

# House Research Simulation Report: Property Tax

**Simulation #11E3**

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## DESCRIPTION

**BASELINE: Projected Pay 2012: Current law**

**ALTERNATIVE: Projected Pay 2012: HF 42 & HF 934**

This report compares projected property taxes payable in 2012 under current law to projected property tax burdens if the House omnibus tax bill (HF 42) and omnibus K-12 finance bill (HF 934) were in effect. The payable 2012 baseline is the result of a joint working group consisting of staff from the House and Senate and the Departments of Education and Revenue. Property value projections are based on growth patterns for the previous year, plus input from county assessors. Non-school levy projections are based on growth rates from recent years. School levies are based on Dept. of Education statewide estimates, apportioned to individual school districts using district-specific data. The alternative models the aid cuts and associated levy back amounts, the market value homestead credit conversion and its associated levy impacts, the effects of the levy limits, the reduction in the state general levy, and the modification to disparity reduction aid from the tax bill and the changes to integration levies, alternative facilities levies, and operating capital levies in the K-12 finance bill.

## KEY POINTS

- **Statewide, property taxes would be higher by \$369 million, or 4.5%**, according to the simulation. The overall tax impacts are +5.3% in Greater Minnesota and +4% in the Metro area. Overall tax change effects vary by region from a low of +1.8% in SW Hennepin County to a high of +14.3% in the Duluth area.
- **On a statewide average basis, property tax changes vary by property type from +2.9% (on commercial-industrial property and public utility property) to +8.6% (on apartments).** Increases on other large property types are 4.8% on residential homesteads, 7.7% on residential non-homestead property, 5.3% on agricultural property, and 3.9% on seasonal-recreational property.

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

**ASSUMPTIONS:****BASELINE:            Projected Pay 2012: Current Law**

- **Market values** are based on actual growth rates in taxable property values between payable year 2010 and payable year 2011 for each type of property within each county. Separate rates were determined for existing property and new construction. For more than half the counties, the county assessor either provided alternative growth rates (which were used instead), or indicated that the estimated growth rates looked reasonable. City-specific growth estimates were provided for Hennepin County. Market value growth for property types with a tiered class rate structure were assumed to be split between tiers in the same percentages as the growth from pay 2010 to pay 2011, on a city-by-city and a class-by-class basis.
- **School district levies** were modeled under the direction of a joint House/Senate/Revenue Dept./Education Dept. working group. The baseline pay 2012 levies were developed to match statewide levy estimates by category developed by the Dept. of Education. Approximately \$62 million of new operating referendum levies that would need to be approved by the voters are assumed; they are distributed using a uniform rate across almost all districts statewide. Approximately \$34 million of new debt levies that would need to be approved by the voters are assumed; they are distributed using a uniform rate across all districts statewide.
- **County and city levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. Each jurisdiction's 2011 general levy was increased by its average growth rate for the previous two years, after netting out any levy increases for aid reductions. Levy assumptions for some of the larger taxing jurisdictions were discussed with local officials, with minor adjustments made where suggested.
- **Town levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. The basic methodology applied 50 percent of each town's average levy growth rate for the previous three years to its 2011 levy.
- **Special taxing district levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group. Generally, special district levies were assumed to grow by their median growth rate over the previous three years. Metro-wide special taxing districts were modeled based upon the levy limits governing each agency and recent trends in levy growth.
- **The state property tax levy** is assumed to be \$811.7 million; resulting in a commercial-industrial rate of 51.0% and a seasonal-recreational rate of 20.2%.
- **Fiscal disparities** net tax capacities and distribution levies were modeled by the House Research Dept.
- **Tax increment financing (TIF) net tax capacities** were assumed to increase at the same rate in each jurisdiction as the growth in commercial-industrial market values (existing plus new construction).

**ALTERNATIVE:      Projected Pay 2012: HF 42 & HF 934**

- **Market values** are the same as baseline.
- **County, city and town levies** have been increased for reductions in state aids (LGA and CPA), with associated levy-back effects based on microdata committee assumptions of 50% levy back for aid reductions up to 10% of levy, and 30% levy back for reductions over 10% of levy. To account for local taxing jurisdictions' response to the loss of the market value homestead credit (MVHC), the baseline levy is broken down into "net levy" and MVHC components, with the MVHC elimination treated as an aid reduction subject to the same levy-back assumptions as other aid reductions. The levy under the proposal is then the baseline net levy plus some fraction of the baseline MVHC, which is a reduction from the baseline levy. In the case of jurisdictions whose MVHC reimbursement is reduced or eliminated under current law, the MVHC elimination is treated as a negative aid loss, or alternatively an aid gain, resulting in a levy reduction. The reinstatement of town MVHC reimbursements for pay '11 was also treated as a negative aid loss, or alternatively an aid gain, also resulting in a levy reduction for pay '12.
- **Baseline school district levies** were modified based on changes to the integration levy, alternative facilities levy, and operating capital levy made in the K-12 finance bill. No changes were made to school levies for the elimination of the market value homestead credit.
- **Special taxing district levies** were assumed not to change.
- The commercial-industrial portion of the **state general levy** was reduced by \$32.1 million.

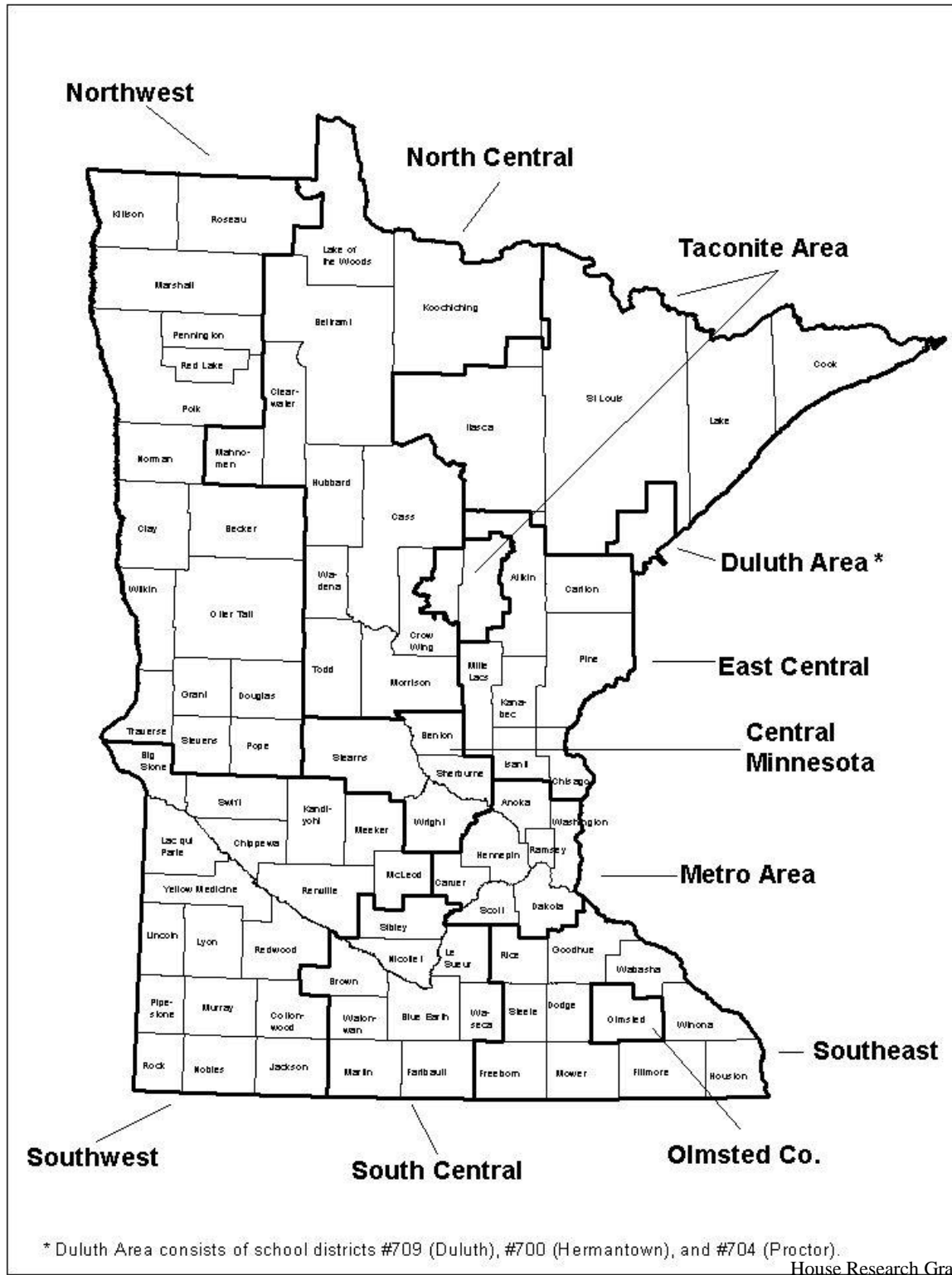
**SIMULATION PARAMETERS**

	Baseline	Alternative
<b>Disabled homestead</b>	0.45%	0.45%
<b>Residential homestead:</b>		
<\$500,000	1.0	1.0*
>\$500,000	1.25	1.25
<b>Residential non-homestead:</b>		
Single unit:		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
2-3 unit and undeveloped land	1.25	1.25
<b>Apartments:</b>		
Regular	1.25	1.25
Low-income	0.75	0.75
<b>Commercial-industrial-public utility:</b>		
<\$150,000	1.5	1.5
>\$150,000	2.0	2.0
Electric generation machinery	2.0	2.0
<b>Commercial seasonal recreational:</b>		
Homestead resorts (1c):		
<\$600,000	0.5	0.5
\$600,000 - \$2,300,000	1.0	1.0
>\$2,300,000	1.25	1.25
Nonhomestead resorts (4c):		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
<b>Non-commercial seasonal recreational:</b>		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
<b>Agricultural land &amp; buildings:</b>		
<b>Homestead:</b>		
<\$1,210,000	0.5	0.5
>\$1,210,000	1.0	1.0
<b>Nonhomestead</b>		
Agricultural and rural vacant	1.0	1.0
Managed forest land	0.65	0.65
<b>Credits:</b>		
<b>Homestead:</b>		
Rate	0.4%	0%
Maximum	\$304	\$0
Phase-out rate	0.09%	0%
<b>Agricultural homestead land:</b>		
Rate	0.3%	0%
Maximum	\$345	\$0
Phase-out rate	0.05%	0%

