33 |
| Res NonHmstd 2-3 | 38,013 | 44,743 | 6,730 | 17.7 | 831 | 884 | 53 | 6.4 | 2.19 | 1.98 |
| Reg Apartments | 1,212 | 3,362 | 2,150 | 177.4 | 39 | 77 | 39 | 99.6 | 3.20 | 2.30 |
| Low-income Apts | 27 | 43 | 17 | 63.1 | 0 | 1 | 0 | 51.3 | 1.41 | 1.31 |
| Seasonal Rec | 644,001 | 717,338 | 73,338 | 11.4 | 11,104 | 11,109 | 5 | 0.0 | 1.72 | 1.55 |
| Com/Ind Lo Tier | 50,931 | 62,794 | 11,864 | 23.3 | 1,683 | 1,803 | 120 | 7.1 | 3.30 | 2.87 |
| Com/Ind Hi Tier | 28,797 | 37,943 | 9,146 | 31.8 | 1,331 | 1,456 | 125 | 9.4 | 4.62 | 3.84 |
| Publ U: Elec Gen | 10,075 | 8,046 | -2,029 | -20.1 | 500 | 244 | -256 | -51. | 4.97 | 3.04 |
| Publ U: Other | 141,939 | 144,356 | 2,417 | 1.7 | 6,637 | 5,652 | -985 | -14. | 4.68 | 3.92 |
| Ag Hmstd: House | 664,775 | 691,214 | 26,439 | 4.0 | 8,283 | 7,420 | -863 | -10. | 1.25 | 1.07 |
| Ag Hmstd: Land | 589,562 | 675,764 | 86,201 | 14.6 | 2,813 | 3,756 | 944 | 33.5 | 0.48 | 0.56 |
| Ag NonHmstd | 193,073 | 216,159 | 23,086 | 12.0 | 2,728 | 2,869 | 141 | 5.2 | 1.41 | 1.33 |
| Total | 5,019,404 | 5,623,291 | 603,886 | 12.0 | 72,168 | 69,290 | -2,878 | -4.0 | 1.44 | 1.23 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|-----------------------|-------------------|---------------|------------------|--------------------|---------------|----------------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 60,390 | 55,648 | -4,742 | -7.9 | County | 61.07 75.33 | 0.030 | 0.03 |
| (-) TIF Tax Capacity | 87 | 52 | -36 | -40. | City/Town | 15.73 23.16 | 0.000 | 0.00 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 54.65 30.78 | 0.578 | 0.337 |
| (=) Taxable Tax Capacity | 60,303 | 55,596 | -4,706 | -7.8 | Special District | 0.63 1.10 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 132.09 130.36 | 0.608 | 0.369 |

Tax Burdens on Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-----------------------------|-------------------|-------------|------------------|-----------------|-------------------|---------------|------------------|---------------------------|--------------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 64,800 | 70,400 | 8.6 | 704 | 662 | -42 | -5.9 | 1.086 | 0.940 | |
| Res Hmstd: Avg Val | 97,100 | 105,400 | 8.5 | 1,195 | 1,135 | -60 | -5.0 | 1.230 | 1.077 | |
| Res Hmstd: Hi Val | 129,400 | 140,400 | 8.5 | 1,856 | 1,636 | -220 | -11. | 1.434 | 1.165 | |
| Res Hmstd: Ex-Hi Val | 194,200 | 210,800 | 8.5 | 3,308 | 2,643 | -665 | -20. | 1.703 | 1.253 | |
| Seas Rec: Lo Val | 50,000 | 55,700 | 11.4 | 823 | 854 | 31 | 3.8 | 1.645 | 1.533 | |
| Seas Rec: Hi Val | 150,000 | 167,100 | 11.4 | 2,909 | 2,877 | -31 | -1.1 | 1.939 | 1.721 | |
| Comm/Ind: Lo Val | 150,000 | 197,700 | 31.8 | 4,846 | 6,093 | 1,247 | 25.7 | 3.230 | 3.081 | |
| Comm/Ind: Med Val | 300,000 | 395,300 | 31.8 | 11,674 | 13,591 | 1,917 | 16.4 | 3.891 | 3.438 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,317,600 | 31.8 | 43,536 | 48,590 | 5,053 | 11.6 | 4.353 | 3.687 | |

House Research

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CENTRAL MINN CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|-------------------|------------------|-------------|----------------|----------------|----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 5,190,963 | 6,012,515 | 821,551 | 15.8 | 72,407 | 65,947 | -6,460 | -8.9 | 1.39 | 1.10 |
| Res NonHmstd 1Un | 184,441 | 239,843 | 55,402 | 30.0 | 3,293 | 3,147 | -146 | -4.4 | 1.79 | 1.31 |
| Res NonHmstd 2-3 | 144,796 | 183,764 | 38,968 | 26.9 | 3,246 | 3,551 | 305 | 9.4 | 2.24 | 1.93 |
| Reg Apartments | 367,876 | 395,748 | 27,872 | 7.6 | 12,181 | 9,347 | -2,834 | -23. | 3.31 | 2.36 |
| Low-income Apts | 152,760 | 169,826 | 17,066 | 11.2 | 2,200 | 2,031 | -168 | -7.6 | 1.44 | 1.20 |
| Seasonal Rec | 33,051 | 37,445 | 4,394 | 13.3 | 638 | 607 | -31 | -4.8 | 1.93 | 1.62 |
| Com/Ind Lo Tier | 478,760 | 508,797 | 30,037 | 6.3 | 15,873 | 14,540 | -1,333 | -8.4 | 3.32 | 2.86 |
| Com/Ind Hi Tier | 1,102,081 | 1,286,730 | 184,649 | 16.8 | 50,526 | 48,522 | -2,003 | -4.0 | 4.58 | 3.77 |
| Publ U: Elec Gen | 676,650 | 664,593 | -12,057 | -1.8 | 27,845 | 16,847 | -10,999 | -39. | 4.12 | 2.53 |
| Publ U: Other | 331,700 | 361,479 | 29,778 | 9.0 | 14,190 | 13,514 | -676 | -4.8 | 4.28 | 3.74 |
| Ag Hmstd: House | 88,359 | 87,540 | -820 | -0.9 | 1,259 | 979 | -280 | -22. | 1.42 | 1.12 |
| Ag Hmstd: Land | 69,294 | 79,229 | 9,935 | 14.3 | 371 | 429 | 58 | 15.7 | 0.54 | 0.54 |
| Ag NonHmstd | 45,085 | 53,571 | 8,486 | 18.8 | 630 | 680 | 50 | 7.9 | 1.40 | 1.27 |
| Total | 8,865,817 | 10,081,081 | 1,215,263 | 13.7 | 204,659 | 180,143 | -24,516 | -12. | 2.31 | 1.79 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|---------|--------------|------------------|----------------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 163,110 | 130,034 | -33,076 | -20. | County | 37.44 50.01 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 11,157 | 8,270 | -2,887 | -25. | City/Town | 32.74 45.07 | 0.030 | 0.02 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 55.30 30.40 | 1.263 | 0.426 |
| (=) Taxable Tax Capacity | 151,953 | 121,764 | -30,189 | -19. | Special District | 1.84 2.10 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 127.31 127.57 | 1.293 | 0.452 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 68,500 | 74,400 | 8.6 | 773 | 685 | -88 | -11. | 1.128 | 0.920 |
| Res Hmstd: Avg Val | 102,600 | 111,400 | 8.6 | 1,331 | 1,199 | -132 | -9.9 | 1.297 | 1.076 |
| Res Hmstd: Hi Val | 136,800 | 148,500 | 8.6 | 2,032 | 1,723 | -309 | -15. | 1.485 | 1.160 |
| Res Hmstd: Ex-Hi Val | 205,200 | 222,700 | 8.5 | 3,557 | 2,770 | -787 | -22. | 1.733 | 1.243 |
| Apartment (Mkt rate) | 300,000 | 322,800 | 7.6 | 9,554 | 7,558 | -1,996 | -20. | 3.184 | 2.341 |
| Comm/Ind: Lo Val | 150,000 | 175,200 | 16.8 | 4,777 | 5,177 | 400 | 8.4 | 3.184 | 2.954 |
| Comm/Ind: Med Val | 300,000 | 350,300 | 16.8 | 11,464 | 11,738 | 274 | 2.4 | 3.821 | 3.350 |
| Comm/Ind: Hi Val | 1,000,000 | 1,167,500 | 16.8 | 42,669 | 42,359 | -310 | -0.7 | 4.266 | 3.628 |

House Research

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CENTRAL MINN TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 3,239,164 | 3,646,121 | 406,957 | 12.6 | 39,563 | 33,177 | -6,386 | -16. | 1.22 | 0.91 |
| Res NonHmstd 1Un | 125,323 | 133,534 | 8,211 | 6.6 | 1,916 | 1,438 | -478 | -24. | 1.53 | 1.08 |
| Res NonHmstd 2-3 | 58,026 | 66,578 | 8,552 | 14.7 | 1,105 | 1,087 | -18 | -1.6 | 1.90 | 1.63 |
| Reg Apartments | 3,261 | 2,747 | -514 | -15.8 | 87 | 53 | -35 | -39. | 2.68 | 1.92 |
| Low-income Apts | 478 | 236 | -242 | -50.6 | 6 | 2 | -3 | -58. | 1.17 | 0.98 |
| Seasonal Rec | 415,525 | 445,852 | 30,327 | 7.3 | 6,317 | 5,917 | -400 | -6.3 | 1.52 | 1.33 |
| Com/Ind Lo Tier | 90,491 | 101,853 | 11,362 | 12.6 | 2,528 | 2,528 | 0 | 0.0 | 2.79 | 2.48 |
| Com/Ind Hi Tier | 63,527 | 77,847 | 14,320 | 22.5 | 2,413 | 2,506 | 93 | 3.9 | 3.80 | 3.22 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 139,955 | 146,596 | 6,642 | 4.7 | 5,350 | 4,760 | -590 | -11. | 3.82 | 3.25 |
| Ag Hmstd: House | 840,228 | 878,070 | 37,842 | 4.5 | 9,384 | 7,559 | -1,825 | -19. | 1.12 | 0.86 |
| Ag Hmstd: Land | 1,047,809 | 1,184,271 | 136,462 | 13.0 | 5,404 | 5,901 | 498 | 9.2 | 0.52 | 0.50 |
| Ag NonHmstd | 227,064 | 244,986 | 17,922 | 7.9 | 2,716 | 2,622 | -94 | -3.5 | 1.20 | 1.07 |
| Total | 6,250,850 | 6,928,691 | 677,841 | 10.8 | 76,787 | 67,551 | -9,236 | -12. | 1.23 | 0.97 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|----------------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 76,225 | 67,183 | -9,042 | -11. | County | 37.60 50.20 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 166 | 118 | -48 | -29. | City/Town | 14.58 23.34 | 0.000 | 0.00 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 56.96 30.92 | 1.021 | 0.383 |
| (=) Taxable Tax Capacity | 76,059 | 67,065 | -8,994 | -11. | Special District | 0.76 1.21 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 109.90 105.67 | 1.021 | 0.383 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 82,700 | 89,800 | 8.6 | 799 | 692 | -107 | -13. | 0.965 | 0.770 |
| Res Hmstd: Avg Val | 124,000 | 134,600 | 8.5 | 1,442 | 1,223 | -220 | -15. | 1.163 | 0.908 |
| Res Hmstd: Hi Val | 165,300 | 179,400 | 8.5 | 2,234 | 1,754 | -480 | -21. | 1.351 | 0.977 |
| Res Hmstd: Ex-Hi Val | 248,000 | 269,100 | 8.5 | 3,818 | 2,817 | -1,001 | -26. | 1.539 | 1.046 |
| Seas Rec: Lo Val | 50,000 | 53,700 | 7.4 | 711 | 691 | -19 | -2.7 | 1.421 | 1.286 |
| Seas Rec: Hi Val | 150,000 | 161,000 | 7.3 | 2,497 | 2,365 | -132 | -5.3 | 1.664 | 1.469 |
| Comm/Ind: Lo Val | 150,000 | 183,900 | 22.6 | 4,110 | 4,849 | 739 | 18.0 | 2.739 | 2.636 |
| Comm/Ind: Med Val | 300,000 | 367,700 | 22.6 | 9,868 | 10,918 | 1,050 | 10.6 | 3.289 | 2.969 |
| Comm/Ind: Hi Val | 1,000,000 | 1,225,500 | 22.6 | 36,741 | 39,245 | 2,505 | 6.8 | 3.674 | 3.202 |