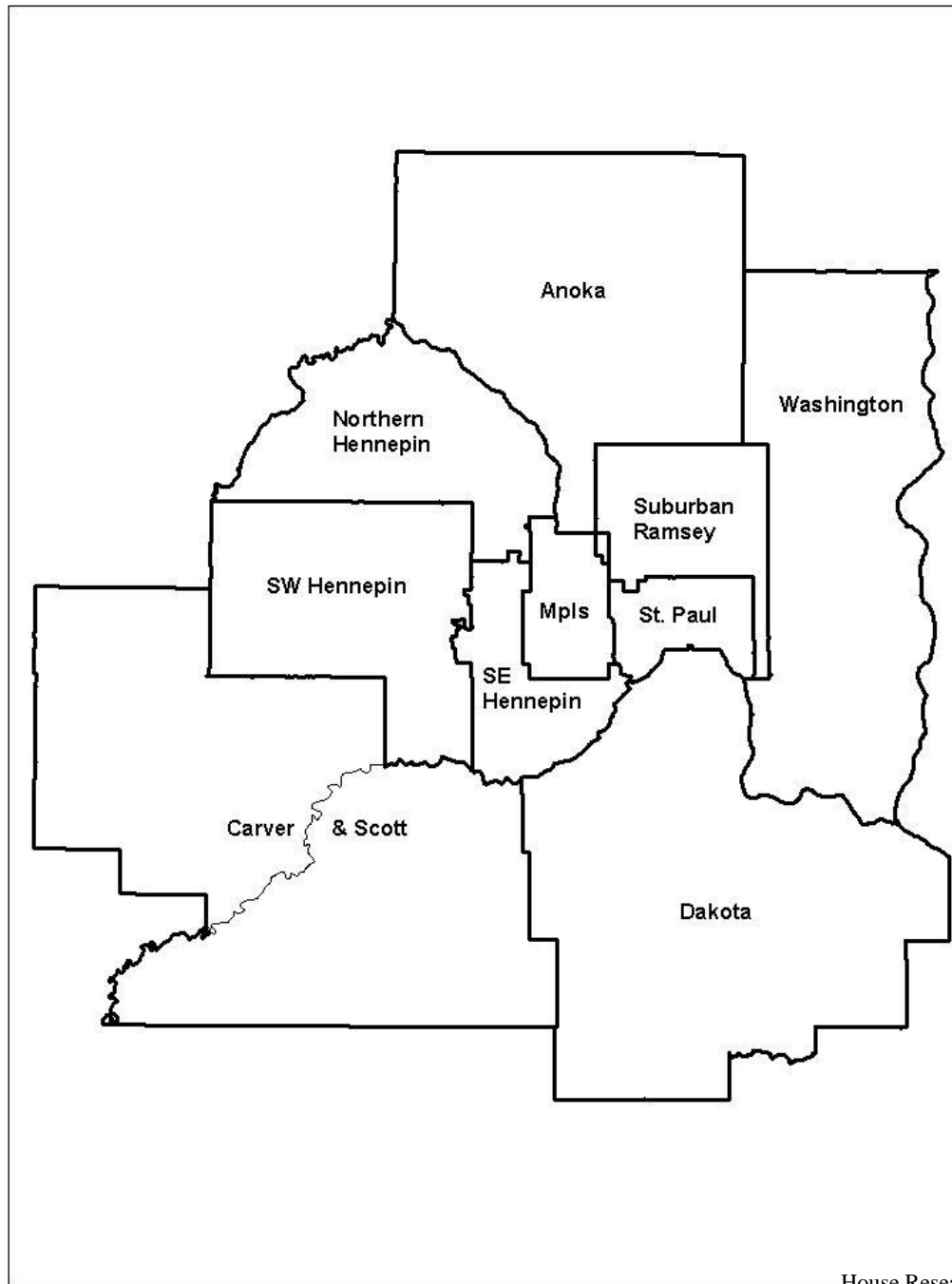
House Research Department

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

### Property Tax Model Regions (Greater Minnesota)



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

**Property Tax Model Regions (Metro Area)**

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

**STATEWIDE**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	284,479,862	284,479,862	0	0.0	3,575,065	3,746,594	171,529	4.8	1.26	1.32
Res NonHmstd	38,338,124	38,338,124	0	0.0	558,417	601,146	42,729	7.7	1.46	1.57
Apartments	17,758,398	17,758,398	0	0.0	318,780	346,004	27,224	8.5	1.80	1.95
Low-inc Apts	2,806,123	2,806,123	0	0.0	31,343	34,157	2,814	9.0	1.12	1.22
Seasonal Rec	26,379,373	26,379,373	0	0.0	238,168	247,393	9,225	3.9	0.90	0.94
Com/Ind Lo Tier	10,092,907	10,092,907	0	0.0	284,359	296,069	11,710	4.1	2.82	2.93
Com/Ind Hi Tier	61,263,582	61,263,582	0	0.0	2,303,098	2,366,129	63,031	2.7	3.76	3.86
Publ U: Elec Gen	1,671,662	1,671,662	0	0.0	41,339	43,460	2,121	5.1	2.47	2.60
Publ U: Other	7,425,239	7,425,239	0	0.0	248,578	254,952	6,374	2.6	3.35	3.43
Ag Hmstd: House	10,878,820	10,878,820	0	0.0	96,383	103,386	7,003	7.3	0.89	0.95
Ag Hmstd: Land	55,615,128	55,615,128	0	0.0	234,425	246,114	11,690	5.0	0.42	0.44
Ag NonHmstd	34,369,712	34,369,712	0	0.0	268,614	281,483	12,869	4.8	0.78	0.82
Misc Properties	885,829	885,829	0	0.0	15,708	16,787	1,079	6.9	1.77	1.90
<b>Total</b>	<b>551,964,758</b>	<b>551,964,758</b>	<b>0</b>	<b>0.0</b>	<b>8,214,276</b>	<b>8,583,674</b>	<b>369,397</b>	<b>4.5</b>	<b>1.49</b>	<b>1.56</b>

**Tax Base**

**Tax Rates**

						<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>		<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	6,144,959	5,854,100	-290,860	-4.7	County	45.24	47.99	0.069	0.069
(-) TIF Tax Capacity	219,267	219,267	0	0.0	City/Town	34.50	37.63	0.743	0.743
(-) FD Contrib Tax Cap	397,225	397,225	0	0.0	School District	24.35	25.80	18.655	18.670
(=) Taxable Tax Capacity	<u>5,528,467</u>	<u>5,237,608</u>	<u>-290,860</u>	<u>-5.3</u>	Special District	<u>5.22</u>	<u>5.51</u>	<u>0.010</u>	<u>0.010</u>
FD Distrib Tax Cap	397,225	397,225	0	0.0	<b>Total</b>	109.31	116.93	19.478	19.493

**GREATER MINNESOTA**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	100,866,035	100,866,035	0	0.0	1,097,852	1,155,544	57,693	5.3	1.09	1.15
Res NonHmstd	13,781,522	13,781,522	0	0.0	183,183	198,281	15,098	8.2	1.33	1.44
Apartments	3,997,412	3,997,412	0	0.0	68,066	74,324	6,259	9.2	1.70	1.86
Low-inc Apts	981,987	981,987	0	0.0	10,610	11,635	1,025	9.7	1.08	1.18
Seasonal Rec	25,907,476	25,907,476	0	0.0	232,131	241,109	8,979	3.9	0.90	0.93
Com/Ind Lo Tier	5,938,739	5,938,739	0	0.0	161,944	170,668	8,725	5.4	2.73	2.87
Com/Ind Hi Tier	14,622,872	14,622,872	0	0.0	517,421	542,606	25,185	4.9	3.54	3.71
Publ U: Elec Gen	1,295,403	1,295,403	0	0.0	31,036	32,668	1,632	5.3	2.40	2.52
Publ U: Other	4,819,067	4,819,067	0	0.0	149,667	154,080	4,413	2.9	3.11	3.20
Ag Hmstd: House	9,945,601	9,945,601	0	0.0	86,441	93,052	6,610	7.6	0.87	0.94
Ag Hmstd: Land	53,493,758	53,493,758	0	0.0	224,524	235,726	11,203	5.0	0.42	0.44
Ag NonHmstd	32,582,866	32,582,866	0	0.0	250,242	262,239	11,997	4.8	0.77	0.80
Misc Properties	340,396	340,396	0	0.0	6,068	6,603	535	8.8	1.78	1.94
<b>Total</b>	<b>268,573,135</b>	<b>268,573,135</b>	<b>0</b>	<b>0.0</b>	<b>3,019,184</b>	<b>3,178,536</b>	<b>159,352</b>	<b>5.3</b>	<b>1.12</b>	<b>1.18</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	2,729,742	2,570,875	-158,867	-5.8	County	47.63	50.50	0.027	0.027
(-) TIF Tax Capacity	35,780	35,780	0	0.0	City/Town	28.13	30.35	0.311	0.311
(-) FD Contrib Tax Cap	6,802	6,802	0	0.0	School District	20.48	21.66	15.868	15.867
(=) Taxable Tax Capacity	2,687,160	2,528,293	-158,867	-5.9	Special District	1.75	1.86	0.029	0.029
FD Distrib Tax Cap	6,802	6,802	0	0.0	<b>Total</b>	97.98	104.37	16.235	16.234

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	105,400	105,400	0.0	926	981	55	6.0	0.88	0.93
Res Hmstd: Avg Val	158,000	158,000	0.0	1,574	1,665	91	5.8	1	1.05
Res Hmstd: Hi Val	210,700	210,700	0.0	2,224	2,350	127	5.7	1.06	1.12
Res Hmstd: Ex-Hi Val	316,100	316,100	0.0	3,523	3,720	198	5.6	1.11	1.18
Apartment	300,000	300,000	0.0	4,161	4,401	239	5.8	1.39	1.47
Comm/Ind: Lo Val	150,000	150,000	0.0	3,596	3,692	96	2.7	2.4	2.46
Comm/Ind: Med Val	300,000	300,000	0.0	8,310	8,534	224	2.7	2.77	2.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,309	31,131	821	2.7	3.03	3.11



<b>METRO AREA</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	183,613,827	183,613,827	0	0.0	2,477,213	2,591,049	113,836	4.6	1.35	1.41
Res NonHmstd	24,556,602	24,556,602	0	0.0	375,234	402,866	27,631	7.4	1.53	1.64
Apartments	13,760,985	13,760,985	0	0.0	250,714	271,679	20,965	8.4	1.82	1.97
Low-inc Apts	1,824,136	1,824,136	0	0.0	20,732	22,521	1,789	8.6	1.14	1.23
Seasonal Rec	471,896	471,896	0	0.0	6,037	6,283	247	4.1	1.28	1.33
Com/Ind Lo Tier	4,154,168	4,154,168	0	0.0	122,415	125,401	2,986	2.4	2.95	3.02
Com/Ind Hi Tier	46,640,710	46,640,710	0	0.0	1,785,677	1,823,523	37,845	2.1	3.83	3.91
Publ U: Elec Gen	376,259	376,259	0	0.0	10,303	10,792	489	4.7	2.74	2.87
Publ U: Other	2,606,172	2,606,172	0	0.0	98,911	100,872	1,961	2.0	3.80	3.87
Ag Hmstd: House	933,218	933,218	0	0.0	9,941	10,334	393	4.0	1.07	1.11
Ag Hmstd: Land	2,121,370	2,121,370	0	0.0	9,901	10,388	487	4.9	0.47	0.49
Ag NonHmstd	1,786,846	1,786,846	0	0.0	18,372	19,243	871	4.7	1.03	1.08
Misc Properties	545,433	545,433	0	0.0	9,640	10,185	544	5.6	1.77	1.87
<b>Total</b>	<b>283,391,624</b>	<b>283,391,624</b>	<b>0</b>	<b>0.0</b>	<b>5,195,092</b>	<b>5,405,138</b>	<b>210,045</b>	<b>4.0</b>	<b>1.83</b>	<b>1.91</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	3,415,218	3,283,225	-131,993	-3.9	County	42.98	45.64	0.092	0.092
(-) TIF Tax Capacity	183,487	183,487	0	0.0	City/Town	40.53	44.42	0.987	0.987
(-) FD Contrib Tax Cap	390,423	390,423	0	0.0	School District	28.00	29.67	20.227	20.251
(=) Taxable Tax Capacity	2,841,308	2,709,315	-131,993	-4.6	Special District	8.50	8.92	0.000	0.000
FD Distrib Tax Cap	390,423	390,423	0	0.0	<b>Total</b>	120.01	128.65	21.307	21.331

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	163,300	163,300	0.0	2,082	2,159	77	3.7	1.28	1.32
Res Hmstd: Avg Val	244,900	244,900	0.0	3,309	3,477	168	5.1	1.35	1.42
Res Hmstd: Hi Val	326,400	326,400	0.0	4,534	4,794	260	5.7	1.39	1.47
Res Hmstd: Ex-Hi Val	489,800	489,800	0.0	6,922	7,346	424	6.1	1.41	1.5
Apartment	300,000	300,000	0.0	5,140	5,464	324	6.3	1.71	1.82
Comm/Ind: Lo Val	150,000	150,000	0.0	4,168	4,315	147	3.5	2.78	2.88
Comm/Ind: Med Val	300,000	300,000	0.0	9,619	9,962	343	3.6	3.21	3.32
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,058	36,314	1,256	3.6	3.51	3.63

**GREATER MINNESOTA CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	56,760,559	56,760,559	0	0.0	703,519	737,169	33,649	4.8	1.24	1.30
Res NonHmstd	8,559,649	8,559,649	0	0.0	127,768	140,225	12,457	9.7	1.49	1.64
Apartments	3,925,676	3,925,676	0	0.0	67,197	73,414	6,217	9.3	1.71	1.87
Low-inc Apts	981,783	981,783	0	0.0	10,608	11,633	1,025	9.7	1.08	1.18
Seasonal Rec	3,414,705	3,414,705	0	0.0	35,820	37,435	1,614	4.5	1.05	1.10
Com/Ind Lo Tier	4,865,165	4,865,165	0	0.0	138,167	146,501	8,334	6.0	2.84	3.01
Com/Ind Hi Tier	13,194,351	13,194,351	0	0.0	476,295	500,897	24,602	5.2	3.61	3.80
Publ U: Elec Gen	1,255,978	1,255,978	0	0.0	30,357	31,959	1,602	5.3	2.42	2.54
Publ U: Other	1,565,188	1,565,188	0	0.0	57,326	60,448	3,122	5.4	3.66	3.86
Ag Hmstd: House	274,701	274,701	0	0.0	3,431	3,583	152	4.4	1.25	1.30
Ag Hmstd: Land	627,031	627,031	0	0.0	3,829	4,272	444	11.6	0.61	0.68
Ag NonHmstd	1,035,309	1,035,309	0	0.0	12,674	13,911	1,236	9.8	1.22	1.34
Misc Properties	283,394	283,394	0	0.0	5,345	5,844	499	9.3	1.89	2.06
<b>Total</b>	<b>96,743,491</b>	<b>96,743,491</b>	<b>0</b>	<b>0.0</b>	<b>1,672,338</b>	<b>1,767,290</b>	<b>94,952</b>	<b>5.7</b>	<b>1.73</b>	<b>1.83</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,163,817	1,066,574	-97,243	-8.4	County	48.75	52.11	0.022	0.022
(-) TIF Tax Capacity	35,172	35,172	0	0.0	City/Town	49.19	55.68	0.521	0.521
(-) FD Contrib Tax Cap	4,973	4,973	0	0.0	School District	23.45	25.24	16.349	16.348
(=) Taxable Tax Capacity	1,123,672	1,026,429	-97,243	-8.7	Special District	2.03	2.19	0.050	0.050
FD Distrib Tax Cap	5,398	5,398	0	0.0	<b>Total</b>	123.41	135.21	16.942	16.941

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	91,200	91,200	0.0	990	995	5	0.5	1.09	1.09
Res Hmstd: Avg Val	136,700	136,700	0.0	1,669	1,743	73	4.4	1.22	1.27
Res Hmstd: Hi Val	182,200	182,200	0.0	2,349	2,490	142	6.0	1.29	1.37
Res Hmstd: Ex-Hi Val	273,400	273,400	0.0	3,711	3,989	278	7.5	1.36	1.46
Apartment	300,000	300,000	0.0	5,136	5,579	442	8.6	1.71	1.86
Comm/Ind: Lo Val	150,000	150,000	0.0	4,179	4,397	218	5.2	2.79	2.93
Comm/Ind: Med Val	300,000	300,000	0.0	9,667	10,175	508	5.3	3.22	3.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,275	37,138	1,863	5.3	3.53	3.71

**GREATER MINNESOTA TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	44,105,476	44,105,476	0	0.0	394,333	418,376	24,043	6.1	0.89	0.95
Res NonHmstd	5,221,873	5,221,873	0	0.0	55,415	58,055	2,641	4.8	1.06	1.11
Apartments	71,736	71,736	0	0.0	869	911	42	4.8	1.21	1.27
Low-inc Apts	204	204	0	0.0	2	2	0	5.5	1.07	1.13
Seasonal Rec	22,492,771	22,492,771	0	0.0	196,311	203,675	7,364	3.8	0.87	0.91
Com/Ind Lo Tier	1,073,573	1,073,573	0	0.0	23,776	24,167	391	1.6	2.21	2.25
Com/Ind Hi Tier	1,428,522	1,428,522	0	0.0	41,126	41,709	584	1.4	2.88	2.92
Publ U: Elec Gen	39,425	39,425	0	0.0	678	709	31	4.5	1.72	1.80
Publ U: Other	3,253,879	3,253,879	0	0.0	92,341	93,632	1,291	1.4	2.84	2.88
Ag Hmstd: House	9,670,900	9,670,900	0	0.0	83,010	89,469	6,459	7.8	0.86	0.93
Ag Hmstd: Land	52,866,727	52,866,727	0	0.0	220,695	231,454	10,759	4.9	0.42	0.44
Ag NonHmstd	31,547,557	31,547,557	0	0.0	237,568	248,329	10,761	4.5	0.75	0.79
Misc Properties	57,002	57,002	0	0.0	723	759	36	5.0	1.27	1.33
<b>Total</b>	<b>171,829,644</b>	<b>171,829,644</b>	<b>0</b>	<b>0.0</b>	<b>1,346,846</b>	<b>1,411,246</b>	<b>64,400</b>	<b>4.8</b>	<b>0.78</b>	<b>0.82</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,565,924	1,504,301	-61,623	-3.9	County	46.82	49.40	0.033	0.033
(-) TIF Tax Capacity	608	608	0	0.0	City/Town	12.99	13.04	0.019	0.019
(-) FD Contrib Tax Cap	1,829	1,829	0	0.0	School District	18.34	19.21	15.196	15.196
(=) Taxable Tax Capacity	1,563,487	1,501,864	-61,623	-3.9	Special District	1.55	1.64	0.000	0.000
FD Distrib Tax Cap	1,404	1,404	0	0.0	<b>Total</b>	79.71	83.29	15.248	15.247

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	132,000	132,000	0.0	1,000	1,089	90	9.0	0.76	0.83
Res Hmstd: Avg Val	197,900	197,900	0.0	1,685	1,788	103	6.1	0.85	0.90
Res Hmstd: Hi Val	263,900	263,900	0.0	2,371	2,488	117	4.9	0.9	0.94
Res Hmstd: Ex-Hi Val	395,900	395,900	0.0	3,743	3,888	144	3.9	0.95	0.98
Apartment	300,000	300,000	0.0	3,447	3,581	134	3.9	1.15	1.19
Comm/Ind: Lo Val	150,000	150,000	0.0	3,170	3,203	33	1.0	2.11	2.14
Comm/Ind: Med Val	300,000	300,000	0.0	7,321	7,398	77	1.0	2.44	2.47
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,693	26,974	282	1.1	2.67	2.7

<b>NORTHWEST CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	5,425,266	5,425,266	0	0.0	66,583	68,985	2,402	3.6	1.23	1.27
Res NonHmstd	767,766	767,766	0	0.0	11,250	12,190	939	8.3	1.47	1.59
Apartments	505,807	505,807	0	0.0	8,546	9,235	690	8.1	1.69	1.83
Low-inc Apts	115,117	115,117	0	0.0	1,208	1,313	105	8.7	1.05	1.14
Seasonal Rec	321,652	321,652	0	0.0	3,707	3,896	189	5.1	1.15	1.21
Com/Ind Lo Tier	617,479	617,479	0	0.0	16,754	17,583	830	5.0	2.71	2.85
Com/Ind Hi Tier	1,241,445	1,241,445	0	0.0	38,076	39,368	1,292	3.4	3.07	3.17
Publ U: Elec Gen	25,401	25,401	0	0.0	578	623	45	7.7	2.28	2.45
Publ U: Other	115,529	115,529	0	0.0	4,142	4,384	242	5.8	3.59	3.79
Ag Hmstd: House	18,171	18,171	0	0.0	220	225	5	2.4	1.21	1.24
Ag Hmstd: Land	57,558	57,558	0	0.0	351	389	38	10.9	0.61	0.68
Ag NonHmstd	82,010	82,010	0	0.0	973	1,060	87	8.9	1.19	1.29
Misc Properties	36,525	36,525	0	0.0	657	712	55	8.4	1.80	1.95
<b>Total</b>	<b>9,329,725</b>	<b>9,329,725</b>	<b>0</b>	<b>0.0</b>	<b>153,044</b>	<b>159,963</b>	<b>6,919</b>	<b>4.5</b>	<b>1.64</b>	<b>1.71</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	111,448	100,813	-10,635	-9.5	County	48.61	51.31	0.000	0.000
(-) TIF Tax Capacity	4,807	4,807	0	0.0	City/Town	48.13	54.39	0.285	0.285
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.08	22.57	18.703	18.703
(=) Taxable Tax Capacity	106,641	96,006	-10,635	#####	Special District	3.44	3.64	0.226	0.226
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	121.25	131.91	19.214	19.214

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	77,100	77,100	0.0	780	765	-14	-1.9	1.01	0.99
Res Hmstd: Avg Val	115,500	115,500	0.0	1,354	1,391	37	2.8	1.17	1.20
Res Hmstd: Hi Val	154,000	154,000	0.0	1,929	2,019	90	4.6	1.25	1.31
Res Hmstd: Ex-Hi Val	231,000	231,000	0.0	3,080	3,274	194	6.3	1.33	1.42
Apartment	300,000	300,000	0.0	5,123	5,523	400	7.8	1.71	1.84
Comm/Ind: Lo Val	150,000	150,000	0.0	4,165	4,357	192	4.6	2.78	2.90
Comm/Ind: Med Val	300,000	300,000	0.0	9,621	10,070	449	4.7	3.21	3.36
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,086	36,731	1,645	4.7	3.51	3.67

<b>NORTHWEST TOWNS</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	6,443,251	6,443,251	0	0.0	54,166	57,208	3,042	5.6	0.84	0.89
Res NonHmstd	662,570	662,570	0	0.0	6,751	6,996	245	3.6	1.02	1.06
Apartments	9,766	9,766	0	0.0	102	105	4	3.8	1.04	1.08
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	5,164,007	5,164,007	0	0.0	44,373	45,684	1,311	3.0	0.86	0.88
Com/Ind Lo Tier	166,513	166,513	0	0.0	3,562	3,602	40	1.1	2.14	2.16
Com/Ind Hi Tier	214,231	214,231	0	0.0	6,071	6,137	66	1.1	2.83	2.86
Publ U: Elec Gen	514	514	0	0.0	8	9	0	4.6	1.58	1.66
Publ U: Other	673,527	673,527	0	0.0	18,501	18,687	186	1.0	2.75	2.77
Ag Hmstd: House	1,541,642	1,541,642	0	0.0	12,661	13,722	1,061	8.4	0.82	0.89
Ag Hmstd: Land	9,090,068	9,090,068	0	0.0	38,273	40,060	1,787	4.7	0.42	0.44
Ag NonHmstd	6,145,033	6,145,033	0	0.0	46,456	48,339	1,883	4.1	0.76	0.79
Misc Properties	5,875	5,875	0	0.0	74	78	4	5.2	1.27	1.33
<b>Total</b>	<b>30,116,998</b>	<b>30,116,998</b>	<b>0</b>	<b>0.0</b>	<b>230,998</b>	<b>240,627</b>	<b>9,629</b>	<b>4.2</b>	<b>0.77</b>	<b>0.80</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	275,338	265,638	-9,700	-3.5	County	45.40	47.48	0.000	0.000
(-) TIF Tax Capacity	141	141	0	0.0	City/Town	12.30	12.32	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.94	15.53	16.952	16.952
(=) Taxable Tax Capacity	275,198	265,498	-9,700	-3.5	Special District	3.58	3.78	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	76.22	79.11	16.952	16.952

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	128,500	128,500	0.0	941	1,031	91	9.6	0.73	0.80
Res Hmstd: Avg Val	192,600	192,600	0.0	1,596	1,693	97	6.1	0.83	0.88
Res Hmstd: Hi Val	256,800	256,800	0.0	2,251	2,355	104	4.6	0.88	0.92
Res Hmstd: Ex-Hi Val	385,300	385,300	0.0	3,564	3,681	117	3.3	0.93	0.96
Apartment	300,000	300,000	0.0	3,367	3,475	108	3.2	1.12	1.16
Comm/Ind: Lo Val	150,000	150,000	0.0	3,118	3,135	17	0.6	2.08	2.09
Comm/Ind: Med Val	300,000	300,000	0.0	7,190	7,230	40	0.6	2.4	2.41
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,193	26,340	148	0.6	2.62	2.63