House Research

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SOUTHWEST CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|----------------|---------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 3,336,151 | 3,515,452 | 179,301 | 5.4 | 46,656 | 43,973 | -2,683 | -5.8 | 1.40 | 1.25 |
| Res NonHmstd 1Un | 182,898 | 193,122 | 10,223 | 5.6 | 3,468 | 3,086 | -382 | -11. | 1.90 | 1.60 |
| Res NonHmstd 2-3 | 54,149 | 56,248 | 2,100 | 3.9 | 1,322 | 1,235 | -86 | -6.5 | 2.44 | 2.20 |
| Reg Apartments | 151,496 | 161,757 | 10,261 | 6.8 | 5,200 | 4,304 | -896 | -17. | 3.43 | 2.66 |
| Low-income Apts | 76,270 | 78,883 | 2,613 | 3.4 | 1,161 | 1,085 | -76 | -6.6 | 1.52 | 1.38 |
| Seasonal Rec | 14,577 | 11,857 | -2,720 | -18.7 | 346 | 254 | -92 | -26. | 2.37 | 2.14 |
| Com/Ind Lo Tier | 448,378 | 469,864 | 21,486 | 4.8 | 16,309 | 15,002 | -1,307 | -8.0 | 3.64 | 3.19 |
| Com/Ind Hi Tier | 559,826 | 591,512 | 31,686 | 5.7 | 27,553 | 24,250 | -3,302 | -12. | 4.92 | 4.10 |
| Publ U: Elec Gen | 7,085 | 4,312 | -2,773 | -39.1 | 328 | 109 | -218 | -66. | 4.62 | 2.53 |
| Publ U: Other | 58,282 | 63,589 | 5,307 | 9.1 | 3,101 | 2,759 | -342 | -11. | 5.32 | 4.34 |
| Ag Hmstd: House | 16,835 | 17,486 | 651 | 3.9 | 246 | 237 | -10 | -3.9 | 1.46 | 1.35 |
| Ag Hmstd: Land | 29,677 | 32,731 | 3,054 | 10.3 | 275 | 293 | 18 | 6.5 | 0.93 | 0.89 |
| Ag NonHmstd | 34,835 | 34,058 | -777 | -2.2 | 624 | 563 | -61 | -9.8 | 1.79 | 1.65 |
| Total | 4,970,460 | 5,230,871 | 260,411 | 5.2 | 106,587 | 97,149 | -9,438 | -8.9 | 2.14 | 1.86 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|---------|--------------|------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 77,018 | 62,567 | -14,451 | -18. | County | 48.55 | 63.13 | 0.015 | 0.04 |
| (-) TIF Tax Capacity | 5,010 | 3,172 | -1,838 | -36. | City/Town | 47.13 | 62.00 | 0.027 | 0.02 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 49.92 | 22.30 | 0.741 | 0.678 |
| (=) Taxable Tax Capacity | 72,008 | 59,394 | -12,613 | -17. | Special District | 0.87 | 1.38 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 146.47 | 148.81 | 0.783 | 0.747 |

**Tax Burdens on
Hypothetical**

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 40,900 | 42,900 | 4.9 | 515 | 499 | -16 | -3.2 | 1.260 | 1.162 |
| Res Hmstd: Avg Val | 61,400 | 64,400 | 4.9 | 774 | 749 | -25 | -3.2 | 1.260 | 1.162 |
| Res Hmstd: Hi Val | 81,800 | 85,800 | 4.9 | 1,075 | 1,046 | -30 | -2.7 | 1.314 | 1.218 |
| Res Hmstd: Ex-Hi Val | 122,700 | 128,700 | 4.9 | 1,948 | 1,755 | -193 | -9.9 | 1.587 | 1.363 |
| Apartment (Mkt rate) | 300,000 | 309,300 | 3.1 | 10,781 | 8,516 | -2,265 | -21. | 3.593 | 2.753 |
| Comm/Ind: Lo Val | 150,000 | 153,800 | 2.5 | 5,390 | 4,914 | -476 | -8.8 | 3.593 | 3.195 |
| Comm/Ind: Med Val | 300,000 | 307,600 | 2.5 | 12,978 | 11,376 | -1,602 | -12. | 4.325 | 3.698 |
| Comm/Ind: Hi Val | 1,000,000 | 1,025,200 | 2.5 | 48,386 | 41,525 | -6,860 | -14. | 4.838 | 4.050 |

House Research

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SOUTHWEST TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|----------------|-------------|----------------|----------------|----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 1,345,430 | 1,502,861 | 157,432 | 11.7 | 16,084 | 13,768 | -2,316 | -14. | 1.20 | 0.92 |
| Res NonHmstd 1Un | 135,704 | 143,264 | 7,560 | 5.6 | 2,038 | 1,641 | -397 | -19. | 1.50 | 1.15 |
| Res NonHmstd 2-3 | 19,211 | 20,717 | 1,506 | 7.8 | 392 | 358 | -34 | -8.6 | 2.04 | 1.73 |
| Reg Apartments | 1,608 | 2,487 | 878 | 54.6 | 42 | 48 | 6 | 14.0 | 2.61 | 1.92 |
| Low-income Apts | 58 | 0 | -58 | -100.0 | 1 | 0 | -1 | -100 | 1.03 | 0.00 |
| Seasonal Rec | 262,112 | 279,174 | 17,063 | 6.5 | 4,361 | 4,102 | -259 | -5.9 | 1.66 | 1.47 |
| Com/Ind Lo Tier | 78,736 | 85,983 | 7,247 | 9.2 | 2,227 | 2,192 | -35 | -1.6 | 2.83 | 2.55 |
| Com/Ind Hi Tier | 123,220 | 127,951 | 4,731 | 3.8 | 4,635 | 4,174 | -461 | -9.9 | 3.76 | 3.26 |
| Publ U: Elec Gen | 31,384 | 29,751 | -1,633 | -5.2 | 1,034 | 596 | -438 | -42. | 3.29 | 2.00 |
| Publ U: Other | 225,925 | 254,171 | 28,245 | 12.5 | 8,309 | 8,034 | -275 | -3.3 | 3.68 | 3.16 |
| Ag Hmstd: House | 887,763 | 946,882 | 59,119 | 6.7 | 8,760 | 7,444 | -1,316 | -15. | 0.99 | 0.79 |
| Ag Hmstd: Land | 5,510,877 | 5,971,638 | 460,761 | 8.4 | 36,467 | 32,891 | -3,576 | -9.8 | 0.66 | 0.55 |
| Ag NonHmstd | 3,058,253 | 2,867,482 | -190,771 | -6.2 | 35,368 | 29,081 | -6,286 | -17. | 1.16 | 1.01 |
| Total | 11,680,283 | 12,232,363 | 552,079 | 4.7 | 119,720 | 104,331 | -15,389 | -12. | 1.02 | 0.85 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|---------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 120,410 | 103,427 | -16,983 | -14. | County | 50.98 | 64.86 | 0.014 | 0.03 |
| (-) TIF Tax Capacity | 422 | 313 | -108 | -25. | City/Town | 10.27 | 16.92 | 0.000 | 0.00 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 49.56 | 20.22 | 0.876 | 0.712 |
| (=) Taxable Tax Capacity | 119,988 | 103,114 | -16,875 | -14. | Special District | 0.85 | 1.30 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 111.66 | 103.30 | 0.890 | 0.746 |

**Tax Burdens on
Hypothetical**

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 54,600 | 59,000 | 8.1 | 502 | 417 | -84 | -16. | 0.918 | 0.707 | |
| Res Hmstd: Avg Val | 81,800 | 88,400 | 8.1 | 783 | 686 | -97 | -12. | 0.957 | 0.776 | |
| Res Hmstd: Hi Val | 109,100 | 117,900 | 8.1 | 1,181 | 1,040 | -142 | -12. | 1.082 | 0.881 | |
| Res Hmstd: Ex-Hi Val | 163,600 | 176,800 | 8.1 | 2,218 | 1,745 | -473 | -21. | 1.355 | 0.986 | |
| Comm/Ind: Lo Val | 150,000 | 152,500 | 1.7 | 4,153 | 3,813 | -341 | -8.2 | 2.768 | 2.500 | |
| Comm/Ind: Med Val | 300,000 | 304,900 | 1.6 | 9,981 | 8,828 | -1,153 | -11. | 3.327 | 2.895 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,016,100 | 1.6 | 37,179 | 32,235 | -4,945 | -13. | 3.717 | 3.172 | |

House Research

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SOUTH CENTRAL CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 3,220,929 | 3,509,793 | 288,864 | 9.0 | 41,987 | 35,502 | -6,485 | -15. | 1.30 | 1.01 |
| Res NonHmstd 1Un | 137,174 | 149,063 | 11,889 | 8.7 | 2,400 | 1,934 | -465 | -19. | 1.75 | 1.30 |
| Res NonHmstd 2-3 | 77,113 | 87,163 | 10,051 | 13.0 | 1,689 | 1,581 | -108 | -6.4 | 2.19 | 1.81 |
| Reg Apartments | 163,074 | 184,149 | 21,076 | 12.9 | 5,056 | 3,912 | -1,144 | -22. | 3.10 | 2.12 |
| Low-income Apts | 58,080 | 59,470 | 1,391 | 2.4 | 803 | 659 | -144 | -18. | 1.38 | 1.11 |
| Seasonal Rec | 9,701 | 10,513 | 811 | 8.4 | 205 | 194 | -10 | -5.1 | 2.11 | 1.85 |
| Com/Ind Lo Tier | 352,244 | 373,952 | 21,707 | 6.2 | 11,659 | 10,492 | -1,167 | -10. | 3.31 | 2.81 |
| Com/Ind Hi Tier | 612,123 | 679,277 | 67,154 | 11.0 | 26,768 | 23,827 | -2,940 | -11. | 4.37 | 3.51 |
| Publ U: Elec Gen | 23,522 | 17,541 | -5,981 | -25.4 | 980 | 385 | -595 | -60. | 4.17 | 2.20 |
| Publ U: Other | 58,524 | 67,290 | 8,765 | 15.0 | 2,674 | 2,444 | -230 | -8.6 | 4.57 | 3.63 |
| Ag Hmstd: House | 9,071 | 9,831 | 760 | 8.4 | 134 | 115 | -19 | -13. | 1.47 | 1.17 |
| Ag Hmstd: Land | 18,431 | 19,371 | 941 | 5.1 | 153 | 145 | -9 | -5.6 | 0.83 | 0.75 |
| Ag NonHmstd | 22,249 | 23,666 | 1,417 | 6.4 | 324 | 310 | -14 | -4.4 | 1.46 | 1.31 |
| Total | 4,762,236 | 5,191,080 | 428,844 | 9.0 | 94,832 | 81,501 | -13,331 | -14. | 1.99 | 1.57 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|---------|--------------|------------------|---------------|---------------------|-------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 76,623 | 63,151 | -13,472 | -17. | County | 42.95 54.72 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 4,261 | 3,224 | -1,037 | -24. | City/Town | 40.09 50.11 | 0.004 | 0.01 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 46.78 17.31 | 0.918 | 0.375 |
| (=) Taxable Tax Capacity | 72,362 | 59,927 | -12,435 | -17. | Special District | 0.59 0.70 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 130.40 122.84 | 0.921 | 0.391 |

**Tax Burdens on
Hypothetical**

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 50,300 | 54,200 | 7.8 | 561 | 470 | -90 | -16. | 1.114 | 0.867 |
| Res Hmstd: Avg Val | 75,400 | 81,200 | 7.7 | 840 | 730 | -111 | -13. | 1.114 | 0.898 |
| Res Hmstd: Hi Val | 100,500 | 108,300 | 7.8 | 1,283 | 1,098 | -185 | -14. | 1.276 | 1.013 |
| Res Hmstd: Ex-Hi Val | 150,700 | 162,400 | 7.8 | 2,347 | 1,832 | -515 | -21. | 1.557 | 1.128 |
| Apartment (Mkt rate) | 300,000 | 338,800 | 12.9 | 9,665 | 7,624 | -2,042 | -21. | 3.221 | 2.250 |
| Comm/Ind: Lo Val | 150,000 | 166,500 | 11.0 | 4,833 | 4,719 | -114 | -2.4 | 3.221 | 2.833 |
| Comm/Ind: Med Val | 300,000 | 333,000 | 11.0 | 11,621 | 10,790 | -832 | -7.2 | 3.873 | 3.240 |
| Comm/Ind: Hi Val | 1,000,000 | 1,109,800 | 11.0 | 43,302 | 39,115 | -4,187 | -9.7 | 4.330 | 3.524 |

House Research

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SOUTH CENTRAL TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 1,173,544 | 1,306,583 | 133,039 | 11.3 | 13,109 | 9,776 | -3,333 | -25. | 1.12 | 0.75 |
| Res NonHmstd 1Un | 93,740 | 100,814 | 7,074 | 7.5 | 1,315 | 964 | -351 | -26. | 1.40 | 0.96 |
| Res NonHmstd 2-3 | 17,674 | 19,080 | 1,406 | 8.0 | 320 | 268 | -51 | -16. | 1.81 | 1.41 |
| Reg Apartments | 2,035 | 2,280 | 245 | 12.0 | 54 | 39 | -15 | -27. | 2.64 | 1.71 |
| Low-income Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasonal Rec | 75,316 | 78,964 | 3,648 | 4.8 | 1,081 | 911 | -170 | -15. | 1.44 | 1.15 |
| Com/Ind Lo Tier | 47,064 | 50,246 | 3,182 | 6.8 | 1,202 | 1,124 | -78 | -6.5 | 2.55 | 2.24 |
| Com/Ind Hi Tier | 54,925 | 58,112 | 3,187 | 5.8 | 1,959 | 1,714 | -245 | -12. | 3.57 | 2.95 |
| Publ U: Elec Gen | 10,707 | 10,763 | 56 | 0.5 | 323 | 161 | -161 | -50. | 3.01 | 1.50 |
| Publ U: Other | 139,707 | 169,572 | 29,865 | 21.4 | 4,855 | 4,967 | 112 | 2.3 | 3.48 | 2.93 |
| Ag Hmstd: House | 674,087 | 730,445 | 56,358 | 8.4 | 6,540 | 4,896 | -1,644 | -25. | 0.97 | 0.67 |
| Ag Hmstd: Land | 3,498,132 | 3,758,731 | 260,599 | 7.4 | 23,065 | 19,175 | -3,890 | -16. | 0.66 | 0.51 |
| Ag NonHmstd | 1,615,599 | 1,552,355 | -63,244 | -3.9 | 17,721 | 13,942 | -3,778 | -21. | 1.10 | 0.90 |
| Total | 7,402,530 | 7,837,945 | 435,415 | 5.9 | 71,544 | 57,939 | -13,605 | -19. | 0.97 | 0.74 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|---------|--------------|------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 76,826 | 66,747 | -10,079 | -13. | County | 45.92 | 57.48 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 22 | 13 | -9 | -41. | City/Town | 9.76 | 15.15 | 0.000 | 0.00 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 47.93 | 17.52 | 1.124 | 0.479 |
| (=) Taxable Tax Capacity | 76,804 | 66,734 | -10,069 | -13. | Special District | 0.59 | 0.72 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 104.21 | 90.88 | 1.124 | 0.479 |