<b>NORTH CENTRAL CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	3,590,362	3,590,362	0	0.0	35,508	36,760	1,252	3.5	0.99	1.02
Res NonHmstd	658,064	658,064	0	0.0	8,590	9,287	697	8.1	1.31	1.41
Apartments	224,055	224,055	0	0.0	3,621	3,930	309	8.5	1.62	1.75
Low-inc Apts	80,927	80,927	0	0.0	865	948	83	9.6	1.07	1.17
Seasonal Rec	2,241,332	2,241,332	0	0.0	20,653	21,210	556	2.7	0.92	0.95
Com/Ind Lo Tier	508,406	508,406	0	0.0	13,533	14,235	702	5.2	2.66	2.80
Com/Ind Hi Tier	969,051	969,051	0	0.0	32,988	34,361	1,374	4.2	3.40	3.55
Publ U: Elec Gen	2,509	2,509	0	0.0	82	92	10	12.4	3.25	3.66
Publ U: Other	86,080	86,080	0	0.0	2,992	3,164	172	5.8	3.48	3.68
Ag Hmstd: House	27,972	27,972	0	0.0	282	297	15	5.2	1.01	1.06
Ag Hmstd: Land	50,098	50,098	0	0.0	209	237	28	13.3	0.42	0.47
Ag NonHmstd	116,635	116,635	0	0.0	985	1,040	55	5.6	0.84	0.89
Misc Properties	21,197	21,197	0	0.0	386	417	32	8.2	1.82	1.97
<b>Total</b>	<b>8,576,689</b>	<b>8,576,689</b>	<b>0</b>	<b>0.0</b>	<b>120,693</b>	<b>125,979</b>	<b>5,286</b>	<b>4.4</b>	<b>1.41</b>	<b>1.47</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	100,703	94,701	-6,002	-6.0	County	37.53	39.36	0.000	0.000
(-) TIF Tax Capacity	3,246	3,246	0	0.0	City/Town	43.04	46.27	0.048	0.048
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.58	19.48	11.207	11.207
(=) Taxable Tax Capacity	97,457	91,455	-6,002	-6.2	Special District	0.89	0.92	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	100.03	106.03	11.255	11.255

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	92,800	92,800	0.0	744	782	38	5.1	0.80	0.84
Res Hmstd: Avg Val	139,100	139,100	0.0	1,301	1,369	69	5.3	0.94	0.98
Res Hmstd: Hi Val	185,400	185,400	0.0	1,858	1,956	99	5.3	1.00	1.06
Res Hmstd: Ex-Hi Val	278,200	278,200	0.0	2,974	3,133	159	5.4	1.07	1.13
Apartment	300,000	300,000	0.0	4,089	4,314	225	5.5	1.36	1.44
Comm/Ind: Lo Val	150,000	150,000	0.0	3,568	3,655	87	2.4	2.38	2.44
Comm/Ind: Med Val	300,000	300,000	0.0	8,269	8,472	204	2.5	2.76	2.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,206	30,953	747	2.5	3.02	3.1

**NORTH CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	6,817,574	6,817,574	0	0.0	50,851	54,659	3,807	7.5	0.75	0.80
Res NonHmstd	782,476	782,476	0	0.0	7,287	7,613	326	4.5	0.93	0.97
Apartments	23,402	23,402	0	0.0	277	290	13	4.7	1.18	1.24
Low-inc Apts	197	197	0	0.0	2	2	0	5.6	1.09	1.15
Seasonal Rec	6,935,718	6,935,718	0	0.0	54,944	56,793	1,849	3.4	0.79	0.82
Com/Ind Lo Tier	193,725	193,725	0	0.0	3,909	3,957	49	1.2	2.02	2.04
Com/Ind Hi Tier	171,313	171,313	0	0.0	4,443	4,493	50	1.1	2.59	2.62
Publ U: Elec Gen	3,376	3,376	0	0.0	69	73	4	5.8	2.03	2.15
Publ U: Other	638,566	638,566	0	0.0	17,763	18,026	263	1.5	2.78	2.82
Ag Hmstd: House	1,023,743	1,023,743	0	0.0	8,216	8,889	673	8.2	0.80	0.87
Ag Hmstd: Land	2,825,561	2,825,561	0	0.0	10,825	11,711	886	8.2	0.38	0.41
Ag NonHmstd	2,655,812	2,655,812	0	0.0	20,750	21,934	1,184	5.7	0.78	0.83
Misc Properties	9,542	9,542	0	0.0	104	109	5	4.7	1.09	1.14
<b>Total</b>	<b>22,081,004</b>	<b>22,081,004</b>	<b>0</b>	<b>0.0</b>	<b>179,439</b>	<b>188,549</b>	<b>9,110</b>	<b>5.1</b>	<b>0.81</b>	<b>0.85</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	217,579	207,621	-9,957	-4.6	County	41.50	43.83	0.000	0.000
(-) TIF Tax Capacity	5	5	0	0.0	City/Town	12.97	13.02	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.00	18.80	11.797	11.797
(=) Taxable Tax Capacity	217,574	207,617	-9,957	-4.6	Special District	1.19	1.26	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	73.66	76.92	11.797	11.797

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	123,500	123,500	0.0	794	895	100	12.7	0.64	0.72
Res Hmstd: Avg Val	185,200	185,200	0.0	1,377	1,485	108	7.8	0.74	0.80
Res Hmstd: Hi Val	246,900	246,900	0.0	1,960	2,075	115	5.9	0.79	0.84
Res Hmstd: Ex-Hi Val	370,400	370,400	0.0	3,126	3,256	130	4.1	0.84	0.88
Apartment	300,000	300,000	0.0	3,116	3,238	122	3.9	1.04	1.08
Comm/Ind: Lo Val	150,000	150,000	0.0	2,983	3,008	26	0.9	1.99	2.01
Comm/Ind: Med Val	300,000	300,000	0.0	6,901	6,960	60	0.9	2.30	2.32
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,184	25,403	219	0.9	2.52	2.54

**TACONITE CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	2,884,441	2,884,441	0	0.0	25,470	27,442	1,972	7.7	0.88	0.95
Res NonHmstd	445,311	445,311	0	0.0	6,631	7,574	943	14.2	1.49	1.70
Apartments	119,707	119,707	0	0.0	2,114	2,416	302	14.3	1.77	2.02
Low-inc Apts	55,514	55,514	0	0.0	600	683	83	13.9	1.08	1.23
Seasonal Rec	400,302	400,302	0	0.0	4,793	5,111	318	6.6	1.20	1.28
Com/Ind Lo Tier	332,854	332,854	0	0.0	9,550	10,201	651	6.8	2.87	3.06
Com/Ind Hi Tier	514,019	514,019	0	0.0	19,240	20,394	1,154	6.0	3.74	3.97
Publ U: Elec Gen	240,432	240,432	0	0.0	4,917	5,137	220	4.5	2.04	2.14
Publ U: Other	160,847	160,847	0	0.0	5,627	5,906	279	4.9	3.50	3.67
Ag Hmstd: House	7,892	7,892	0	0.0	80	88	8	10.2	1.01	1.12
Ag Hmstd: Land	8,955	8,955	0	0.0	35	42	7	20.1	0.39	0.47
Ag NonHmstd	188,631	188,631	0	0.0	2,390	2,694	304	12.7	1.27	1.43
Misc Properties	15,854	15,854	0	0.0	349	390	41	11.7	2.20	2.46
<b>Total</b>	<b>5,374,759</b>	<b>5,374,759</b>	<b>0</b>	<b>0.0</b>	<b>81,797</b>	<b>88,079</b>	<b>6,283</b>	<b>7.7</b>	<b>1.52</b>	<b>1.64</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	64,861	58,558	-6,303	-9.7	County	46.20	50.89	0.000	0.000
(-) TIF Tax Capacity	1,298	1,298	0	0.0	City/Town	61.84	70.01	0.176	0.176
(-) FD Contrib Tax Cap	4,973	4,973	0	0.0	School District	15.43	17.60	10.201	10.201
(=) Taxable Tax Capacity	58,590	52,288	-6,303	#####	Special District	2.05	2.22	0.000	0.000
FD Distrib Tax Cap	5,398	5,398	0	0.0	<b>Total</b>	125.51	140.72	10.377	10.377

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	69,200	69,200	0.0	374	366	-8	-2.0	0.54	0.53
Res Hmstd: Avg Val	103,800	103,800	0.0	842	886	44	5.3	0.81	0.85
Res Hmstd: Hi Val	138,300	138,300	0.0	1,342	1,451	109	8.1	0.97	1.05
Res Hmstd: Ex-Hi Val	207,600	207,600	0.0	2,346	2,586	240	10.2	1.13	1.25
Apartment	300,000	300,000	0.0	5,018	5,588	570	11.4	1.67	1.86
Comm/Ind: Lo Val	150,000	150,000	0.0	4,128	4,422	294	7.1	2.75	2.95
Comm/Ind: Med Val	300,000	300,000	0.0	9,580	10,267	687	7.2	3.19	3.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,024	37,543	2,519	7.2	3.50	3.75



**TACONITE TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	5,444,471	5,444,471	0	0.0	34,452	37,439	2,987	8.7	0.63	0.69
Res NonHmstd	590,296	590,296	0	0.0	5,403	5,715	312	5.8	0.92	0.97
Apartments	9,656	9,656	0	0.0	106	112	6	5.4	1.10	1.16
Low-inc Apts	7	7	0	0.0	0	0	0	3.1	0.51	0.53
Seasonal Rec	5,911,443	5,911,443	0	0.0	51,700	53,828	2,128	4.1	0.87	0.91
Com/Ind Lo Tier	90,931	90,931	0	0.0	2,016	2,036	20	1.0	2.22	2.24
Com/Ind Hi Tier	181,076	181,076	0	0.0	5,490	5,563	72	1.3	3.03	3.07
Publ U: Elec Gen	1,157	1,157	0	0.0	21	21	1	2.9	1.79	1.84
Publ U: Other	326,712	326,712	0	0.0	9,609	9,778	169	1.8	2.94	2.99
Ag Hmstd: House	186,053	186,053	0	0.0	794	936	143	18.0	0.43	0.50
Ag Hmstd: Land	384,524	384,524	0	0.0	801	885	84	10.5	0.21	0.23
Ag NonHmstd	2,663,535	2,663,535	0	0.0	20,817	22,041	1,223	5.9	0.78	0.83
Misc Properties	9,151	9,151	0	0.0	98	103	5	5.3	1.07	1.13
<b>Total</b>	<b>15,799,012</b>	<b>15,799,012</b>	<b>0</b>	<b>0.0</b>	<b>131,307</b>	<b>138,458</b>	<b>7,151</b>	<b>5.4</b>	<b>0.83</b>	<b>0.88</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	162,350	156,869	-5,482	-3.4	County	46.84	49.84	0.000	0.000
(-) TIF Tax Capacity	306	306	0	0.0	City/Town	12.41	12.55	0.000	0.000
(-) FD Contrib Tax Cap	1,829	1,829	0	0.0	School District	15.33	16.05	7.141	7.141
(=) Taxable Tax Capacity	160,216	154,734	-5,482	-3.4	Special District	2.30	2.41	0.000	0.000
FD Distrib Tax Cap	1,403	1,403	0	0.0	<b>Total</b>	<b>76.87</b>	<b>80.85</b>	<b>7.141</b>	<b>7.141</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	135,200	135,200	0.0	570	672	102	17.8	0.42	0.5
Res Hmstd: Avg Val	202,700	202,700	0.0	1,198	1,315	117	9.8	0.59	0.65
Res Hmstd: Hi Val	270,300	270,300	0.0	1,827	1,959	132	7.2	0.68	0.72
Res Hmstd: Ex-Hi Val	405,500	405,500	0.0	3,084	3,247	162	5.3	0.76	0.80
Apartment	300,000	300,000	0.0	3,097	3,246	149	4.8	1.03	1.08
Comm/Ind: Lo Val	150,000	150,000	0.0	2,985	3,027	42	1.4	1.99	2.02
Comm/Ind: Med Val	300,000	300,000	0.0	6,929	7,027	97	1.4	2.31	2.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,337	25,694	357	1.4	2.53	2.57

<b>DULUTH AREA</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	5,232,940	5,232,940	0	0.0	57,115	65,436	8,321	14.6	1.09	1.25
Res NonHmstd	1,012,386	1,012,386	0	0.0	13,229	15,702	2,473	18.7	1.31	1.55
Apartments	329,219	329,219	0	0.0	5,046	6,053	1,007	20.0	1.53	1.84
Low-inc Apts	64,541	64,541	0	0.0	610	737	127	20.8	0.95	1.14
Seasonal Rec	146,614	146,614	0	0.0	1,685	1,844	158	9.4	1.15	1.26
Com/Ind Lo Tier	230,834	230,834	0	0.0	5,933	6,632	698	11.8	2.57	2.87
Com/Ind Hi Tier	948,226	948,226	0	0.0	32,273	36,394	4,122	12.8	3.40	3.84
Publ U: Elec Gen	5,348	5,348	0	0.0	129	158	29	22.7	2.41	2.96
Publ U: Other	157,102	157,102	0	0.0	5,247	5,771	524	10.0	3.34	3.67
Ag Hmstd: House	10,594	10,594	0	0.0	106	115	9	8.1	1.00	1.08
Ag Hmstd: Land	15,066	15,066	0	0.0	62	68	6	10.0	0.41	0.45
Ag NonHmstd	165,521	165,521	0	0.0	1,672	1,790	118	7.0	1.01	1.08
Misc Properties	22,997	22,997	0	0.0	329	394	65	19.6	1.43	1.71
<b>Total</b>	<b>8,341,389</b>	<b>8,341,389</b>	<b>0</b>	<b>0.0</b>	<b>123,437</b>	<b>141,093</b>	<b>17,657</b>	<b>14.3</b>	<b>1.48</b>	<b>1.69</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	97,016	90,540	-6,476	-6.7	County	57.56	63.28	0.000	0.000
(-) TIF Tax Capacity	1,953	1,953	0	0.0	City/Town	26.98	38.57	0.099	0.099
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.37	26.49	9.796	9.796
(=) Taxable Tax Capacity	95,063	88,587	-6,476	-6.8	Special District	4.24	4.56	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	112.16	132.89	9.895	9.895

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	115,000	115,000	0.0	1,135	1,285	150	13.2	0.99	1.12
Res Hmstd: Avg Val	172,400	172,400	0.0	1,887	2,173	286	15.2	1.09	1.26
Res Hmstd: Hi Val	229,800	229,800	0.0	2,639	3,061	422	16.0	1.15	1.33
Res Hmstd: Ex-Hi Val	344,800	344,800	0.0	4,146	4,841	694	16.7	1.20	1.40
Apartment	300,000	300,000	0.0	4,503	5,280	777	17.3	1.50	1.76
Comm/Ind: Lo Val	150,000	150,000	0.0	3,820	4,239	419	11.0	2.55	2.83
Comm/Ind: Med Val	300,000	300,000	0.0	8,865	9,842	977	11.0	2.95	3.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,404	35,987	3,583	11.1	3.24	3.6

<b>EAST CENTRAL CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	3,371,876	3,371,876	0	0.0	47,319	48,497	1,178	2.5	1.40	1.44
Res NonHmstd	548,239	548,239	0	0.0	9,125	10,053	928	10.2	1.66	1.83
Apartments	201,563	201,563	0	0.0	3,897	4,302	405	10.4	1.93	2.13
Low-inc Apts	70,173	70,173	0	0.0	840	928	88	10.5	1.20	1.32
Seasonal Rec	110,884	110,884	0	0.0	1,734	1,866	132	7.6	1.56	1.68
Com/Ind Lo Tier	329,475	329,475	0	0.0	10,121	10,814	693	6.8	3.07	3.28
Com/Ind Hi Tier	654,953	654,953	0	0.0	26,699	28,379	1,681	6.3	4.08	4.33
Publ U: Elec Gen	1,141	1,141	0	0.0	34	38	4	11.5	2.95	3.29
Publ U: Other	105,460	105,460	0	0.0	4,272	4,561	289	6.8	4.05	4.33
Ag Hmstd: House	64,256	64,256	0	0.0	837	870	33	3.9	1.30	1.35
Ag Hmstd: Land	99,778	99,778	0	0.0	575	640	66	11.4	0.58	0.64
Ag NonHmstd	93,133	93,133	0	0.0	1,309	1,437	129	9.8	1.41	1.54
Misc Properties	25,316	25,316	0	0.0	530	584	54	10.2	2.09	2.31
<b>Total</b>	<b>5,676,247</b>	<b>5,676,247</b>	<b>0</b>	<b>0.0</b>	<b>107,291</b>	<b>112,969</b>	<b>5,679</b>	<b>5.3</b>	<b>1.89</b>	<b>1.99</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	66,230	60,277	-5,953	-9.0	County	64.57	70.64	0.077	0.077
(-) TIF Tax Capacity	2,035	2,035	0	0.0	City/Town	50.63	56.47	0.269	0.269
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.15	30.55	9.713	9.712
(=) Taxable Tax Capacity	64,195	58,242	-5,953	-9.3	Special District	4.03	4.43	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	147.39	162.08	10.059	10.057

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	98,600	98,600	0.0	1,269	1,238	-31	-2.5	1.29	1.26
Res Hmstd: Avg Val	147,900	147,900	0.0	2,089	2,158	69	3.3	1.41	1.46
Res Hmstd: Hi Val	197,100	197,100	0.0	2,908	3,077	169	5.8	1.48	1.56
Res Hmstd: Ex-Hi Val	295,800	295,800	0.0	4,551	4,920	369	8.1	1.54	1.66
Apartment	300,000	300,000	0.0	5,829	6,380	551	9.5	1.94	2.13
Comm/Ind: Lo Val	150,000	150,000	0.0	4,615	4,898	283	6.1	3.08	3.27
Comm/Ind: Med Val	300,000	300,000	0.0	10,719	11,379	660	6.2	3.57	3.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,202	41,623	2,421	6.2	3.92	4.16

## EAST CENTRAL TOWNS

<i>Tax Burdens by Property Class</i>	<i>Taxable Market Value</i>				<i>Net Tax</i>			<i>Effective Tax Rates</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd	4,946,235	4,946,235	0	0.0	53,628	56,625	2,997	5.6	1.08	1.14
Res NonHmstd	679,707	679,707	0	0.0	8,417	9,004	587	7.0	1.24	1.32
Apartments	4,310	4,310	0	0.0	70	74	5	7.0	1.62	1.73
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,779,724	1,779,724	0	0.0	18,446	19,431	985	5.3	1.04	1.09
Com/Ind Lo Tier	99,003	99,003	0	0.0	2,466	2,559	92	3.7	2.49	2.58
Com/Ind Hi Tier	80,632	80,632	0	0.0	2,600	2,690	89	3.4	3.22	3.34
Publ U: Elec Gen	10,843	10,843	0	0.0	268	287	19	7.1	2.47	2.64
Publ U: Other	202,214	202,214	0	0.0	6,864	7,116	252	3.7	3.39	3.52
Ag Hmstd: House	1,011,088	1,011,088	0	0.0	10,155	10,686	531	5.2	1.00	1.06
Ag Hmstd: Land	1,568,182	1,568,182	0	0.0	6,492	7,181	689	10.6	0.41	0.46
Ag NonHmstd	1,436,369	1,436,369	0	0.0	14,655	15,710	1,055	7.2	1.02	1.09
Misc Properties	7,426	7,426	0	0.0	112	119	7	6.3	1.51	1.61
<b>Total</b>	<b>11,825,734</b>	<b>11,825,734</b>	<b>0</b>	<b>0.0</b>	<b>124,173</b>	<b>131,482</b>	<b>7,309</b>	<b>5.9</b>	<b>1.05</b>	<b>1.11</b>

*Tax Base**Tax Rates*

					<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val</i>		
	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>	<i>Base</i>	<i>Alter</i>	
Total Tax Capacity	114,042	105,934	-8,108	-7.1	County	61.06	66.07	0.195	0.195
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	18.92	19.47	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.67	27.48	9.727	9.727
(=) Taxable Tax Capacity	114,042	105,934	-8,108	-7.1	Special District	0.93	1.02	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	106.59	114.04	9.922	9.922

*Tax Burdens on  
Hypothetical Properties*

	<i>Taxable Market Value</i>			<i>Net Tax</i>				<i>Effective Tax Rates</i>	
	<i>Baseline</i>	<i>Alternative</i>	<i>Pctg Chng</i>	<i>Baseline</i>	<i>Alternative</i>	<i>Change</i>	<i>Pctg Chng</i>	<i>Base</i>	<i>Alter</i>
Res Hmstd: Lo Val	118,600	118,600	0.0	1,116	1,167	51	4.6	0.94	0.98
Res Hmstd: Avg Val	177,800	177,800	0.0	1,859	1,962	103	5.5	1.05	1.10
Res Hmstd: Hi Val	237,000	237,000	0.0	2,602	2,756	154	5.9	1.1	1.16
Res Hmstd: Ex-Hi Val	355,600	355,600	0.0	4,091	4,348	258	6.3	1.15	1.22
Apartment	300,000	300,000	0.0	4,295	4,574	279	6.5	1.43	1.52
Comm/Ind: Lo Val	150,000	150,000	0.0	3,695	3,815	120	3.2	2.46	2.54
Comm/Ind: Med Val	300,000	300,000	0.0	8,573	8,853	280	3.3	2.86	2.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,334	32,361	1,027	3.3	3.13	3.24

**CENTRAL MINN CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	11,217,153	11,217,153	0	0.0	150,055	155,286	5,231	3.5	1.34	1.38
Res NonHmstd	1,575,756	1,575,756	0	0.0	24,624	26,435	1,811	7.4	1.56	1.68
Apartments	877,064	877,064	0	0.0	15,667	16,852	1,185	7.6	1.79	1.92
Low-inc Apts	175,805	175,805	0	0.0	1,956	2,106	151	7.7	1.11	1.20
Seasonal Rec	111,014	111,014	0	0.0	1,693	1,820	126	7.5	1.53	1.64
Com/Ind Lo Tier	707,029	707,029	0	0.0	20,627	21,609	982	4.8	2.92	3.06
Com/Ind Hi Tier	3,021,247	3,021,247	0	0.0	114,975	119,835	4,860	4.2	3.81	3.97
Publ U: Elec Gen	617,400	617,400	0	0.0	15,261	15,902	641	4.2	2.47	2.58
Publ U: Other	478,522	478,522	0	0.0	17,598	18,153	555	3.2	3.68	3.79
Ag Hmstd: House	82,027	82,027	0	0.0	1,055	1,090	35	3.3	1.29	1.33
Ag Hmstd: Land	139,626	139,626	0	0.0	778	843	65	8.4	0.56	0.60
Ag NonHmstd	206,517	206,517	0	0.0	2,674	2,874	200	7.5	1.29	1.39
Misc Properties	58,835	58,835	0	0.0	1,146	1,233	87	7.6	1.95	2.10
<b>Total</b>	<b>19,267,995</b>	<b>19,267,995</b>	<b>0</b>	<b>0.0</b>	<b>368,108</b>	<b>384,038</b>	<b>15,930</b>	<b>4.3</b>	<b>1.91</b>	<b>1.99</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	239,813	223,643	-16,170	-6.7	County	50.14	53.71	0.000	0.000
(-) TIF Tax Capacity	8,924	8,924	0	0.0	City/Town	44.92	49.29	1.712	1.712
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.70	33.49	15.697	15.696
(=) Taxable Tax Capacity	230,889	214,719	-16,170	-7.0	Special District	2.37	2.54	0.137	0.137
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	129.13	139.04	17.545	17.545

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	111,200	111,200	0.0	1,359	1,363	4	0.3	1.22	1.23
Res Hmstd: Avg Val	166,700	166,700	0.0	2,223	2,301	78	3.5	1.33	1.38
Res Hmstd: Hi Val	222,300	222,300	0.0	3,088	3,241	153	4.9	1.39	1.46
Res Hmstd: Ex-Hi Val	333,500	333,500	0.0	4,820	5,122	302	6.3	1.45	1.54
Apartment	300,000	300,000	0.0	5,369	5,740	371	6.9	1.79	1.91
Comm/Ind: Lo Val	150,000	150,000	0.0	4,317	4,492	175	4.1	2.88	2.99
Comm/Ind: Med Val	300,000	300,000	0.0	9,985	10,394	409	4.1	3.33	3.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,437	37,936	1,499	4.1	3.64	3.79