**Tax Burdens on
Hypothetical**

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | Pctg Chng | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|--------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | | Base | Alter |
| Res Hmstd: Lo Val | 66,200 | 71,800 | 5,600 | 8.5 | 571 | 400 | -171 | -30. | 0.862 | 0.556 |
| Res Hmstd: Avg Val | 99,200 | 107,700 | 8,500 | 8.6 | 969 | 755 | -214 | -22. | 0.976 | 0.700 |
| Res Hmstd: Hi Val | 132,200 | 143,600 | 11,400 | 8.6 | 1,517 | 1,131 | -386 | -25. | 1.147 | 0.787 |
| Res Hmstd: Ex-Hi Val | 198,400 | 215,400 | 17,000 | 8.6 | 2,730 | 1,882 | -847 | -31. | 1.375 | 0.873 |
| Comm/Ind: Lo Val | 150,000 | 158,800 | 8,800 | 5.9 | 3,920 | 3,676 | -244 | -6.2 | 2.613 | 2.315 |
| Comm/Ind: Med Val | 300,000 | 317,500 | 17,500 | 5.8 | 9,403 | 8,462 | -941 | -10. | 3.134 | 2.665 |
| Comm/Ind: Hi Val | 1,000,000 | 1,058,100 | 58,100 | 5.8 | 34,991 | 30,798 | -4,193 | -12. | 3.499 | 2.910 |

House Research

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OLMSTED COUNTY

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|----------------|----------------|-------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 3,747,116 | 4,227,338 | 480,222 | 12.8 | 51,251 | 49,142 | -2,109 | -4.1 | 1.37 | 1.16 |
| Res NonHmstd 1Un | 148,267 | 184,372 | 36,105 | 24.4 | 2,553 | 2,533 | -20 | -0.8 | 1.72 | 1.37 |
| Res NonHmstd 2-3 | 67,507 | 81,634 | 14,127 | 20.9 | 1,459 | 1,621 | 162 | 11.1 | 2.16 | 1.99 |
| Reg Apartments | 169,791 | 194,623 | 24,831 | 14.6 | 5,361 | 4,718 | -644 | -12. | 3.16 | 2.42 |
| Low-income Apts | 59,084 | 65,462 | 6,378 | 10.8 | 813 | 825 | 12 | 1.5 | 1.38 | 1.26 |
| Seasonal Rec | 5,798 | 3,560 | -2,238 | -38.6 | 114 | 60 | -53 | -46. | 1.96 | 1.70 |
| Com/Ind Lo Tier | 179,724 | 196,676 | 16,953 | 9.4 | 5,642 | 5,676 | 34 | 0.6 | 3.14 | 2.89 |
| Com/Ind Hi Tier | 764,680 | 945,449 | 180,769 | 23.6 | 33,809 | 36,115 | 2,306 | 6.8 | 4.42 | 3.82 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 46,677 | 47,287 | 610 | 1.3 | 1,976 | 1,741 | -234 | -11. | 4.23 | 3.68 |
| Ag Hmstd: House | 208,853 | 243,977 | 35,124 | 16.8 | 2,484 | 2,381 | -103 | -4.1 | 1.19 | 0.98 |
| Ag Hmstd: Land | 337,474 | 356,586 | 19,112 | 5.7 | 1,950 | 2,020 | 70 | 3.6 | 0.58 | 0.57 |
| Ag NonHmstd | 106,411 | 119,495 | 13,083 | 12.3 | 1,248 | 1,348 | 101 | 8.1 | 1.17 | 1.13 |
| Total | 5,841,383 | 6,666,458 | 825,075 | 14.1 | 108,659 | 108,182 | -477 | -0.4 | 1.86 | 1.62 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|---------|--------------|------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 91,748 | 78,010 | -13,738 | -15. | County | 45.40 | 59.42 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 3,719 | 2,983 | -736 | -19. | City/Town | 26.32 | 37.13 | 0.003 | 0.00 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 53.27 | 28.38 | 0.903 | 1.136 |
| (=) Taxable Tax Capacity | 88,029 | 75,027 | -13,002 | -14. | Special District | 0.00 | 0.00 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 124.99 | 124.93 | 0.906 | 1.139 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 74,000 | 80,300 | 8.5 | 782 | 794 | 12 | 1.6 | 1.057 | 0.989 |
| Res Hmstd: Avg Val | 110,900 | 120,400 | 8.6 | 1,392 | 1,377 | -14 | -1.0 | 1.254 | 1.143 |
| Res Hmstd: Hi Val | 147,900 | 160,500 | 8.5 | 2,177 | 1,960 | -217 | -10. | 1.471 | 1.221 |
| Res Hmstd: Ex-Hi Val | 221,800 | 240,700 | 8.5 | 3,768 | 3,125 | -642 | -17. | 1.698 | 1.298 |
| Apartment (Mkt rate) | 300,000 | 343,900 | 14.6 | 9,271 | 8,125 | -1,146 | -12. | 3.090 | 2.362 |
| Comm/Ind: Lo Val | 150,000 | 185,500 | 23.7 | 4,636 | 5,612 | 976 | 21.1 | 3.090 | 3.025 |
| Comm/Ind: Med Val | 300,000 | 371,000 | 23.7 | 11,146 | 12,592 | 1,446 | 13.0 | 3.715 | 3.394 |
| Comm/Ind: Hi Val | 1,000,000 | 1,236,400 | 23.6 | 41,528 | 45,156 | 3,628 | 8.7 | 4.152 | 3.652 |

House Research

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SOUTHEAST CITIES

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|----------------|----------------|----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 5,596,593 | 6,154,326 | 557,733 | 10.0 | 70,667 | 61,487 | -9,180 | -13. | 1.26 | 1.00 |
| Res NonHmstd 1Un | 228,061 | 257,328 | 29,267 | 12.8 | 3,840 | 3,240 | -600 | -15. | 1.68 | 1.26 |
| Res NonHmstd 2-3 | 120,894 | 135,247 | 14,353 | 11.9 | 2,617 | 2,594 | -23 | -0.9 | 2.17 | 1.92 |
| Reg Apartments | 209,631 | 237,993 | 28,362 | 13.5 | 6,382 | 5,240 | -1,142 | -17. | 3.04 | 2.20 |
| Low-income Apts | 90,103 | 101,215 | 11,112 | 12.3 | 1,227 | 1,160 | -67 | -5.5 | 1.36 | 1.15 |
| Seasonal Rec | 31,155 | 24,335 | -6,820 | -21.9 | 601 | 399 | -202 | -33. | 1.93 | 1.64 |
| Com/Ind Lo Tier | 529,195 | 580,970 | 51,775 | 9.8 | 16,775 | 16,043 | -732 | -4.4 | 3.17 | 2.76 |
| Com/Ind Hi Tier | 805,368 | 897,185 | 91,817 | 11.4 | 34,905 | 32,333 | -2,572 | -7.4 | 4.33 | 3.60 |
| Publ U: Elec Gen | 301,121 | 291,031 | -10,090 | -3.4 | 13,984 | 9,520 | -4,464 | -31. | 4.64 | 3.27 |
| Publ U: Other | 190,868 | 205,891 | 15,024 | 7.9 | 8,662 | 8,271 | -391 | -4.5 | 4.54 | 4.02 |
| Ag Hmstd: House | 23,811 | 25,618 | 1,807 | 7.6 | 307 | 282 | -25 | -8.1 | 1.29 | 1.10 |
| Ag Hmstd: Land | 42,638 | 46,109 | 3,471 | 8.1 | 301 | 309 | 8 | 2.7 | 0.71 | 0.67 |
| Ag NonHmstd | 32,949 | 35,902 | 2,953 | 9.0 | 448 | 450 | 2 | 0.4 | 1.36 | 1.25 |
| Total | 8,202,386 | 8,993,150 | 790,764 | 9.6 | 160,715 | 141,327 | -19,388 | -12. | 1.96 | 1.57 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|---------|--------------|------------------|----------------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 133,550 | 108,998 | -24,552 | -18. | County | 40.35 51.56 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 7,094 | 4,945 | -2,149 | -30. | City/Town | 35.12 44.79 | 0.021 | 0.01 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 51.18 26.53 | 0.812 | 0.503 |
| (=) Taxable Tax Capacity | 126,456 | 104,053 | -22,403 | -17. | Special District | 0.68 1.19 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 127.33 124.08 | 0.832 | 0.522 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 56,700 | 61,400 | 8.3 | 608 | 548 | -59 | -9.8 | 1.071 | 0.893 |
| Res Hmstd: Avg Val | 85,100 | 92,100 | 8.2 | 970 | 901 | -69 | -7.1 | 1.140 | 0.978 |
| Res Hmstd: Hi Val | 113,400 | 122,800 | 8.3 | 1,458 | 1,326 | -132 | -9.0 | 1.285 | 1.079 |
| Res Hmstd: Ex-Hi Val | 170,100 | 184,200 | 8.3 | 2,696 | 2,175 | -521 | -19. | 1.585 | 1.180 |
| Apartment (Mkt rate) | 300,000 | 340,600 | 13.5 | 9,417 | 7,785 | -1,632 | -17. | 3.139 | 2.285 |
| Comm/Ind: Lo Val | 150,000 | 167,200 | 11.5 | 4,709 | 4,798 | 89 | 1.9 | 3.139 | 2.869 |
| Comm/Ind: Med Val | 300,000 | 334,300 | 11.4 | 11,327 | 10,955 | -373 | -3.3 | 3.775 | 3.276 |
| Comm/Ind: Hi Val | 1,000,000 | 1,114,100 | 11.4 | 42,214 | 39,685 | -2,529 | -6.0 | 4.221 | 3.562 |

House Research

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SOUTHEAST TOWNS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|------------------|----------------|-------------|---------------|---------------|---------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 2,003,663 | 2,261,193 | 257,531 | 12.9 | 22,846 | 19,181 | -3,666 | -16. | 1.14 | 0.85 |
| Res NonHmstd 1Un | 145,345 | 143,931 | -1,413 | -1.0 | 2,118 | 1,565 | -553 | -26. | 1.46 | 1.09 |
| Res NonHmstd 2-3 | 26,375 | 30,108 | 3,733 | 14.2 | 489 | 490 | 2 | 0.3 | 1.85 | 1.63 |
| Reg Apartments | 1,223 | 1,331 | 108 | 8.8 | 34 | 27 | -7 | -21. | 2.81 | 2.02 |
| Low-income Apts | 72 | 79 | 6 | 8.5 | 1 | 1 | 0 | -15. | 1.06 | 0.82 |
| Seasonal Rec | 98,034 | 106,553 | 8,519 | 8.7 | 1,452 | 1,374 | -78 | -5.4 | 1.48 | 1.29 |
| Com/Ind Lo Tier | 59,664 | 66,533 | 6,869 | 11.5 | 1,621 | 1,642 | 21 | 1.3 | 2.72 | 2.47 |
| Com/Ind Hi Tier | 39,098 | 43,356 | 4,258 | 10.9 | 1,439 | 1,389 | -50 | -3.4 | 3.68 | 3.20 |
| Publ U: Elec Gen | 0 | 199 | 199 | 0.0 | 0 | 4 | 4 | 0.0 | 0.00 | 1.79 |
| Publ U: Other | 146,450 | 168,404 | 21,954 | 15.0 | 5,411 | 5,232 | -179 | -3.3 | 3.69 | 3.11 |
| Ag Hmstd: House | 989,537 | 1,062,365 | 72,828 | 7.4 | 10,206 | 8,501 | -1,705 | -16. | 1.03 | 0.80 |
| Ag Hmstd: Land | 3,422,927 | 3,711,437 | 288,511 | 8.4 | 21,597 | 19,895 | -1,701 | -7.9 | 0.63 | 0.54 |
| Ag NonHmstd | 1,070,632 | 1,114,320 | 43,688 | 4.1 | 12,428 | 11,147 | -1,281 | -10. | 1.16 | 1.00 |
| Total | 8,003,020 | 8,709,810 | 706,790 | 8.8 | 79,643 | 70,448 | -9,194 | -11. | 1.00 | 0.81 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|--------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 82,426 | 74,885 | -7,541 | -9.1 | County | 42.64 | 53.23 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 108 | 63 | -44 | -41. | City/Town | 13.57 | 22.34 | 0.000 | 0.00 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 52.31 | 24.99 | 0.925 | 0.463 |
| (=) Taxable Tax Capacity | 82,318 | 74,822 | -7,496 | -9.1 | Special District | 0.51 | 0.89 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 109.03 | 101.46 | 0.925 | 0.463 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 69,400 | 75,300 | 8.5 | 621 | 498 | -123 | -19. | 0.894 | 0.660 |
| Res Hmstd: Avg Val | 104,000 | 112,900 | 8.6 | 1,077 | 927 | -150 | -13. | 1.035 | 0.821 |
| Res Hmstd: Hi Val | 138,700 | 150,500 | 8.5 | 1,695 | 1,360 | -335 | -19. | 1.221 | 0.903 |
| Res Hmstd: Ex-Hi Val | 208,000 | 225,700 | 8.5 | 3,006 | 2,225 | -780 | -26. | 1.444 | 0.985 |
| Comm/Ind: Lo Val | 150,000 | 166,400 | 10.9 | 4,064 | 4,176 | 112 | 2.8 | 2.709 | 2.509 |
| Comm/Ind: Med Val | 300,000 | 332,700 | 10.9 | 9,763 | 9,540 | -223 | -2.3 | 3.254 | 2.867 |
| Comm/Ind: Hi Val | 1,000,000 | 1,109,000 | 10.9 | 36,358 | 34,583 | -1,776 | -4.9 | 3.635 | 3.118 |