**CENTRAL MINN TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	6,960,315	6,960,315	0	0.0	74,714	78,395	3,680	4.9	1.07	1.13
Res NonHmstd	653,943	653,943	0	0.0	8,048	8,462	414	5.1	1.23	1.29
Apartments	5,116	5,116	0	0.0	70	74	3	4.9	1.38	1.44
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,207,551	1,207,551	0	0.0	12,592	13,157	565	4.5	1.04	1.09
Com/Ind Lo Tier	155,151	155,151	0	0.0	3,724	3,812	88	2.4	2.40	2.46
Com/Ind Hi Tier	219,639	219,639	0	0.0	6,870	7,027	157	2.3	3.13	3.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	241,734	241,734	0	0.0	7,635	7,821	186	2.4	3.16	3.24
Ag Hmstd: House	1,100,184	1,100,184	0	0.0	11,288	11,819	531	4.7	1.03	1.07
Ag Hmstd: Land	2,581,949	2,581,949	0	0.0	12,044	12,884	840	7.0	0.47	0.50
Ag NonHmstd	978,474	978,474	0	0.0	9,644	10,212	567	5.9	0.99	1.04
Misc Properties	9,000	9,000	0	0.0	123	129	6	5.2	1.37	1.44
<b>Total</b>	<b>14,113,057</b>	<b>14,113,057</b>	<b>0</b>	<b>0.0</b>	<b>146,753</b>	<b>153,792</b>	<b>7,039</b>	<b>4.8</b>	<b>1.04</b>	<b>1.09</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	135,091	127,815	-7,276	-5.4	County	50.80	54.43	0.000	0.000
(-) TIF Tax Capacity	80	80	0	0.0	City/Town	18.39	18.64	0.048	0.048
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.12	29.74	15.715	15.715
(=) Taxable Tax Capacity	135,010	127,735	-7,276	-5.4	Special District	1.51	1.60	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	98.81	104.41	15.763	15.763

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	152,200	152,200	0.0	1,508	1,583	75	5.0	0.99	1.04
Res Hmstd: Avg Val	228,100	228,100	0.0	2,446	2,567	120	4.9	1.07	1.13
Res Hmstd: Hi Val	304,100	304,100	0.0	3,386	3,552	166	4.9	1.11	1.17
Res Hmstd: Ex-Hi Val	456,300	456,300	0.0	5,228	5,484	256	4.9	1.15	1.20
Apartment	300,000	300,000	0.0	4,178	4,388	210	5.0	1.39	1.46
Comm/Ind: Lo Val	150,000	150,000	0.0	3,608	3,686	78	2.2	2.41	2.46
Comm/Ind: Med Val	300,000	300,000	0.0	8,340	8,523	183	2.2	2.78	2.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,422	31,093	670	2.2	3.04	3.11

**SOUTHWEST CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	5,217,895	5,217,895	0	0.0	70,854	72,818	1,964	2.8	1.36	1.40
Res NonHmstd	655,648	655,648	0	0.0	10,814	11,923	1,108	10.2	1.65	1.82
Apartments	305,790	305,790	0	0.0	5,669	6,216	547	9.7	1.85	2.03
Low-inc Apts	95,000	95,000	0	0.0	1,124	1,234	110	9.8	1.18	1.30
Seasonal Rec	40,940	40,940	0	0.0	708	764	56	7.9	1.73	1.87
Com/Ind Lo Tier	611,174	611,174	0	0.0	18,601	19,955	1,355	7.3	3.04	3.27
Com/Ind Hi Tier	1,109,417	1,109,417	0	0.0	42,363	44,801	2,438	5.8	3.82	4.04
Publ U: Elec Gen	3,380	3,380	0	0.0	114	129	15	13.3	3.36	3.81
Publ U: Other	93,961	93,961	0	0.0	3,918	4,264	346	8.8	4.17	4.54
Ag Hmstd: House	21,143	21,143	0	0.0	294	307	13	4.4	1.39	1.45
Ag Hmstd: Land	102,191	102,191	0	0.0	803	911	107	13.3	0.79	0.89
Ag NonHmstd	87,824	87,824	0	0.0	1,210	1,370	160	13.3	1.38	1.56
Misc Properties	19,173	19,173	0	0.0	411	451	41	9.9	2.14	2.35
<b>Total</b>	<b>8,363,538</b>	<b>8,363,538</b>	<b>0</b>	<b>0.0</b>	<b>156,882</b>	<b>165,143</b>	<b>8,261</b>	<b>5.3</b>	<b>1.88</b>	<b>1.97</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	99,228	87,023	-12,206	#####	County	45.88	48.68	0.198	0.198
(-) TIF Tax Capacity	3,412	3,412	0	0.0	City/Town	68.01	78.40	0.362	0.362
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.82	19.40	24.152	24.148
(=) Taxable Tax Capacity	95,817	83,611	-12,206	#####	Special District	1.56	1.70	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	133.27	148.19	24.712	24.709

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	65,400	65,400	0.0	772	743	-29	-3.7	1.18	1.14
Res Hmstd: Avg Val	98,000	98,000	0.0	1,264	1,273	9	0.7	1.29	1.3
Res Hmstd: Hi Val	130,700	130,700	0.0	1,810	1,882	72	4.0	1.38	1.44
Res Hmstd: Ex-Hi Val	196,100	196,100	0.0	2,902	3,100	198	6.8	1.48	1.58
Apartment	300,000	300,000	0.0	5,739	6,298	559	9.7	1.91	2.1
Comm/Ind: Lo Val	150,000	150,000	0.0	4,518	4,806	288	6.4	3.01	3.20
Comm/Ind: Med Val	300,000	300,000	0.0	10,417	11,090	672	6.5	3.47	3.7
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,950	40,414	2,464	6.5	3.8	4.04

<b>SOUTHWEST TOWNS</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	3,425,039	3,425,039	0	0.0	30,987	33,083	2,096	6.8	0.90	0.97
Res NonHmstd	437,669	437,669	0	0.0	4,558	4,698	140	3.1	1.04	1.07
Apartments	3,924	3,924	0	0.0	47	48	1	2.0	1.19	1.21
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	866,098	866,098	0	0.0	8,558	8,850	292	3.4	0.99	1.02
Com/Ind Lo Tier	132,916	132,916	0	0.0	2,867	2,889	22	0.8	2.16	2.17
Com/Ind Hi Tier	242,396	242,396	0	0.0	6,560	6,581	21	0.3	2.71	2.71
Publ U: Elec Gen	12,452	12,452	0	0.0	162	166	4	2.6	1.30	1.33
Publ U: Other	506,925	506,925	0	0.0	13,368	13,384	16	0.1	2.64	2.64
Ag Hmstd: House	1,609,713	1,609,713	0	0.0	12,268	13,748	1,479	12.1	0.76	0.85
Ag Hmstd: Land	17,696,499	17,696,499	0	0.0	70,038	72,502	2,465	3.5	0.40	0.41
Ag NonHmstd	9,197,634	9,197,634	0	0.0	60,699	62,682	1,984	3.3	0.66	0.68
Misc Properties	3,330	3,330	0	0.0	45	47	2	3.4	1.36	1.41
<b>Total</b>	<b>34,134,595</b>	<b>34,134,595</b>	<b>0</b>	<b>0.0</b>	<b>210,157</b>	<b>218,678</b>	<b>8,521</b>	<b>4.1</b>	<b>0.62</b>	<b>0.64</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	285,288	277,626	-7,662	-2.7	County	43.74	45.55	0.122	0.122
(-) TIF Tax Capacity	71	71	0	0.0	City/Town	9.50	9.42	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.35	14.89	25.152	25.148
(=) Taxable Tax Capacity	285,217	277,555	-7,662	-2.7	Special District	1.13	1.18	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	68.71	71.03	25.274	25.270

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	115,700	115,700	0.0	819	924	105	12.8	0.71	0.8
Res Hmstd: Avg Val	173,500	173,500	0.0	1,414	1,517	103	7.3	0.82	0.87
Res Hmstd: Hi Val	231,200	231,200	0.0	2,009	2,110	101	5.0	0.87	0.91
Res Hmstd: Ex-Hi Val	346,900	346,900	0.0	3,200	3,298	98	3.1	0.92	0.95
Apartment	300,000	300,000	0.0	3,335	3,422	87	2.6	1.11	1.14
Comm/Ind: Lo Val	150,000	150,000	0.0	3,073	3,078	5	0.1	2.05	2.05
Comm/Ind: Med Val	300,000	300,000	0.0	7,045	7,056	11	0.2	2.35	2.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,578	25,618	39	0.2	2.56	2.56



**SOUTH CENTRAL CITIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	5,602,121	5,602,121	0	0.0	68,583	71,879	3,296	4.8	1.22	1.28
Res NonHmstd	784,198	784,198	0	0.0	11,592	12,689	1,098	9.5	1.48	1.62
Apartments	447,993	447,993	0	0.0	7,239	7,846	607	8.4	1.62	1.75
Low-inc Apts	88,314	88,314	0	0.0	901	985	83	9.2	1.02	1.12
Seasonal Rec	54,741	54,741	0	0.0	629	673	44	7.0	1.15	1.23
Com/Ind Lo Tier	479,079	479,079	0	0.0	13,456	14,329	873	6.5	2.81	2.99
Com/Ind Hi Tier	1,286,540	1,286,540	0	0.0	45,177	47,419	2,242	5.0	3.51	3.69
Publ U: Elec Gen	26,737	26,737	0	0.0	632	669	37	5.8	2.36	2.50
Publ U: Other	94,776	94,776	0	0.0	3,444	3,652	208	6.0	3.63	3.85
Ag Hmstd: House	13,048	13,048	0	0.0	177	186	9	5.3	1.35	1.43
Ag Hmstd: Land	48,093	48,093	0	0.0	358	409	51	14.2	0.75	0.85
Ag NonHmstd	85,219	85,219	0	0.0	1,042	1,155	114	10.9	1.22	1.36
Misc Properties	25,086	25,086	0	0.0	445	484	39	8.8	1.78	1.93
<b>Total</b>	<b>9,035,944</b>	<b>9,035,944</b>	<b>0</b>	<b>0.0</b>	<b>153,674</b>	<b>162,375</b>	<b>8,701</b>	<b>5.7</b>	<b>1.70</b>	<b>1.80</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	107,984	97,360	-10,624	-9.8	County	44.56	46.85	0.000	0.000
(-) TIF Tax Capacity	3,828	3,828	0	0.0	City/Town	56.85	65.11	0.348	0.348
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.26	20.56	17.593	17.591
(=) Taxable Tax Capacity	104,155	93,531	-10,624	#####	Special District	0.40	0.43	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	121.07	132.96	17.941	17.940

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	83,400	83,400	0.0	862	863	1	0.1	1.03	1.03
Res Hmstd: Avg Val	125,000	125,000	0.0	1,478	1,541	63	4.3	1.18	1.23
Res Hmstd: Hi Val	166,600	166,600	0.0	2,093	2,218	125	6.0	1.26	1.33
Res Hmstd: Ex-Hi Val	250,000	250,000	0.0	3,328	3,577	249	7.5	1.33	1.43
Apartment	300,000	300,000	0.0	5,078	5,524	446	8.8	1.69	1.84
Comm/Ind: Lo Val	150,000	150,000	0.0	4,141	4,361	220	5.3	2.76	2.91
Comm/Ind: Med Val	300,000	300,000	0.0	9,574	10,087	513	5.4	3.19	3.36
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,924	36,806	1,882	5.4	3.49	3.68