House Research

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ANOKA COUNTY

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 10,707,064 | 11,974,002 | 1,266,938 | 11.8 | 134,031 | 117,456 | -16,575 | -12. | 1.25 | 0.98 |
| Res NonHmstd 1Un | 254,105 | 286,264 | 32,159 | 12.7 | 4,076 | 3,348 | -728 | -17. | 1.60 | 1.17 |
| Res NonHmstd 2-3 | 231,124 | 241,159 | 10,035 | 4.3 | 4,508 | 4,210 | -298 | -6.6 | 1.95 | 1.75 |
| Reg Apartments | 387,774 | 429,679 | 41,905 | 10.8 | 10,499 | 8,684 | -1,815 | -17. | 2.71 | 2.02 |
| Low-income Apts | 145,344 | 173,581 | 28,237 | 19.4 | 1,788 | 1,845 | 57 | 3.2 | 1.23 | 1.06 |
| Seasonal Rec | 34,044 | 50,932 | 16,888 | 49.6 | 559 | 846 | 287 | 51.3 | 1.64 | 1.66 |
| Com/Ind Lo Tier | 378,821 | 394,750 | 15,930 | 4.2 | 11,256 | 11,108 | -148 | -1.3 | 2.97 | 2.81 |
| Com/Ind Hi Tier | 1,742,668 | 1,904,683 | 162,015 | 9.3 | 71,480 | 70,671 | -809 | -1.1 | 4.10 | 3.71 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 179,706 | 183,018 | 3,312 | 1.8 | 7,439 | 6,781 | -658 | -8.8 | 4.14 | 3.71 |
| Ag Hmstd: House | 76,522 | 84,011 | 7,489 | 9.8 | 921 | 783 | -138 | -15. | 1.20 | 0.93 |
| Ag Hmstd: Land | 56,402 | 61,801 | 5,399 | 9.6 | 277 | 299 | 22 | 7.8 | 0.49 | 0.48 |
| Ag NonHmstd | 37,966 | 43,303 | 5,338 | 14.1 | 455 | 476 | 21 | 4.6 | 1.20 | 1.10 |
| Total | 14,231,540 | 15,827,183 | 1,595,644 | 11.2 | 247,288 | 226,507 | -20,781 | -8.4 | 1.74 | 1.43 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|---------|--------------|------------------|----------------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 229,842 | 185,414 | -44,428 | -19. | County | 28.69 37.77 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 16,512 | 11,586 | -4,925 | -29. | City/Town | 23.55 38.10 | 0.008 | 0.00 |
| (-) FD Contrib Tax Cap | 23,605 | 15,771 | -7,834 | -33. | School District | 51.85 29.48 | 1.101 | 0.449 |
| (=) Taxable Tax Capacity | 189,725 | 158,056 | -31,669 | -16. | Special District | 6.41 5.86 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 44,219 | 27,361 | -16,858 | -38. | Total | 110.49 111.21 | 1.109 | 0.456 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 84,100 | 91,300 | 8.6 | 849 | 767 | -83 | -9.7 | 1.010 | 0.839 | |
| Res Hmstd: Avg Val | 126,100 | 136,900 | 8.6 | 1,503 | 1,336 | -167 | -11. | 1.191 | 0.975 | |
| Res Hmstd: Hi Val | 168,100 | 182,400 | 8.5 | 2,315 | 1,903 | -412 | -17. | 1.377 | 1.043 | |
| Res Hmstd: Ex-Hi Val | 252,200 | 273,700 | 8.5 | 3,942 | 3,043 | -899 | -22. | 1.562 | 1.111 | |
| Apartment (Mkt rate) | 300,000 | 332,500 | 10.8 | 8,288 | 6,807 | -1,481 | -17. | 2.762 | 2.047 | |
| Comm/Ind: Lo Val | 150,000 | 164,000 | 9.3 | 4,458 | 4,723 | 265 | 5.9 | 2.971 | 2.879 | |
| Comm/Ind: Med Val | 300,000 | 327,900 | 9.3 | 10,704 | 10,820 | 116 | 1.1 | 3.568 | 3.299 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,093,000 | 9.3 | 39,853 | 39,281 | -571 | -1.4 | 3.985 | 3.593 | |

House Research

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WASHINGTON COUNTY

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 9,535,834 | 10,788,500 | 1,252,666 | 13.1 | 133,485 | 114,526 | -18,960 | -14. | 1.40 | 1.06 |
| Res NonHmstd 1Un | 326,504 | 405,378 | 78,874 | 24.2 | 5,481 | 4,740 | -741 | -13. | 1.68 | 1.17 |
| Res NonHmstd 2-3 | 180,052 | 186,112 | 6,060 | 3.4 | 3,455 | 3,036 | -419 | -12. | 1.92 | 1.63 |
| Reg Apartments | 245,417 | 328,681 | 83,264 | 33.9 | 7,189 | 7,065 | -124 | -1.7 | 2.93 | 2.15 |
| Low-income Apts | 74,504 | 77,501 | 2,997 | 4.0 | 971 | 818 | -152 | -15. | 1.30 | 1.06 |
| Seasonal Rec | 79,206 | 80,990 | 1,784 | 2.3 | 1,264 | 1,141 | -123 | -9.8 | 1.60 | 1.41 |
| Com/Ind Lo Tier | 210,592 | 223,960 | 13,367 | 6.3 | 6,403 | 6,313 | -90 | -1.4 | 3.04 | 2.82 |
| Com/Ind Hi Tier | 1,085,201 | 1,297,670 | 212,470 | 19.6 | 46,098 | 48,041 | 1,943 | 4.2 | 4.25 | 3.70 |
| Publ U: Elec Gen | 56,332 | 52,807 | -3,525 | -6.3 | 2,244 | 1,281 | -962 | -42. | 3.98 | 2.43 |
| Publ U: Other | 191,663 | 202,723 | 11,061 | 5.8 | 8,064 | 7,548 | -515 | -6.4 | 4.21 | 3.72 |
| Ag Hmstd: House | 184,063 | 172,843 | -11,220 | -6.1 | 2,344 | 1,608 | -736 | -31. | 1.27 | 0.93 |
| Ag Hmstd: Land | 111,587 | 149,257 | 37,671 | 33.8 | 480 | 591 | 111 | 23.2 | 0.43 | 0.40 |
| Ag NonHmstd | 106,696 | 113,983 | 7,287 | 6.8 | 1,253 | 1,162 | -91 | -7.3 | 1.17 | 1.02 |
| Total | 12,387,650 | 14,080,406 | 1,692,756 | 13.7 | 218,731 | 197,871 | -20,861 | -9.5 | 1.77 | 1.41 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|---------|--------------|------------------|---------------|---------------------|-------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 198,230 | 160,569 | -37,661 | -19. | County | 25.88 34.16 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 8,115 | 5,927 | -2,188 | -27. | City/Town | 22.18 35.80 | 0.088 | 0.07 |
| (-) FD Contrib Tax Cap | 14,796 | 10,519 | -4,277 | -28. | School District | 53.68 28.83 | 1.556 | 1.165 |
| (=) Taxable Tax Capacity | 175,319 | 144,122 | -31,196 | -17. | Special District | 7.20 6.76 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 22,665 | 14,914 | -7,751 | -34. | Total | 108.95 105.55 | 1.644 | 1.245 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 106,900 | 116,000 | 8.5 | 1,217 | 1,101 | -116 | -9.5 | 1.138 | 0.948 |
| Res Hmstd: Avg Val | 160,300 | 174,000 | 8.5 | 2,217 | 1,837 | -380 | -17. | 1.382 | 1.055 |
| Res Hmstd: Hi Val | 213,700 | 231,900 | 8.5 | 3,265 | 2,573 | -692 | -21. | 1.527 | 1.109 |
| Res Hmstd: Ex-Hi Val | 320,500 | 347,800 | 8.5 | 5,360 | 4,045 | -1,316 | -24. | 1.672 | 1.162 |
| Apartment (Mkt rate) | 300,000 | 401,800 | 33.9 | 8,337 | 8,134 | -203 | -2.4 | 2.779 | 2.024 |
| Comm/Ind: Lo Val | 150,000 | 179,400 | 19.6 | 4,476 | 5,293 | 817 | 18.3 | 2.983 | 2.950 |
| Comm/Ind: Med Val | 300,000 | 358,800 | 19.6 | 10,714 | 11,926 | 1,213 | 11.3 | 3.571 | 3.323 |
| Comm/Ind: Hi Val | 1,000,000 | 1,195,800 | 19.6 | 39,825 | 42,874 | 3,049 | 7.7 | 3.982 | 3.585 |

House Research

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DAKOTA COUNTY

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 14,911,341 | 16,730,682 | 1,819,341 | 12.2 | 200,006 | 173,346 | -26,659 | -13. | 1.34 | 1.04 |
| Res NonHmstd 1Un | 415,549 | 497,083 | 81,534 | 19.6 | 6,813 | 5,777 | -1,036 | -15. | 1.64 | 1.16 |
| Res NonHmstd 2-3 | 232,521 | 253,740 | 21,219 | 9.1 | 4,537 | 4,367 | -170 | -3.7 | 1.95 | 1.72 |
| Reg Apartments | 919,736 | 993,491 | 73,755 | 8.0 | 24,633 | 19,577 | -5,056 | -20. | 2.68 | 1.97 |
| Low-income Apts | 113,129 | 142,977 | 29,848 | 26.4 | 1,409 | 1,504 | 95 | 6.7 | 1.25 | 1.05 |
| Seasonal Rec | 24,042 | 27,022 | 2,980 | 12.4 | 445 | 416 | -29 | -6.5 | 1.85 | 1.54 |
| Com/Ind Lo Tier | 409,738 | 425,390 | 15,653 | 3.8 | 12,144 | 11,853 | -291 | -2.4 | 2.96 | 2.79 |
| Com/Ind Hi Tier | 2,829,350 | 3,153,993 | 324,644 | 11.5 | 115,943 | 116,144 | 201 | 0.2 | 4.10 | 3.68 |
| Publ U: Elec Gen | 105,765 | 55,465 | -50,301 | -47.6 | 4,388 | 1,428 | -2,959 | -67. | 4.15 | 2.57 |
| Publ U: Other | 344,502 | 360,290 | 15,788 | 4.6 | 14,196 | 13,356 | -841 | -5.9 | 4.12 | 3.71 |
| Ag Hmstd: House | 166,002 | 180,014 | 14,013 | 8.4 | 2,066 | 1,473 | -593 | -28. | 1.24 | 0.82 |
| Ag Hmstd: Land | 210,484 | 229,706 | 19,222 | 9.1 | 1,215 | 1,007 | -208 | -17. | 0.58 | 0.44 |
| Ag NonHmstd | 126,321 | 136,203 | 9,882 | 7.8 | 1,486 | 1,328 | -159 | -10. | 1.18 | 0.97 |
| Total | 20,808,479 | 23,186,057 | 2,377,577 | 11.4 | 389,280 | 351,577 | -37,704 | -9.7 | 1.87 | 1.52 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|---------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 356,822 | 277,946 | -78,876 | -22. | County | 25.20 | 32.95 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 16,437 | 12,870 | -3,566 | -21. | City/Town | 25.88 | 39.88 | 0.111 | 0.10 |
| (-) FD Contrib Tax Cap | 39,805 | 25,993 | -13,812 | -34. | School District | 50.48 | 25.33 | 1.691 | 1.217 |
| (=) Taxable Tax Capacity | 300,580 | 239,082 | -61,498 | -20. | Special District | 3.62 | 5.00 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 40,912 | 27,840 | -13,072 | -32. | Total | 105.18 | 103.16 | 1.802 | 1.318 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 99,300 | 107,800 | 8.6 | 1,084 | 979 | -106 | -9.7 | 1.092 | 0.907 |
| Res Hmstd: Avg Val | 148,900 | 161,600 | 8.5 | 1,943 | 1,653 | -290 | -14. | 1.304 | 1.022 |
| Res Hmstd: Hi Val | 198,500 | 215,400 | 8.5 | 2,893 | 2,327 | -565 | -19. | 1.457 | 1.080 |
| Res Hmstd: Ex-Hi Val | 297,800 | 323,200 | 8.5 | 4,795 | 3,679 | -1,117 | -23. | 1.610 | 1.138 |
| Apartment (Mkt rate) | 300,000 | 324,100 | 8.0 | 8,114 | 6,445 | -1,668 | -20. | 2.704 | 1.988 |
| Comm/Ind: Lo Val | 150,000 | 167,300 | 11.5 | 4,444 | 4,854 | 410 | 9.2 | 2.962 | 2.901 |
| Comm/Ind: Med Val | 300,000 | 334,500 | 11.5 | 10,627 | 11,044 | 416 | 3.9 | 3.542 | 3.301 |
| Comm/Ind: Hi Val | 1,000,000 | 1,114,800 | 11.5 | 39,482 | 39,928 | 446 | 1.1 | 3.948 | 3.581 |

House Research

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CARVER & SCOTT

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|------------------|-------------------|------------------|-------------|----------------|----------------|----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 6,951,936 | 8,182,896 | 1,230,961 | 17.7 | 109,519 | 92,605 | -16,914 | -15. | 1.58 | 1.13 |
| Res NonHmstd 1Un | 217,325 | 207,189 | -10,135 | -4.7 | 3,992 | 2,559 | -1,432 | -35. | 1.84 | 1.24 |
| Res NonHmstd 2-3 | 152,616 | 180,650 | 28,034 | 18.4 | 3,288 | 3,219 | -69 | -2.1 | 2.15 | 1.78 |
| Reg Apartments | 104,287 | 127,210 | 22,922 | 22.0 | 3,151 | 2,760 | -390 | -12. | 3.02 | 2.17 |
| Low-income Apts | 55,126 | 69,910 | 14,784 | 26.8 | 768 | 789 | 21 | 2.7 | 1.39 | 1.13 |
| Seasonal Rec | 28,980 | 31,415 | 2,435 | 8.4 | 556 | 468 | -88 | -15. | 1.92 | 1.49 |
| Com/Ind Lo Tier | 214,940 | 239,076 | 24,137 | 11.2 | 6,804 | 6,842 | 38 | 0.6 | 3.17 | 2.86 |
| Com/Ind Hi Tier | 967,939 | 1,161,627 | 193,688 | 20.0 | 41,727 | 43,561 | 1,834 | 4.4 | 4.31 | 3.75 |
| Publ U: Elec Gen | 16,893 | 19,075 | 2,182 | 12.9 | 665 | 470 | -195 | -29. | 3.94 | 2.47 |
| Publ U: Other | 99,920 | 103,133 | 3,213 | 3.2 | 4,335 | 3,842 | -493 | -11. | 4.34 | 3.73 |
| Ag Hmstd: House | 345,298 | 361,713 | 16,415 | 4.8 | 4,301 | 3,053 | -1,248 | -29. | 1.25 | 0.84 |
| Ag Hmstd: Land | 406,748 | 442,337 | 35,589 | 8.7 | 2,146 | 1,948 | -198 | -9.2 | 0.53 | 0.44 |
| Ag NonHmstd | 132,404 | 150,436 | 18,032 | 13.6 | 1,631 | 1,535 | -96 | -5.9 | 1.23 | 1.02 |
| Total | 9,694,413 | 11,276,669 | 1,582,255 | 16.3 | 182,885 | 163,653 | -19,232 | -10. | 1.89 | 1.45 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|---------|--------------|------------------|----------------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 152,721 | 126,892 | -25,829 | -16. | County | 36.55 45.07 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 14,461 | 9,295 | -5,166 | -35. | City/Town | 22.64 34.36 | 0.120 | 0.20 |
| (-) FD Contrib Tax Cap | 11,545 | 8,278 | -3,267 | -28. | School District | 54.50 27.97 | 1.721 | 0.859 |
| (=) Taxable Tax Capacity | 126,714 | 109,318 | -17,396 | -13. | Special District | 3.69 5.19 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 15,365 | 11,370 | -3,995 | -26. | Total | 117.38 112.59 | 1.841 | 1.068 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 105,600 | 114,600 | 8.5 | 1,340 | 1,143 | -197 | -14. | 1.269 | 0.997 |
| Res Hmstd: Avg Val | 158,400 | 171,900 | 8.5 | 2,390 | 1,901 | -488 | -20. | 1.508 | 1.106 |
| Res Hmstd: Hi Val | 211,200 | 229,200 | 8.5 | 3,509 | 2,659 | -850 | -24. | 1.661 | 1.160 |
| Res Hmstd: Ex-Hi Val | 316,800 | 343,800 | 8.5 | 5,749 | 4,175 | -1,574 | -27. | 1.814 | 1.214 |
| Apartment (Mkt rate) | 300,000 | 366,000 | 22.0 | 9,004 | 7,809 | -1,195 | -13. | 3.001 | 2.133 |
| Comm/Ind: Lo Val | 150,000 | 180,100 | 20.1 | 4,705 | 5,397 | 692 | 14.7 | 3.136 | 2.996 |
| Comm/Ind: Med Val | 300,000 | 360,100 | 20.0 | 11,256 | 12,159 | 903 | 8.0 | 3.751 | 3.376 |
| Comm/Ind: Hi Val | 1,000,000 | 1,200,200 | 20.0 | 41,825 | 43,719 | 1,893 | 4.5 | 4.182 | 3.642 |

House Research

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 (all figures in \$000s)

NORTHERN HENNEPIN CO.

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 9,451,235 | 10,621,338 | 1,170,103 | 12.4 | 143,029 | 134,227 | -8,802 | -6.2 | 1.51 | 1.26 |
| Res NonHmstd 1Un | 202,529 | 236,994 | 34,464 | 17.0 | 3,856 | 3,456 | -399 | -10. | 1.90 | 1.46 |
| Res NonHmstd 2-3 | 118,225 | 119,873 | 1,648 | 1.4 | 2,685 | 2,517 | -168 | -6.2 | 2.27 | 2.10 |
| Reg Apartments | 489,813 | 574,527 | 84,714 | 17.3 | 15,912 | 15,079 | -834 | -5.2 | 3.25 | 2.62 |
| Low-income Apts | 151,118 | 197,798 | 46,679 | 30.9 | 2,228 | 2,752 | 525 | 23.6 | 1.47 | 1.39 |
| Seasonal Rec | 10,019 | 10,261 | 242 | 2.4 | 215 | 233 | 18 | 8.3 | 2.15 | 2.27 |
| Com/Ind Lo Tier | 267,497 | 275,996 | 8,498 | 3.2 | 8,898 | 8,594 | -304 | -3.4 | 3.33 | 3.11 |
| Com/Ind Hi Tier | 2,040,023 | 2,311,764 | 271,741 | 13.3 | 95,097 | 94,935 | -163 | -0.2 | 4.66 | 4.11 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 162,987 | 167,052 | 4,066 | 2.5 | 7,494 | 6,757 | -738 | -9.8 | 4.60 | 4.04 |
| Ag Hmstd: House | 56,696 | 61,066 | 4,369 | 7.7 | 867 | 737 | -130 | -15. | 1.53 | 1.21 |
| Ag Hmstd: Land | 57,418 | 56,727 | -690 | -1.2 | 345 | 337 | -8 | -2.4 | 0.60 | 0.59 |
| Ag NonHmstd | 55,511 | 67,735 | 12,224 | 22.0 | 815 | 907 | 92 | 11.2 | 1.47 | 1.34 |
| Total | 13,063,072 | 14,701,130 | 1,638,058 | 12.5 | 281,442 | 270,531 | -10,911 | -3.9 | 2.15 | 1.84 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|---------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 220,988 | 177,947 | -43,041 | -19. | County | 37.59 | 50.25 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 26,403 | 18,361 | -8,041 | -30. | City/Town | 27.98 | 44.32 | 0.166 | 0.15 |
| (-) FD Contrib Tax Cap | 25,999 | 17,523 | -8,476 | -32. | School District | 53.97 | 30.73 | 1.518 | 0.972 |
| (=) Taxable Tax Capacity | 168,586 | 142,062 | -26,524 | -15. | Special District | 7.95 | 7.97 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 34,105 | 22,571 | -11,534 | -33. | Total | 127.48 | 133.29 | 1.684 | 1.125 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|-------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Value | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 85,200 | 92,500 | | 8.6 | 1,065 | 1,048 | -18 | -1.6 | 1.250 | 1.132 |
| Res Hmstd: Avg Val | 127,800 | 138,700 | | 8.5 | 1,884 | 1,757 | -127 | -6.7 | 1.473 | 1.266 |
| Res Hmstd: Hi Val | 170,400 | 184,900 | | 8.5 | 2,852 | 2,466 | -385 | -13. | 1.673 | 1.333 |
| Res Hmstd: Ex-Hi Val | 255,600 | 277,400 | | 8.5 | 4,787 | 3,887 | -900 | -18. | 1.872 | 1.401 |
| Apartment (Mkt rate) | 300,000 | 351,900 | | 17.3 | 9,684 | 8,838 | -845 | -8.7 | 3.227 | 2.511 |
| Comm/Ind: Lo Val | 150,000 | 170,000 | | 13.3 | 4,963 | 5,448 | 485 | 9.8 | 3.308 | 3.204 |
| Comm/Ind: Med Val | 300,000 | 340,000 | | 13.3 | 11,888 | 12,384 | 496 | 4.2 | 3.962 | 3.642 |
| Comm/Ind: Hi Val | 1,000,000 | 1,133,300 | | 13.3 | 44,207 | 44,752 | 544 | 1.2 | 4.420 | 3.948 |

House Research

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 (all figures in \$000s)

SOUTHEAST HENNEPIN CO.

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 12,102,517 | 13,224,365 | 1,121,848 | 9.3 | 183,233 | 159,474 | -23,759 | -13. | 1.51 | 1.21 |
| Res NonHmstd 1Un | 377,151 | 419,980 | 42,829 | 11.4 | 6,779 | 5,615 | -1,164 | -17. | 1.80 | 1.34 |
| Res NonHmstd 2-3 | 126,687 | 131,664 | 4,977 | 3.9 | 2,668 | 2,583 | -85 | -3.2 | 2.11 | 1.96 |
| Reg Apartments | 1,198,327 | 1,385,692 | 187,365 | 15.6 | 35,551 | 31,741 | -3,810 | -10. | 2.97 | 2.29 |
| Low-income Apts | 156,567 | 191,774 | 35,207 | 22.5 | 2,120 | 2,386 | 266 | 12.6 | 1.35 | 1.24 |
| Seasonal Rec | 5,752 | 6,221 | 469 | 8.1 | 108 | 97 | -11 | -10. | 1.88 | 1.56 |
| Com/Ind Lo Tier | 339,978 | 336,275 | -3,703 | -1.1 | 10,620 | 10,043 | -578 | -5.4 | 3.12 | 2.99 |
| Com/Ind Hi Tier | 5,237,968 | 5,628,903 | 390,936 | 7.5 | 225,343 | 217,003 | -8,341 | -3.7 | 4.30 | 3.86 |
| Publ U: Elec Gen | 721 | 675 | -46 | -6.3 | 31 | 20 | -12 | -37. | 4.36 | 2.89 |
| Publ U: Other | 142,291 | 145,657 | 3,366 | 2.4 | 6,130 | 5,660 | -470 | -7.7 | 4.31 | 3.89 |
| Ag Hmstd: House | 451 | 483 | 32 | 7.1 | 7 | 5 | -2 | -24. | 1.61 | 1.13 |
| Ag Hmstd: Land | 160 | 160 | 0 | 0.2 | 1 | 1 | 0 | 9.9 | 0.37 | 0.41 |
| Ag NonHmstd | 42 | 42 | 0 | 0.0 | 1 | 0 | 0 | -13. | 1.27 | 1.11 |
| Total | 19,688,611 | 21,471,891 | 1,783,280 | 9.1 | 472,592 | 434,627 | -37,965 | -8.0 | 2.40 | 2.02 |

Tax Base

Tax Rates

| | Taxable Market | | | | Pctg Chng | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|----------|--------------|------------------|---------------|---------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 391,244 | 286,407 | -104,837 | -26. | County | 37.59 | 50.26 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 37,332 | 25,025 | -12,307 | -33. | City/Town | 21.47 | 37.23 | 0.037 | 0.03 |
| (-) FD Contrib Tax Cap | 54,270 | 37,222 | -17,048 | -31. | School District | 46.12 | 19.11 | 1.975 | 1.547 |
| (=) Taxable Tax Capacity | 299,641 | 224,159 | -75,482 | -25. | Special District | 9.13 | 9.45 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 23,414 | 15,190 | -8,223 | -35. | Total | 114.30 | 116.05 | 2.012 | 1.582 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|-------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Value | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 105,800 | 114,800 | | 8.5 | 1,303 | 1,245 | -59 | -4.5 | 1.231 | 1.084 |
| Res Hmstd: Avg Val | 158,700 | 172,200 | | 8.5 | 2,358 | 2,053 | -304 | -12. | 1.485 | 1.192 |
| Res Hmstd: Hi Val | 211,600 | 229,600 | | 8.5 | 3,462 | 2,862 | -600 | -17. | 1.636 | 1.246 |
| Res Hmstd: Ex-Hi Val | 317,300 | 344,300 | | 8.5 | 5,668 | 4,478 | -1,190 | -21. | 1.786 | 1.300 |
| Apartment (Mkt rate) | 300,000 | 347,000 | | 15.7 | 8,833 | 7,798 | -1,036 | -11. | 2.944 | 2.247 |
| Comm/Ind: Lo Val | 150,000 | 161,200 | | 7.5 | 4,659 | 4,858 | 199 | 4.3 | 3.105 | 3.013 |
| Comm/Ind: Med Val | 300,000 | 322,400 | | 7.5 | 11,133 | 11,112 | -21 | -0.2 | 3.711 | 3.446 |
| Comm/Ind: Hi Val | 1,000,000 | 1,074,700 | | 7.5 | 41,348 | 40,297 | -1,050 | -2.5 | 4.134 | 3.749 |

House Research

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SOUTHWEST HENNEPIN CO.