**SOUTH CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	2,791,867	2,791,867	0	0.0	23,311	24,805	1,493	6.4	0.83	0.89
Res NonHmstd	400,921	400,921	0	0.0	3,823	3,946	123	3.2	0.95	0.98
Apartments	5,590	5,590	0	0.0	63	65	2	3.6	1.12	1.16
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	279,420	279,420	0	0.0	2,207	2,272	64	2.9	0.79	0.81
Com/Ind Lo Tier	79,139	79,139	0	0.0	1,631	1,643	12	0.7	2.06	2.08
Com/Ind Hi Tier	143,552	143,552	0	0.0	3,812	3,840	27	0.7	2.66	2.67
Publ U: Elec Gen	11,054	11,054	0	0.0	150	153	2	1.6	1.36	1.38
Publ U: Other	270,133	270,133	0	0.0	7,120	7,150	30	0.4	2.64	2.65
Ag Hmstd: House	1,126,226	1,126,226	0	0.0	8,521	9,359	839	9.8	0.76	0.83
Ag Hmstd: Land	9,175,128	9,175,128	0	0.0	38,076	39,649	1,573	4.1	0.41	0.43
Ag NonHmstd	4,305,859	4,305,859	0	0.0	29,737	30,848	1,111	3.7	0.69	0.72
Misc Properties	1,208	1,208	0	0.0	14	15	0	3.5	1.16	1.20
<b>Total</b>	<b>18,590,097</b>	<b>18,590,097</b>	<b>0</b>	<b>0.0</b>	<b>118,467</b>	<b>123,744</b>	<b>5,277</b>	<b>4.5</b>	<b>0.64</b>	<b>0.67</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	156,415	151,859	-4,556	-2.9	County	44.87	46.95	0.000	0.000
(-) TIF Tax Capacity	6	6	0	0.0	City/Town	10.29	10.24	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.53	16.21	18.609	18.606
(=) Taxable Tax Capacity	156,409	151,853	-4,556	-2.9	Special District	0.31	0.32	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	71.00	73.73	18.609	18.606

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	132,500	132,500	0.0	934	1,037	103	11.0	0.71	0.78
Res Hmstd: Avg Val	198,700	198,700	0.0	1,587	1,692	105	6.6	0.8	0.85
Res Hmstd: Hi Val	264,900	264,900	0.0	2,240	2,347	107	4.8	0.85	0.89
Res Hmstd: Ex-Hi Val	397,400	397,400	0.0	3,546	3,658	112	3.2	0.89	0.92
Apartment	300,000	300,000	0.0	3,221	3,323	102	3.2	1.07	1.11
Comm/Ind: Lo Val	150,000	150,000	0.0	3,025	3,039	14	0.5	2.02	2.03
Comm/Ind: Med Val	300,000	300,000	0.0	6,965	6,997	32	0.5	2.32	2.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,353	25,470	117	0.5	2.54	2.55

<b>OLMSTED COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	7,430,114	7,430,114	0	0.0	91,303	95,070	3,767	4.1	1.23	1.28
Res NonHmstd	1,241,397	1,241,397	0	0.0	17,365	18,462	1,097	6.3	1.40	1.49
Apartments	408,801	408,801	0	0.0	6,815	7,273	457	6.7	1.67	1.78
Low-inc Apts	94,637	94,637	0	0.0	976	1,042	65	6.7	1.03	1.10
Seasonal Rec	10,305	10,305	0	0.0	160	170	10	6.1	1.56	1.65
Com/Ind Lo Tier	330,689	330,689	0	0.0	9,060	9,396	336	3.7	2.74	2.84
Com/Ind Hi Tier	1,858,471	1,858,471	0	0.0	66,696	69,186	2,490	3.7	3.59	3.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	70,756	70,756	0	0.0	2,454	2,530	76	3.1	3.47	3.58
Ag Hmstd: House	349,314	349,314	0	0.0	3,710	3,872	162	4.4	1.06	1.11
Ag Hmstd: Land	806,278	806,278	0	0.0	4,198	4,435	237	5.7	0.52	0.55
Ag NonHmstd	392,190	392,190	0	0.0	4,078	4,300	222	5.4	1.04	1.10
Misc Properties	21,554	21,554	0	0.0	371	395	24	6.5	1.72	1.83
<b>Total</b>	<b>13,014,507</b>	<b>13,014,507</b>	<b>0</b>	<b>0.0</b>	<b>207,189</b>	<b>216,131</b>	<b>8,942</b>	<b>4.3</b>	<b>1.59</b>	<b>1.66</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>	<b>Ref Mkt Val</b>			
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>		<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	149,456	141,241	-8,215	-5.5	County	55.63	58.81	0.000	0.000
(-) TIF Tax Capacity	2,040	2,040	0	0.0	City/Town	38.48	41.80	0.136	0.136
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.66	26.21	13.487	13.487
(=) Taxable Tax Capacity	147,416	139,201	-8,215	-5.6	Special District	0.00	0.00	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>118.78</b>	<b>126.82</b>	<b>13.623</b>	<b>13.623</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	126,400	126,400	0.0	1,415	1,447	32	2.3	1.12	1.14
Res Hmstd: Avg Val	189,500	189,500	0.0	2,307	2,405	98	4.3	1.22	1.27
Res Hmstd: Hi Val	252,600	252,600	0.0	3,199	3,364	164	5.1	1.27	1.33
Res Hmstd: Ex-Hi Val	378,900	378,900	0.0	4,985	5,282	296	5.9	1.32	1.39
Apartment	300,000	300,000	0.0	4,863	5,164	302	6.2	1.62	1.72
Comm/Ind: Lo Val	150,000	150,000	0.0	4,025	4,158	133	3.3	2.68	2.77
Comm/Ind: Med Val	300,000	300,000	0.0	9,324	9,635	311	3.3	3.11	3.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,051	35,192	1,141	3.4	3.41	3.52

<b>SOUTHEAST CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	9,525,402	9,525,402	0	0.0	119,795	125,590	5,796	4.8	1.26	1.32
Res NonHmstd	1,241,159	1,241,159	0	0.0	18,841	20,428	1,587	8.4	1.52	1.65
Apartments	512,076	512,076	0	0.0	8,673	9,385	712	8.2	1.69	1.83
Low-inc Apts	141,756	141,756	0	0.0	1,528	1,657	130	8.5	1.08	1.17
Seasonal Rec	99,301	99,301	0	0.0	1,423	1,531	108	7.6	1.43	1.54
Com/Ind Lo Tier	769,921	769,921	0	0.0	21,783	23,029	1,246	5.7	2.83	2.99
Com/Ind Hi Tier	1,671,271	1,671,271	0	0.0	60,341	63,350	3,009	5.0	3.61	3.79
Publ U: Elec Gen	333,631	333,631	0	0.0	8,612	9,213	601	7.0	2.58	2.76
Publ U: Other	258,707	258,707	0	0.0	9,422	9,892	470	5.0	3.64	3.82
Ag Hmstd: House	35,937	35,937	0	0.0	435	463	28	6.5	1.21	1.29
Ag Hmstd: Land	111,005	111,005	0	0.0	656	732	76	11.5	0.59	0.66
Ag NonHmstd	110,317	110,317	0	0.0	1,281	1,405	124	9.7	1.16	1.27
Misc Properties	42,339	42,339	0	0.0	795	860	65	8.2	1.88	2.03
<b>Total</b>	<b>14,852,823</b>	<b>14,852,823</b>	<b>0</b>	<b>0.0</b>	<b>253,584</b>	<b>267,536</b>	<b>13,952</b>	<b>5.5</b>	<b>1.71</b>	<b>1.80</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	176,460	159,726	-16,734	-9.5	County	44.59	47.23	0.000	0.000
(-) TIF Tax Capacity	3,630	3,630	0	0.0	City/Town	50.95	57.92	0.196	0.196
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.89	24.51	21.920	21.920
(=) Taxable Tax Capacity	172,831	156,096	-16,734	-9.7	Special District	1.90	2.08	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	120.32	131.74	22.116	22.116

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	91,900	91,900	0.0	1,019	1,032	13	1.3	1.11	1.12
Res Hmstd: Avg Val	137,800	137,800	0.0	1,714	1,793	78	4.6	1.24	1.30
Res Hmstd: Hi Val	183,700	183,700	0.0	2,410	2,553	144	6.0	1.31	1.39
Res Hmstd: Ex-Hi Val	275,700	275,700	0.0	3,803	4,078	275	7.2	1.38	1.48
Apartment	300,000	300,000	0.0	5,176	5,604	428	8.3	1.73	1.87
Comm/Ind: Lo Val	150,000	150,000	0.0	4,187	4,396	209	5.0	2.79	2.93
Comm/Ind: Med Val	300,000	300,000	0.0	9,660	10,148	488	5.1	3.22	3.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,198	36,987	1,789	5.1	3.52	3.7

**SOUTHEAST TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	4,539,710	4,539,710	0	0.0	43,159	45,569	2,410	5.6	0.95	1.00
Res NonHmstd	644,015	644,015	0	0.0	6,835	7,105	269	3.9	1.06	1.10
Apartments	3,571	3,571	0	0.0	46	48	2	4.4	1.28	1.34
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	226,429	226,429	0	0.0	2,124	2,211	86	4.1	0.94	0.98
Com/Ind Lo Tier	104,420	104,420	0	0.0	2,351	2,388	37	1.6	2.25	2.29
Com/Ind Hi Tier	95,393	95,393	0	0.0	2,747	2,787	39	1.4	2.88	2.92
Publ U: Elec Gen	28	28	0	0.0	1	1	0	5.1	2.30	2.42
Publ U: Other	337,515	337,515	0	0.0	9,691	9,841	150	1.5	2.87	2.92
Ag Hmstd: House	1,716,598	1,716,598	0	0.0	15,342	16,379	1,037	6.8	0.89	0.95
Ag Hmstd: Land	8,733,200	8,733,200	0	0.0	39,947	42,146	2,198	5.5	0.46	0.48
Ag NonHmstd	3,672,153	3,672,153	0	0.0	29,871	31,347	1,476	4.9	0.81	0.85
Misc Properties	5,989	5,989	0	0.0	77	80	3	4.2	1.28	1.33
<b>Total</b>	<b>20,079,021</b>	<b>20,079,021</b>	<b>0</b>	<b>0.0</b>	<b>152,192</b>	<b>159,900</b>	<b>7,708</b>	<b>5.1</b>	<b>0.76</b>	<b>0.80</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	170,438	163,630	-6,808	-4.0	County	46.68	49.41	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.95	14.06	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.59	22.83	20.813	20.812
(=) Taxable Tax Capacity	170,438	163,630	-6,808	-4.0	Special District	0.62	0.66	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	82.85	86.96	20.813	20.812

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	136,000	136,000	0.0	1,160	1,248	89	7.6	0.85	0.92
Res Hmstd: Avg Val	203,900	203,900	0.0	1,925	2,033	108	5.6	0.94	1
Res Hmstd: Hi Val	271,900	271,900	0.0	2,691	2,819	128	4.8	0.99	1.04
Res Hmstd: Ex-Hi Val	407,900	407,900	0.0	4,223	4,391	168	4.0	1.04	1.08
Apartment	300,000	300,000	0.0	3,731	3,885	154	4.1	1.24	1.3
Comm/Ind: Lo Val	150,000	150,000	0.0	3,325	3,369	45	1.4	2.22	2.25
Comm/Ind: Med Val	300,000	300,000	0.0	7,653	7,758	105	1.4	2.55	2.59
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,854	28,238	384	1.4	2.79	2.82