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 15,073,746 | 16,744,039 | 1,670,293 | 11.1 | 243,982 | 201,138 | -42,844 | -17. | 1.62 | 1.20 |
| Res NonHmstd 1Un | 614,269 | 701,448 | 87,179 | 14.2 | 11,396 | 9,071 | -2,325 | -20. | 1.86 | 1.29 |
| Res NonHmstd 2-3 | 224,185 | 235,155 | 10,970 | 4.9 | 4,641 | 4,234 | -407 | -8.8 | 2.07 | 1.80 |
| Reg Apartments | 895,365 | 1,008,879 | 113,514 | 12.7 | 25,724 | 21,878 | -3,846 | -15. | 2.87 | 2.17 |
| Low-income Apts | 71,516 | 86,445 | 14,929 | 20.9 | 957 | 997 | 41 | 4.3 | 1.34 | 1.15 |
| Seasonal Rec | 70,997 | 74,895 | 3,898 | 5.5 | 1,335 | 1,279 | -56 | -4.2 | 1.88 | 1.71 |
| Com/Ind Lo Tier | 294,868 | 302,187 | 7,319 | 2.5 | 9,124 | 8,825 | -299 | -3.3 | 3.09 | 2.92 |
| Com/Ind Hi Tier | 4,075,287 | 4,556,020 | 480,733 | 11.8 | 175,395 | 175,017 | -378 | -0.2 | 4.30 | 3.84 |
| Publ U: Elec Gen | 369 | 370 | 1 | 0.2 | 16 | 10 | -7 | -39. | 4.47 | 2.68 |
| Publ U: Other | 170,688 | 174,263 | 3,575 | 2.1 | 7,309 | 6,648 | -661 | -9.0 | 4.28 | 3.81 |
| Ag Hmstd: House | 54,158 | 57,834 | 3,676 | 6.8 | 824 | 645 | -179 | -21. | 1.52 | 1.12 |
| Ag Hmstd: Land | 39,716 | 41,792 | 2,077 | 5.2 | 215 | 215 | 0 | 0.0 | 0.54 | 0.51 |
| Ag NonHmstd | 49,538 | 54,944 | 5,406 | 10.9 | 615 | 614 | -1 | -0.2 | 1.24 | 1.12 |
| Total | 21,634,701 | 24,038,271 | 2,403,569 | 11.1 | 481,533 | 430,572 | -50,961 | -10. | 2.23 | 1.79 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|----------|--------------|------------------|----------------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 403,475 | 301,335 | -102,140 | -25. | County | 37.59 50.26 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 7,934 | 6,040 | -1,894 | -23. | City/Town | 19.09 30.06 | 0.059 | 0.05 |
| (-) FD Contrib Tax Cap | 51,184 | 34,261 | -16,923 | -33. | School District | 46.56 21.20 | 2.103 | 1.515 |
| (=) Taxable Tax Capacity | 344,357 | 261,034 | -83,324 | -24. | Special District | 7.62 8.92 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 17,285 | 11,520 | -5,764 | -33. | Total | 110.86 110.44 | 2.161 | 1.569 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 143,500 | 155,700 | 8.5 | 1,997 | 1,732 | -266 | -13. | 1.391 | 1.112 |
| Res Hmstd: Avg Val | 215,200 | 233,500 | 8.5 | 3,464 | 2,783 | -681 | -19. | 1.609 | 1.191 |
| Res Hmstd: Hi Val | 287,000 | 311,400 | 8.5 | 4,933 | 3,836 | -1,097 | -22. | 1.718 | 1.231 |
| Res Hmstd: Ex-Hi Val | 430,400 | 467,000 | 8.5 | 7,866 | 5,890 | -1,975 | -25. | 1.827 | 1.261 |
| Apartment (Mkt rate) | 300,000 | 338,100 | 12.7 | 8,630 | 7,252 | -1,379 | -16. | 2.876 | 2.144 |
| Comm/Ind: Lo Val | 150,000 | 167,700 | 11.8 | 4,645 | 5,051 | 406 | 8.7 | 3.096 | 3.012 |
| Comm/Ind: Med Val | 300,000 | 335,400 | 11.8 | 11,091 | 11,482 | 391 | 3.5 | 3.697 | 3.423 |
| Comm/Ind: Hi Val | 1,000,000 | 1,118,000 | 11.8 | 41,171 | 41,491 | 320 | 0.8 | 4.117 | 3.711 |

House Research

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SUBURBAN RAMSEY CO.

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 9,154,832 | 10,020,741 | 865,910 | 9.5 | 130,691 | 104,617 | -26,075 | -20. | 1.43 | 1.04 |
| Res NonHmstd 1Un | 219,014 | 257,782 | 38,768 | 17.7 | 3,830 | 3,090 | -741 | -19. | 1.75 | 1.20 |
| Res NonHmstd 2-3 | 120,339 | 122,334 | 1,995 | 1.7 | 2,489 | 2,135 | -354 | -14. | 2.07 | 1.75 |
| Reg Apartments | 531,158 | 611,376 | 80,217 | 15.1 | 15,791 | 12,901 | -2,890 | -18. | 2.97 | 2.11 |
| Low-income Apts | 131,651 | 165,725 | 34,074 | 25.9 | 1,773 | 1,802 | 29 | 1.7 | 1.35 | 1.09 |
| Seasonal Rec | 8,121 | 8,846 | 726 | 8.9 | 152 | 136 | -17 | -10. | 1.88 | 1.54 |
| Com/Ind Lo Tier | 281,481 | 298,710 | 17,229 | 6.1 | 8,787 | 8,494 | -293 | -3.3 | 3.12 | 2.84 |
| Com/Ind Hi Tier | 2,556,704 | 2,866,448 | 309,744 | 12.1 | 111,074 | 107,320 | -3,754 | -3.4 | 4.34 | 3.74 |
| Publ U: Elec Gen | 0 | 38,205 | 38,205 | 0.0 | 0 | 981 | 981 | 0.0 | 0.00 | 2.57 |
| Publ U: Other | 161,791 | 128,146 | -33,645 | -20.8 | 7,030 | 4,789 | -2,241 | -31. | 4.35 | 3.74 |
| Ag Hmstd: House | 1,698 | 1,695 | -3 | -0.1 | 23 | 17 | -6 | -25. | 1.35 | 1.00 |
| Ag Hmstd: Land | 793 | 807 | 14 | 1.8 | 4 | 4 | 0 | 1.3 | 0.47 | 0.47 |
| Ag NonHmstd | 10,338 | 13,665 | 3,327 | 32.2 | 123 | 136 | 13 | 10.8 | 1.19 | 1.00 |
| Total | 13,177,920 | 14,534,481 | 1,356,561 | 10.3 | 281,767 | 246,423 | -35,345 | -12. | 2.14 | 1.70 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|---------|--------------|------------------|----------------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 238,188 | 182,723 | -55,464 | -23. | County | 42.04 54.96 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 20,972 | 12,227 | -8,746 | -41. | City/Town | 17.94 29.55 | 0.049 | 0.04 |
| (-) FD Contrib Tax Cap | 30,373 | 20,621 | -9,752 | -32. | School District | 47.54 19.99 | 1.782 | 0.936 |
| (=) Taxable Tax Capacity | 186,842 | 149,876 | -36,966 | -19. | Special District | 7.07 4.96 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 28,192 | 17,239 | -10,953 | -38. | Total | 114.60 109.46 | 1.831 | 0.984 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 94,800 | 102,900 | 8.5 | 1,105 | 948 | -157 | -14. | 1.165 | 0.921 |
| Res Hmstd: Avg Val | 142,200 | 154,400 | 8.6 | 1,993 | 1,608 | -385 | -19. | 1.401 | 1.041 |
| Res Hmstd: Hi Val | 189,500 | 205,800 | 8.6 | 2,974 | 2,268 | -706 | -23. | 1.569 | 1.102 |
| Res Hmstd: Ex-Hi Val | 284,300 | 308,700 | 8.6 | 4,940 | 3,588 | -1,352 | -27. | 1.737 | 1.162 |
| Apartment (Mkt rate) | 300,000 | 345,400 | 15.1 | 8,800 | 7,145 | -1,655 | -18. | 2.933 | 2.068 |
| Comm/Ind: Lo Val | 150,000 | 168,200 | 12.1 | 4,658 | 4,920 | 262 | 5.6 | 3.105 | 2.924 |
| Comm/Ind: Med Val | 300,000 | 336,400 | 12.1 | 11,142 | 11,203 | 61 | 0.5 | 3.714 | 3.330 |
| Comm/Ind: Hi Val | 1,000,000 | 1,121,100 | 12.1 | 41,403 | 40,518 | -885 | -2.1 | 4.140 | 3.614 |

House Research

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CITY OF MINNEAPOLIS

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 9,386,512 | 10,311,740 | 925,228 | 9.9 | 149,962 | 139,585 | -10,377 | -6.9 | 1.60 | 1.35 |
| Res NonHmstd 1Un | 602,424 | 649,118 | 46,694 | 7.8 | 11,745 | 10,087 | -1,658 | -14. | 1.95 | 1.55 |
| Res NonHmstd 2-3 | 485,171 | 538,218 | 53,047 | 10.9 | 11,606 | 12,155 | 549 | 4.7 | 2.39 | 2.26 |
| Reg Apartments | 1,435,301 | 1,854,360 | 419,060 | 29.2 | 49,281 | 50,471 | 1,190 | 2.4 | 3.43 | 2.72 |
| Low-income Apts | 314,847 | 387,485 | 72,638 | 23.1 | 4,781 | 5,396 | 614 | 12.8 | 1.52 | 1.39 |
| Seasonal Rec | 122 | 135 | 14 | 11.2 | 2 | 2 | 0 | 5.4 | 1.79 | 1.70 |
| Com/Ind Lo Tier | 523,962 | 549,906 | 25,944 | 5.0 | 18,027 | 17,485 | -542 | -3.0 | 3.44 | 3.18 |
| Com/Ind Hi Tier | 5,019,230 | 5,548,105 | 528,875 | 10.5 | 239,467 | 233,755 | -5,712 | -2.4 | 4.77 | 4.21 |
| Publ U: Elec Gen | 74,797 | 68,911 | -5,886 | -7.9 | 3,599 | 2,111 | -1,488 | -41. | 4.81 | 3.06 |
| Publ U: Other | 251,548 | 263,992 | 12,445 | 4.9 | 12,077 | 11,101 | -975 | -8.1 | 4.80 | 4.21 |
| Ag Hmstd: House | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Ag Hmstd: Land | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Ag NonHmstd | 402 | 473 | 71 | 17.5 | 6 | 7 | 1 | 12.4 | 1.53 | 1.47 |
| Total | 18,094,314 | 20,172,442 | 2,078,128 | 11.5 | 500,554 | 482,155 | -18,399 | -3.7 | 2.77 | 2.39 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | | |
|--------------------------|----------------|------------|---------|--------------|------------------|---------------|---------------------|--------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 362,984 | 280,716 | -82,268 | -22. | County | 33.60 | 44.62 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 53,826 | 42,736 | -11,090 | -20. | City/Town | 43.06 | 58.84 | 0.000 | 0.00 |
| (-) FD Contrib Tax Cap | 46,884 | 30,803 | -16,081 | -34. | School District | 52.00 | 32.86 | 1.509 | 0.790 |
| (=) Taxable Tax Capacity | 262,274 | 207,177 | -55,098 | -21. | Special District | 8.12 | 10.50 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 46,402 | 34,127 | -12,275 | -26. | Total | 136.78 | 146.82 | 1.509 | 0.790 |

Tax Burdens on
Hypothetical

| | Taxable Market | | | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|----------------|------------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Pctg Chng | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 75,100 | 81,500 | 8.5 | 928 | 962 | 34 | 3.6 | 1.236 | 1.180 |
| Res Hmstd: Avg Val | 112,700 | 122,300 | 8.5 | 1,652 | 1,630 | -22 | -1.3 | 1.465 | 1.332 |
| Res Hmstd: Hi Val | 150,200 | 163,000 | 8.5 | 2,551 | 2,296 | -254 | -10. | 1.698 | 1.408 |
| Res Hmstd: Ex-Hi Val | 225,300 | 244,500 | 8.5 | 4,359 | 3,631 | -728 | -16. | 1.934 | 1.484 |
| Apartment (Mkt rate) | 300,000 | 387,600 | 29.2 | 10,301 | 10,550 | 249 | 2.4 | 3.433 | 2.721 |
| Comm/Ind: Lo Val | 150,000 | 165,900 | 10.6 | 5,161 | 5,439 | 279 | 5.4 | 3.440 | 3.278 |
| Comm/Ind: Med Val | 300,000 | 331,700 | 10.6 | 12,378 | 12,425 | 47 | 0.4 | 4.125 | 3.745 |
| Comm/Ind: Hi Val | 1,000,000 | 1,105,400 | 10.5 | 46,057 | 45,023 | -1,034 | -2.2 | 4.605 | 4.072 |

House Research

Simulation 2A7 Baseline Final Pay 2001
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 (all figures in \$000s)

CITY OF ST. PAUL

| Tax Burdens by Property Class | Taxable Market | | | | Net Tax | | | | Effective Tax Rates | |
|----------------------------------|-------------------|-------------------|------------------|-------------|----------------|----------------|----------------|-------------|------------------------|-------------|
| | Baseline | Alternativ | Chang | Pctg Chn | Baseline | Alternativ | Chang | Pctg Chn | Bas | Alte |
| Res Hmstd | 6,365,610 | 6,932,514 | 566,905 | 8.9 | 91,382 | 73,900 | -17,481 | -19. | 1.44 | 1.07 |
| Res NonHmstd 1Un | 221,127 | 253,288 | 32,161 | 14.5 | 4,019 | 3,288 | -731 | -18. | 1.82 | 1.30 |
| Res NonHmstd 2-3 | 191,207 | 214,005 | 22,797 | 11.9 | 4,436 | 4,128 | -308 | -6.9 | 2.32 | 1.93 |
| Reg Apartments | 672,346 | 862,147 | 189,801 | 28.2 | 22,509 | 20,118 | -2,390 | -10. | 3.35 | 2.33 |
| Low-income Apts | 207,506 | 295,429 | 87,923 | 42.4 | 2,989 | 3,447 | 458 | 15.3 | 1.44 | 1.17 |
| Seasonal Rec | 1,079 | 1,135 | 56 | 5.2 | 21 | 19 | -2 | -10. | 1.99 | 1.70 |
| Com/Ind Lo Tier | 349,819 | 364,632 | 14,813 | 4.2 | 11,740 | 10,611 | -1,128 | -9.6 | 3.36 | 2.91 |
| Com/Ind Hi Tier | 1,970,967 | 2,109,945 | 138,978 | 7.1 | 92,186 | 81,868 | -10,317 | -11. | 4.68 | 3.88 |
| Publ U: Elec Gen | 37,243 | 46,740 | 9,497 | 25.5 | 1,758 | 1,276 | -483 | -27. | 4.72 | 2.73 |
| Publ U: Other | 161,502 | 156,617 | -4,885 | -3.0 | 7,617 | 6,075 | -1,542 | -20. | 4.72 | 3.88 |
| Ag Hmstd: House | 0 | 42 | 42 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.90 |
| Ag Hmstd: Land | 59 | 67 | 7 | 12.3 | 0 | 0 | 0 | 37.6 | 0.42 | 0.51 |
| Ag NonHmstd | 461 | 618 | 157 | 34.1 | 7 | 8 | 1 | 20.0 | 1.45 | 1.30 |
| Total | 10,178,926 | 11,237,178 | 1,058,252 | 10.4 | 238,665 | 204,741 | -33,924 | -14. | 2.34 | 1.82 |

Tax Base

Tax Rates

| | Taxable Market | | | | Net Tax Cap | | Ref Mkt Val (mills) | |
|--------------------------|----------------|------------|---------|--------------|------------------|----------------------|---------------------|--------------|
| | Baseline | Alternativ | Change | Pctg Chng | Base | Alter | Base | Alter |
| Total Tax Capacity | 181,951 | 144,948 | -37,004 | -20. | County | 38.35 50.15 | 0.000 | 0.00 |
| (-) TIF Tax Capacity | 18,732 | 13,291 | -5,440 | -29. | City/Town | 32.74 38.70 | 0.000 | 0.00 |
| (-) FD Contrib Tax Cap | 15,745 | 13,176 | -2,569 | -16. | School District | 57.20 34.72 | 0.784 | 0.003 |
| (=) Taxable Tax Capacity | 147,475 | 118,481 | -28,994 | -19. | Special District | 7.94 6.06 | 0.000 | 0.00 |
| FD Distrib Tax Cap | 42,897 | 32,136 | -10,760 | -25. | Total | 136.22 129.62 | 0.784 | 0.003 |

Tax Burdens on
Hypothetical

| | Taxable Market Value | | | Pctg Chng | Net Tax | | | | Effectiv Tax Rates | |
|----------------------|-------------------------|------------|------|--------------|----------|------------|--------|--------------|-----------------------|-------|
| | Baseline | Alternativ | Chng | | Baseline | Alternativ | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 67,300 | 73,100 | 8.6 | 774 | 655 | -119 | -15. | 1.150 | 0.896 | |
| Res Hmstd: Avg Val | 100,900 | 109,500 | 8.5 | 1,334 | 1,146 | -189 | -14. | 1.322 | 1.046 | |
| Res Hmstd: Hi Val | 134,600 | 146,200 | 8.6 | 2,068 | 1,655 | -413 | -20. | 1.536 | 1.131 | |
| Res Hmstd: Ex-Hi Val | 201,800 | 219,300 | 8.7 | 3,631 | 2,668 | -963 | -26. | 1.799 | 1.216 | |
| Apartment (Mkt rate) | 300,000 | 384,700 | 28.2 | 10,043 | 8,977 | -1,066 | -10. | 3.347 | 2.333 | |
| Comm/Ind: Lo Val | 150,000 | 160,600 | 7.1 | 5,034 | 4,777 | -257 | -5.1 | 3.355 | 2.974 | |
| Comm/Ind: Med Val | 300,000 | 321,200 | 7.1 | 12,116 | 11,008 | -1,108 | -9.1 | 4.038 | 3.427 | |
| Comm/Ind: Hi Val | 1,000,000 | 1,070,600 | 7.1 | 45,168 | 40,086 | -5,082 | -11. | 4.516 | 3.744 | |

Baseline Legal Class

| | Legal Class | Class Rate | Mkt Val | Net Tax Cap | Net Tax |
|-------|------------------------------------|------------|------------|-------------|---------|
| 162 | Farm 1b Hmstd HGA: <32K | 0.004 | 10,865 | 49 | 48 |
| 163 | Ag Hmstd HGA: <72K | 0.010 | 5,364,997 | 53,650 | 51,434 |
| 164 | Ag Hmstd HGA: 72K-76K | 0.010 | 138,464 | 1,385 | 1,306 |
| 165 | Ag Hmstd HGA: 76K-115K | 0.016 | 811,497 | 13,390 | 12,041 |
| 166 | Ag Hmstd HGA: >115K | 0.016 | 588,031 | 9,703 | 11,310 |
| 167 | Farm 1b Hmstd land <32K | 0.004 | 1,134 | 4 | 4 |
| 168 | Ag Hmstd <72K: <320 Acres | 0.004 | 6,150,632 | 21,527 | 21,586 |
| 169 | Ag Hmstd <72K: >320 Acres | 0.004 | 5,685 | 20 | 21 |
| 170 | Ag Hmstd 72K-76K: <320 Acres | 0.004 | 250,726 | 878 | 868 |
| 171 | Ag Hmstd 72K-76K: >320 Acres | 0.004 | 2,080 | 7 | 8 |
| 172 | Ag Hmstd 76K-115K: <320 Acres | 0.004 | 2,139,601 | 7,489 | 7,353 |
| 173 | Ag Hmstd 76K-115K: >320 Acres | 0.004 | 48,517 | 170 | 185 |
| 174 | Ag Hmstd 115K-600K: <320 Acres | 0.008 | 7,566,538 | 60,532 | 57,572 |
| 175 | Ag Hmstd 115K-600K: >320 Acres | 0.008 | 1,671,480 | 13,372 | 13,542 |
| 176 | Ag Hmstd >600K: <320 Acres | 0.012 | 87,244 | 1,047 | 980 |
| 177 | Ag Hmstd >600K: >320 Acres | 0.012 | 1,716,373 | 20,596 | 19,620 |
| 179 | Ag Non-homestead | 0.012 | 9,133,549 | 109,603 | 107,762 |
| 180 | Migrant Housing: <76K | 0.010 | 748 | 7 | 9 |
| 181 | Migrant Housing: 76K - 115K | 0.016 | 77 | 1 | 2 |
| 186 | Timberlands | 0.012 | 511,866 | 6,142 | 6,340 |
| 187 | Non-comm seasonal-rec-res: <72K | 0.012 | 5,584,603 | 67,015 | 77,752 |
| 188 | Non-comm seasonal-rec-res: 72K-76K | 0.012 | 129,838 | 1,558 | 1,732 |
| 189.1 | Non-comm seasonal-rec-res: 76K - | 0.016 | 1,541,582 | 25,436 | 27,037 |
| 189.2 | Non-comm seasonal-rec-res: >200K | 0.016 | 376,246 | 6,208 | 6,186 |
| 192 | Res 1b Hmstd <32K | 0.004 | 181,450 | 817 | 895 |
| 193 | Res Hmstd: <72K | 0.010 | 85,166,819 | 851,668 | 908,865 |
| 194 | Res Hmstd: 72K-76K | 0.010 | 3,826,250 | 38,263 | 40,382 |
| 195 | Res Hmstd: 76K - 115K | 0.016 | 28,980,991 | 478,186 | 472,947 |
| 196.1 | Res Hmstd: 115K - 200K | 0.016 | 23,133,945 | 381,710 | 477,826 |
| 196.2 | Res Hmstd: > 200K | 0.016 | 11,668,499 | 192,530 | 239,154 |
| 198 | Res Non-hmstd 1 unit: <76K | 0.012 | 4,225,940 | 50,711 | 68,329 |
| 199 | Res Non-hmstd 1 unit: 76K - 115K | 0.016 | 715,552 | 11,807 | 15,002 |
| 200 | Res Non-hmstd 1 unit: >115K | 0.016 | 1,023,995 | 16,896 | 21,043 |
| 202 | Res Non-hmstd 2-3 units | 0.016 | 2,644,190 | 43,629 | 57,549 |
| 205 | Regular apartments (4a) | 0.024 | 8,249,335 | 197,984 | 254,257 |
| 206 | Sm city apartment | 0.022 | 161,690 | 3,476 | 5,351 |
| 207 | Low income apartments (4d) | 0.010 | 2,144,772 | 21,448 | 30,407 |
| 208 | Non-prof student housing/Comm Serv | 0.016 | 23,783 | 392 | 554 |
| 209 | Student housing | 0.012 | 14,995 | 180 | 265 |
| 210 | Manufactured home park land | 0.016 | 356,352 | 5,880 | 7,445 |
| 212 | Comm seasonal-rec-res: 1c <32K | 0.010 | 40,375 | 404 | 482 |

House Research

| Simulation | 2A7 | Baseline | Final Pay 2001 | | | Page 33 |
|------------|------------------------------------|-------------|----------------|------------|---------|-------------------------|
| 8/21/2002 | 11:34 | Alternative | Final Pay 2002 | | | (all figures in \$000s) |
| 213 | Comm seasonal-rec-res: 1c >32K | | 0.010 | 219,856 | 2,199 | 2,457 |
| | | | Report | | | |
| 214 | Comm seasonal-rec-res: 4c | | 0.016 | 197,773 | 3,263 | 3,639 |
| 215 | Qualifying golf courses | | 0.016 | 136,979 | 2,260 | 2,662 |
| 216 | Metro Non-profit Indoor Rec | | 0.016 | 435 | 7 | 7 |
| 218 | Commercial pref: <100K | | 0.024 | 4,670,628 | 112,095 | 152,229 |
| 219 | Commercial pref: 100K - 150K | | 0.024 | 1,327,756 | 31,866 | 42,483 |
| 220 | Commercial pref: 150K - 250K | | 0.034 | 2,079,284 | 70,696 | 92,553 |
| 221 | Commercial: >250K | | 0.034 | 20,938,686 | 711,915 | 927,642 |
| 222 | Comm competitive zone: <50K | | 0.024 | 100 | 2 | 2 |
| 223 | Comm competitive zone: 50K - 150K | | 0.024 | 200 | 5 | 5 |
| 224 | Comm competitive zone: >150K | | 0.034 | 275 | 9 | 6 |
| 225 | Comm border city: <100K | | 0.024 | 28,349 | 680 | 655 |
| 226 | Comm border city: 100K - 150K | | 0.024 | 8,111 | 195 | 187 |
| 227 | Comm border city: 150K - 250K | | 0.034 | 12,437 | 423 | 286 |
| 228 | Comm border city: >250K | | 0.034 | 37,711 | 1,282 | 867 |
| 229 | Comm transit zone: <100K | | 0.024 | 4,697 | 113 | 157 |
| 230 | Comm transit zone: 100K-150K | | 0.024 | 2,243 | 54 | 75 |
| 231 | Comm transit zone struct:150K-250K | | 0.030 | 6,687 | 199 | 279 |
| 232 | Comm transit zone struct: >250K | | 0.030 | 433,583 | 12,899 | 18,208 |
| 233 | Comm transit zone exist: 150K-250K | | 0.034 | 3,610 | 123 | 168 |
| 234 | Comm transit zone exist: >250K | | 0.034 | 94,481 | 3,212 | 4,423 |
| 237 | Industrial pref: <100K | | 0.024 | 780,325 | 18,728 | 25,272 |
| 238 | Industrial pref: 100K-150K | | 0.024 | 328,518 | 7,884 | 10,605 |
| 239 | Industrial pref: 150K-250K | | 0.034 | 636,290 | 21,634 | 28,660 |
| 240 | Industrial pref: >250K | | 0.034 | 8,532,158 | 290,093 | 376,304 |
| 244 | Ind border city: <100K | | 0.024 | 1,015 | 24 | 23 |
| 245 | Ind border city: 100K-150K | | 0.024 | 352 | 8 | 8 |
| 246 | Ind border city: 150K-250K | | 0.034 | 1,230 | 42 | 28 |
| 247 | Ind border city: >250K | | 0.034 | 30,793 | 1,047 | 708 |
| 248 | Ind Transit Zone: <100K | | 0.024 | 3,614 | 87 | 121 |
| 249 | Ind Transit Zone: 100K-150K | | 0.024 | 1,721 | 41 | 58 |
| 250 | Ind Transit Zone Struct: 150K-250K | | 0.030 | 4,843 | 144 | 203 |
| 251 | Ind Transit Zone Struct: >250K | | 0.030 | 83,767 | 2,492 | 3,443 |
| 252 | Ind Transit Zone exist: 150K-250K | | 0.034 | 2,840 | 97 | 134 |
| 253 | Ind Transit Zone exist: >250K | | 0.034 | 27,848 | 947 | 1,314 |
| 256 | Publ Util: land & bldgs <100K | | 0.024 | 60,118 | 1,443 | 1,861 |
| 257 | Publ Util: land & bldgs: 100K-150K | | 0.024 | 14,598 | 350 | 454 |
| 258 | Publ Util: land & bldgs >150K | | 0.034 | 678,662 | 23,075 | 29,131 |
| 259.1 | Publ Util: machinery (exc generat) | | 0.034 | 849,984 | 28,899 | 35,196 |
| 259.2 | Publ Util: Electric Generat Mach | | 0.034 | 1,554,961 | 52,869 | 66,490 |
| 261 | Railroad <100K | | 0.024 | 16,360 | 393 | 516 |
| 262 | Railroad: 100K-150K | | 0.024 | 7,029 | 169 | 218 |
| 263 | Railroad >150K | | 0.034 | 462,402 | 15,722 | 20,354 |
| 265 | Mineral | | 0.034 | 3,612 | 123 | 176 |

House Research

| Simulation | 2A7 | Baseline | Final Pay 2001 | | | Page 34 |
|--------------------|--|--------------------|-----------------------|-------------|-----------|-------------------------|
| 8/21/2002 | 11:34 | Alternative | Final Pay 2002 | | | (all figures in \$000s) |
| 266 | Misc class 5 | | 0.034 | 1,157 | 39 | 56 |
| 269 | Personal: 3f | | 0.010 | 11,194 | 112 | 147 |
| 270 | Non-comm aircraft hangars | | 0.016 | 22,731 | 375 | 481 |
| 271.1 | Pers: It31 tools&mach excl elec gen | | 0.034 | 111,399 | 3,788 | 4,844 |
| 271.2 | Pers: It31 electric generation mach | | 0.034 | 15,779 | 536 | 511 |
| 272 | Pers: Item 32 struct/leased land | | 0.016 | 109,429 | 1,806 | 2,258 |
| 273 | Pers: Item 33 ag real estate | | 0.012 | 8,693 | 104 | 142 |
| 275.1 | Pers: Item 41 struct excl elec gen | | 0.034 | 341,931 | 11,626 | 10,978 |
| 275.2 | Pers: It41 electric generation mach | | 0.034 | 13,438 | 457 | 447 |
| 276 | Pers: Item 41 EZ <100K | | 0.024 | 518 | 12 | 12 |
| 277 | Pers: Item 41 EZ: 100K-150K | | 0.024 | 101 | 2 | 2 |
| 278 | Pers: Item 41 EZ >150K | | 0.034 | 610 | 21 | 14 |
| 281 | Pers: Item 41 TZ: >150K | | 0.030 | 1,675 | 50 | 69 |
| 282 | Pers: Item 42 struct/RR land | | 0.034 | 38,875 | 1,322 | 1,968 |
| 289 | Pers: Item 43 leased real estate | | 0.034 | 233,093 | 7,925 | 7,966 |
| 290 | Pers: Item 44 electric util trans lines | | 0.034 | 1,368,686 | 46,535 | 60,652 |
| 291 | Pers: Item 44 electric util distri lines | | 0.034 | 145,678 | 4,953 | 6,644 |
| 292 | Pers: Item 45 syst/gas utils | | 0.034 | 1,499,189 | 50,972 | 62,623 |
| 293 | Pers: Item 46 syst/water utils | | 0.034 | 1,317 | 45 | 58 |
| 294 | Pers: Item 48 misc | | 0.034 | 47,568 | 1,617 | 2,036 |
| State Total | | | | 264,651,288 | 4,267,876 | 5,037,626 |

Alternative Legal Class

| Legal Class | Class Rate | Mkt Val | Net Tax Cap | Net Tax |
|--|-------------------|----------------|--------------------|----------------|
| 124 Farm 1b Hmstd HGA: <32K | 0.450 | 11,764 | 53 | 42 |
| 125 Ag Hmstd HGA: <76K | 1.000 | 5,599,978 | 56,000 | 42,014 |
| 126 Ag Hmstd HGA: 76K-500K | 1.000 | 1,708,319 | 17,083 | 20,708 |
| 127 Ag Hmstd HGA: >500K | 1.250 | 21,080 | 263 | 315 |
| 128 Farm 1b Hmstd land: <32K | 0.450 | 1,101 | 5 | 4 |
| 129.1 Ag Hmstd land & bldgs: <115K | 0.550 | 8,995,183 | 49,474 | 35,589 |
| 129.2 Ag Hmstd land & bldgs: 115K-300K | 0.550 | 6,473,368 | 35,604 | 36,562 |
| 130 Ag Hmstd land & bldgs: 300K-600K | 0.550 | 3,680,345 | 20,242 | 20,250 |
| 131 Ag Hmstd land & bldgs: >600K | 1.000 | 2,147,694 | 21,477 | 21,063 |
| 133 Ag Non-homestead | 1.000 | 8,976,673 | 89,767 | 92,461 |
| 134 Migrant Housing: <500K | 1.000 | 671 | 7 | 7 |
| 139 Timberlands | 1.000 | 523,660 | 5,237 | 6,235 |
| 140 Non-comm seasonal-rec-res: <76K | 1.000 | 6,047,160 | 60,472 | 77,092 |
| 141 Non-comm seasonal-rec-res: 76K - | 1.000 | 2,303,185 | 23,032 | 35,119 |
| 142 Non-comm seasonal-rec-res: >500K | 1.250 | 84,790 | 1,060 | 1,599 |
| 145 Res 1b Hmstd <32K | 0.450 | 190,885 | 859 | 845 |
| 146 Res Hmstd: <76K | 1.000 | 91,991,668 | 919,917 | 884,564 |
| 147 Res Hmstd: 76K - 500K | 1.000 | 76,126,770 | 761,268 | 951,828 |

House Research

| Simulation | 2A7 | Baseline | Final Pay 2001 | | | Page 35 |
|-------------------|---|--------------------|-----------------------|---------|-----------|-------------------------|
| 8/21/2002 | 11:34 | Alternative | Final Pay 2002 | | | (all figures in \$000s) |
| 148 | Res Hmstd: > 500K | 1.250 | 1,986,736 | 24,834 | 29,886 | |
| 150 | Res Non-hmstd 1 unit: <76K | 1.000 | 4,549,834 | 45,498 | 59,702 | |
| 151 | Res Non-hmstd 1 unit: 76K - 500K | 1.000 | 2,037,610 | 20,376 | 25,581 | |
| 152 | Res Non-hmstd 1 unit: >500K | 1.250 | 185,603 | 2,320 | 2,781 | |
| 154 | Res Non-hmstd 2-3 units | 1.500 | 2,907,320 | 43,610 | 56,292 | |
| 157 | Regular apartments (4a) | 1.800 | 9,874,375 | 177,739 | 231,123 | |
| 158 | Low income apartments (4d) | 0.900 | 2,563,062 | 23,068 | 31,622 | |
| 159 | Non-prof student housing/Comm Serv | 1.500 | 28,178 | 423 | 599 | |
| 160 | Student housing | 1.000 | 18,625 | 186 | 266 | |
| 161 | Manufactured home park land | 1.500 | 380,689 | 5,710 | 6,966 | |
| 163 | Comm seasonal-rec-res: 1c | 1.000 | 213,410 | 2,134 | 2,129 | |
| 164 | Comm seasonal-rec-res: 4c <500K | 1.000 | 198,594 | 1,986 | 3,252 | |
| 165 | Comm seasonal-rec-res: 4c >500K | 1.250 | 33,868 | 423 | 674 | |
| 166 | Qualifying golf courses | 1.250 | 157,956 | 1,974 | 2,229 | |
| 169 | Commercial pref: <150K | 1.500 | 6,418,319 | 96,275 | 187,028 | |
| 170 | Commercial: >150K | 2.000 | 26,711,500 | 534,230 | 1,033,354 | |
| 171 | Comm competitive zone: <150K | 1.500 | 326 | 5 | 7 | |
| 172 | Comm competitive zone: >150K | 2.000 | 253 | 5 | 6 | |
| 173 | Comm border city: <150K | 1.500 | 36,888 | 553 | 851 | |
| 174 | Comm border city: >150K | 2.000 | 53,035 | 1,061 | 1,220 | |
| 176 | Industrial pref: <150K | 1.500 | 1,139,066 | 17,086 | 33,591 | |
| 177 | Industrial pref: >150K | 2.000 | 10,005,026 | 200,101 | 386,598 | |
| 180 | Ind border city: <150K | 1.500 | 1,332 | 20 | 31 | |
| 181 | Ind border city: >150K | 2.000 | 32,536 | 651 | 748 | |
| 183 | Publ Util: land & bldgs <150K | 1.500 | 79,014 | 1,185 | 2,218 | |
| 184 | Publ Util: land & bldgs >150K | 2.000 | 565,947 | 11,319 | 21,960 | |
| 185 | Publ Util: Electric Generat Mach | 2.000 | 1,545,703 | 30,914 | 41,458 | |
| 186 | Publ Util: Other Machinery | 2.000 | 1,003,434 | 20,069 | 36,256 | |
| 188 | Railroad <150K | 1.500 | 26,143 | 392 | 731 | |
| 189 | Railroad >150K | 2.000 | 479,190 | 9,584 | 18,082 | |
| 191 | Mineral | 2.000 | 3,382 | 68 | 158 | |
| 192 | Misc class 5 | 2.000 | 1,241 | 25 | 52 | |
| 195 | Personal: 3f | 1.000 | 8,342 | 83 | 104 | |
| 196 | Non-comm aircraft hangars | 1.500 | 38,899 | 583 | 1,027 | |
| 197 | Pers: Item31 tools & machinery | 2.000 | 122,314 | 2,446 | 4,433 | |
| 198 | Pers: It32 str/leased land: non C/I,SRR | 1.000 | 13,745 | 137 | 159 | |
| 199 | Pers: It32 str/leased land: NCSRR | 1.000 | 44,836 | 448 | 594 | |
| 200 | Pers: It32 str/leased land: 76K-500K | 1.000 | 1,202 | 12 | 18 | |
| 202 | Pers: It32 str/leased land: C/I | 2.000 | 33,029 | 661 | 1,273 | |
| 203 | Pers: Item 33 ag real estate | 1.000 | 12,664 | 127 | 149 | |
| 205 | Pers: It41 str/leased land: C/I | 2.000 | 389,828 | 7,797 | 11,031 | |
| 206 | Pers: It41 str/leased land: NCSRR | 1.000 | 264 | 3 | 5 | |
| 209 | Pers: It41 str/leased land: non C/I,SRR | 1.000 | 80 | 1 | 1 | |
| 210 | Pers: Item41: Border Enterprize Zone | 2.000 | 839 | 17 | 19 | |

Report

House Research

| Simulation 8/21/2002 | 2A7 11:34 | Baseline Alternative | Final Pay 2001 Final Pay 2002 | | | Page 36 (all figures in \$000s) |
|-------------------------|--|-------------------------|----------------------------------|-------------|-----------|------------------------------------|
| 211 | Pers: Item 42 struct/RR land | | 2.000 | 37,785 | 756 | 1,590 |
| 213 | Pers: It43 leased real estate: non C/I | | 1.500 | 5,225 | 78 | 120 |
| 214 | Pers: Item 43 leased real estate: C/I | | 2.000 | 231,298 | 4,626 | 6,621 |
| 215 | Pers: Item 44T electric util trans lines | | 2.000 | 1,371,555 | 27,431 | 52,123 |
| 216 | Pers: Item 44D electric util distrib lines | | 2.000 | 172,286 | 3,446 | 6,715 |
| 217 | Pers: Item 45 syst/gas utils | | 2.000 | 1,558,179 | 31,164 | 55,990 |
| 218 | Pers: Item 46 syst/water utils | | 2.000 | 2,334 | 47 | 90 |
| 219 | Pers: Item 48 misc | | 2.000 | 15,861 | 317 | 604 |
| State Total | | | | 292,183,052 | 3,415,819 | 4,586,413 |

Baseline Levy Summary

Levy Summary Report

| | County | City | Town | School District | Special District | State | Total |
|--------------------------------|-------------------------|---------|---------|----------------------------|---------------------|--------|-----------|
| Certified NTC | 1,576,851 | 911,836 | 104,338 | 2,015,178 | 192,967 | 0 | 4,801,170 |
| Certified MKV | 537 | 104,999 | 72 | 369,569 | 0 | 0 | 475,177 |
| Fiscal Disparities Levy | 113,824 | 91,276 | 1,413 | 201,602 | 27,145 | 0 | 435,260 |
| Disparity Reduction Aid | 12,175 | 0 | 837 | 10,334 | 0 | 0 | 23,346 |
| Spread NTC Levy | 1,450,852 | 820,560 | 102,088 | 1,846,427 | 170,822 | 0 | 4,390,749 |
| Spread MKV Levy | 537 | 104,999 | 72 | 336,717 | 0 | 0 | 442,325 |
| Tax Incr Financing Levy | | | | | | | 341,294 |
| | Homestead Credit | 401,030 | | Taconite credit | | 15,026 | |
| | Agricultural | 55,309 | | Disparity Reduction | | 5,677 | |

Alternative Levy Summary

Levy Summary Report

| | County | City | Town | School District | Special District | State | Total |
|--------------------------------|-------------------------|-----------|---------|----------------------------|---------------------|---------|-----------|
| Certified NTC | 1,684,524 | 1,060,224 | 136,770 | 838,767 | 165,174 | 585,343 | 4,470,803 |
| Certified MKV | 497 | 11,957 | 0 | 229,516 | 0 | 0 | 241,970 |
| Fiscal Disparities Levy | 124,203 | 103,874 | 1,234 | 88,286 | 19,530 | 0 | 337,127 |
| Disparity Reduction Aid | 9,495 | 0 | 667 | 8,010 | 0 | 0 | 18,172 |
| Spread NTC Levy | 1,550,826 | 956,350 | 134,869 | 761,089 | 150,645 | 585,343 | 4,139,123 |
| Spread MKV Levy | 497 | 11,957 | 0 | 210,897 | 0 | 0 | 223,351 |
| Tax Incr Financing Levy | | | | | | | 247,202 |
| | Homestead Credit | 323,858 | | Taconite credit | | 15,542 | |
| | Agricultural | 17,993 | | Disparity Reduction | | 3,045 | |