<b>ANOKA COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	18,225,503	18,225,503	0	0.0	232,753	242,771	10,018	4.3	1.28	1.33
Res NonHmstd	2,357,531	2,357,531	0	0.0	34,220	36,285	2,065	6.0	1.45	1.54
Apartments	739,484	739,484	0	0.0	12,937	13,855	918	7.1	1.75	1.87
Low-inc Apts	146,086	146,086	0	0.0	1,577	1,685	108	6.8	1.08	1.15
Seasonal Rec	48,369	48,369	0	0.0	628	662	34	5.5	1.30	1.37
Com/Ind Lo Tier	483,677	483,677	0	0.0	14,008	14,230	223	1.6	2.90	2.94
Com/Ind Hi Tier	3,575,482	3,575,482	0	0.0	135,127	137,162	2,035	1.5	3.78	3.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	265,541	265,541	0	0.0	9,963	10,092	129	1.3	3.75	3.80
Ag Hmstd: House	99,571	99,571	0	0.0	1,163	1,216	53	4.6	1.17	1.22
Ag Hmstd: Land	99,859	99,859	0	0.0	449	486	37	8.2	0.45	0.49
Ag NonHmstd	118,010	118,010	0	0.0	1,331	1,418	87	6.5	1.13	1.20
Misc Properties	144,899	144,899	0	0.0	2,511	2,598	88	3.5	1.73	1.79
<b>Total</b>	<b>26,304,013</b>	<b>26,304,013</b>	<b>0</b>	<b>0.0</b>	<b>446,667</b>	<b>462,462</b>	<b>15,795</b>	<b>3.5</b>	<b>1.70</b>	<b>1.76</b>

**Tax Base**

**Tax Rates**

					<b>Pctg Chng</b>	<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>		<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	306,751	287,709	-19,043	-6.2	County	41.28	44.51	0.000	0.000
(-) TIF Tax Capacity	14,155	14,155	0	0.0	City/Town	39.59	42.40	0.354	0.354
(-) FD Contrib Tax Cap	33,145	33,145	0	0.0	School District	28.45	30.52	22.382	22.371
(=) Taxable Tax Capacity	259,451	240,409	-19,043	-7.3	Special District	6.46	6.33	0.000	0.000
FD Distrib Tax Cap	52,411	52,411	0	0.0	<b>Total</b>	115.79	123.77	22.736	22.725

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>
Res Hmstd: Lo Val	133,200	133,200	0.0	1,593	1,639	46	2.9	1.2	1.23
Res Hmstd: Avg Val	199,700	199,700	0.0	2,574	2,687	113	4.4	1.29	1.35
Res Hmstd: Hi Val	266,100	266,100	0.0	3,553	3,734	180	5.1	1.34	1.40
Res Hmstd: Ex-Hi Val	399,300	399,300	0.0	5,518	5,833	315	5.7	1.38	1.46
Apartment	300,000	300,000	0.0	5,024	5,323	299	6.0	1.67	1.77
Comm/Ind: Lo Val	150,000	150,000	0.0	4,095	4,226	132	3.2	2.73	2.82
Comm/Ind: Med Val	300,000	300,000	0.0	9,440	9,748	308	3.3	3.15	3.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,387	35,514	1,128	3.3	3.44	3.55

<b>WASHINGTON COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	17,994,892	17,994,892	0	0.0	202,642	210,676	8,034	4.0	1.13	1.17
Res NonHmstd	2,191,821	2,191,821	0	0.0	26,692	27,821	1,129	4.2	1.22	1.27
Apartments	579,924	579,924	0	0.0	8,849	9,250	401	4.5	1.53	1.60
Low-inc Apts	105,036	105,036	0	0.0	964	1,013	49	5.1	0.92	0.96
Seasonal Rec	144,547	144,547	0	0.0	1,546	1,601	55	3.5	1.07	1.11
Com/Ind Lo Tier	302,609	302,609	0	0.0	8,151	8,213	63	0.8	2.69	2.71
Com/Ind Hi Tier	2,632,748	2,632,748	0	0.0	93,716	94,417	701	0.7	3.56	3.59
Publ U: Elec Gen	154,507	154,507	0	0.0	3,827	3,903	76	2.0	2.48	2.53
Publ U: Other	243,032	243,032	0	0.0	8,652	8,716	65	0.7	3.56	3.59
Ag Hmstd: House	133,364	133,364	0	0.0	1,272	1,327	55	4.3	0.95	1.00
Ag Hmstd: Land	219,326	219,326	0	0.0	751	791	40	5.3	0.34	0.36
Ag NonHmstd	435,743	435,743	0	0.0	3,944	4,124	180	4.6	0.91	0.95
Misc Properties	37,324	37,324	0	0.0	504	526	22	4.3	1.35	1.41
<b>Total</b>	<b>25,174,873</b>	<b>25,174,873</b>	<b>0</b>	<b>0.0</b>	<b>361,509</b>	<b>372,378</b>	<b>10,868</b>	<b>3.0</b>	<b>1.44</b>	<b>1.48</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	287,153	275,747	-11,406	-4.0	County	30.62	32.70	0.236	0.236
(-) TIF Tax Capacity	7,912	7,912	0	0.0	City/Town	33.65	34.86	0.695	0.695
(-) FD Contrib Tax Cap	24,319	24,319	0	0.0	School District	28.13	29.11	18.894	18.879
(=) Taxable Tax Capacity	254,923	243,517	-11,406	-4.5	Special District	5.69	6.10	0.000	0.000
FD Distrib Tax Cap	29,425	29,425	0	0.0	<b>Total</b>	98.09	102.76	19.825	19.810

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	174,000	174,000	0.0	1,836	1,911	75	4.1	1.06	1.1
Res Hmstd: Avg Val	260,900	260,900	0.0	2,939	3,057	118	4.0	1.13	1.17
Res Hmstd: Hi Val	347,800	347,800	0.0	4,042	4,202	160	4.0	1.16	1.21
Res Hmstd: Ex-Hi Val	521,800	521,800	0.0	6,206	6,452	246	4.0	1.19	1.24
Apartment	300,000	300,000	0.0	4,273	4,448	175	4.1	1.42	1.48
Comm/Ind: Lo Val	150,000	150,000	0.0	3,653	3,710	57	1.6	2.44	2.47
Comm/Ind: Med Val	300,000	300,000	0.0	8,424	8,558	134	1.6	2.81	2.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,689	31,180	490	1.6	3.07	3.12

<b>DAKOTA COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	25,677,680	25,677,680	0	0.0	310,461	322,173	11,712	3.8	1.21	1.25
Res NonHmstd	2,129,438	2,129,438	0	0.0	28,623	29,918	1,295	4.5	1.34	1.40
Apartments	1,617,555	1,617,555	0	0.0	24,751	25,951	1,200	4.8	1.53	1.60
Low-inc Apts	126,805	126,805	0	0.0	1,273	1,333	61	4.8	1.00	1.05
Seasonal Rec	26,073	26,073	0	0.0	338	351	13	3.9	1.30	1.35
Com/Ind Lo Tier	522,554	522,554	0	0.0	14,539	14,675	136	0.9	2.78	2.81
Com/Ind Hi Tier	5,448,230	5,448,230	0	0.0	196,130	197,460	1,330	0.7	3.60	3.62
Publ U: Elec Gen	79,987	79,987	0	0.0	2,098	2,147	49	2.4	2.62	2.68
Publ U: Other	539,024	539,024	0	0.0	19,630	19,770	140	0.7	3.64	3.67
Ag Hmstd: House	211,577	211,577	0	0.0	2,171	2,265	94	4.3	1.03	1.07
Ag Hmstd: Land	649,981	649,981	0	0.0	3,096	3,239	144	4.6	0.48	0.50
Ag NonHmstd	332,439	332,439	0	0.0	3,178	3,326	149	4.7	0.96	1.00
Misc Properties	135,301	135,301	0	0.0	2,250	2,358	108	4.8	1.66	1.74
<b>Total</b>	<b>37,496,643</b>	<b>37,496,643</b>	<b>0</b>	<b>0.0</b>	<b>608,537</b>	<b>624,967</b>	<b>16,430</b>	<b>2.7</b>	<b>1.62</b>	<b>1.67</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	441,733	421,490	-20,243	-4.6	County	29.74	31.77	0.548	0.548
(-) TIF Tax Capacity	14,659	14,659	0	0.0	City/Town	40.28	41.86	1.017	1.017
(-) FD Contrib Tax Cap	50,137	50,137	0	0.0	School District	28.88	30.18	21.683	21.666
(=) Taxable Tax Capacity	376,937	356,694	-20,243	-5.4	Special District	5.20	5.61	0.000	0.000
FD Distrib Tax Cap	54,464	54,464	0	0.0	<b>Total</b>	104.11	109.42	23.248	23.231

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	152,200	152,200	0.0	1,703	1,761	58	3.4	1.12	1.16
Res Hmstd: Avg Val	228,200	228,200	0.0	2,739	2,844	105	3.8	1.20	1.25
Res Hmstd: Hi Val	304,100	304,100	0.0	3,774	3,926	152	4.0	1.24	1.29
Res Hmstd: Ex-Hi Val	456,300	456,300	0.0	5,811	6,053	241	4.2	1.27	1.33
Apartment	300,000	300,000	0.0	4,602	4,800	198	4.3	1.53	1.60
Comm/Ind: Lo Val	150,000	150,000	0.0	3,839	3,911	71	1.9	2.56	2.61
Comm/Ind: Med Val	300,000	300,000	0.0	8,843	9,009	167	1.9	2.95	3.00
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,190	32,802	612	1.9	3.22	3.28



**CARVER & SCOTT COUNTIES**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	16,469,532	16,469,532	0	0.0	214,306	221,092	6,786	3.2	1.30	1.34
Res NonHmstd	2,070,817	2,070,817	0	0.0	29,630	30,862	1,232	4.2	1.43	1.49
Apartments	394,691	394,691	0	0.0	6,568	6,874	306	4.7	1.66	1.74
Low-inc Apts	110,176	110,176	0	0.0	1,159	1,218	59	5.1	1.05	1.11
Seasonal Rec	78,944	78,944	0	0.0	1,057	1,094	37	3.5	1.34	1.39
Com/Ind Lo Tier	362,324	362,324	0	0.0	10,417	10,533	116	1.1	2.87	2.91
Com/Ind Hi Tier	2,333,424	2,333,424	0	0.0	87,332	88,023	691	0.8	3.74	3.77
Publ U: Elec Gen	19,113	19,113	0	0.0	484	495	11	2.2	2.53	2.59
Publ U: Other	202,970	202,970	0	0.0	7,412	7,454	43	0.6	3.65	3.67
Ag Hmstd: House	362,752	362,752	0	0.0	3,656	3,810	154	4.2	1.01	1.05
Ag Hmstd: Land	921,718	921,718	0	0.0	4,153	4,363	209	5.0	0.45	0.47
Ag NonHmstd	483,882	483,882	0	0.0	4,964	5,207	243	4.9	1.03	1.08
Misc Properties	24,861	24,861	0	0.0	409	432	23	5.6	1.65	1.74
<b>Total</b>	<b>23,835,203</b>	<b>23,835,203</b>	<b>0</b>	<b>0.0</b>	<b>371,547</b>	<b>381,458</b>	<b>9,910</b>	<b>2.7</b>	<b>1.56</b>	<b>1.60</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	265,550	255,859	-9,691	-3.6	County	39.04	41.53	0.000	0.000
(-) TIF Tax Capacity	6,999	6,999	0	0.0	City/Town	33.82	35.05	1.081	1.081
(-) FD Contrib Tax Cap	22,091	22,091	0	0.0	School District	34.45	35.61	19.910	19.902
(=) Taxable Tax Capacity	236,461	226,770	-9,691	-4.1	Special District	5.47	5.80	0.000	0.000
FD Distrib Tax Cap	26,226	26,226	0	0.0	<b>Total</b>	112.78	117.99	20.990	20.983

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	180,200	180,200	0.0	2,200	2,256	56	2.5	1.22	1.25
Res Hmstd: Avg Val	270,200	270,200	0.0	3,485	3,603	117	3.4	1.29	1.33
Res Hmstd: Hi Val	360,200	360,200	0.0	4,770	4,949	179	3.8	1.32	1.37
Res Hmstd: Ex-Hi Val	540,500	540,500	0.0	7,344	7,631	287	3.9	1.36	1.41
Apartment	300,000	300,000	0.0	4,859	5,054	195	4.0	1.62	1.68
Comm/Ind: Lo Val	150,000	150,000	0.0	4,001	4,070	70	1.7	2.67	2.71
Comm/Ind: Med Val	300,000	300,000	0.0	9,230	9,392	162	1.8	3.08	3.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,633	34,229	595	1.8	3.36	3.42

**NORTHERN HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	16,056,430	16,056,430	0	0.0	239,621	246,972	7,352	3.1	1.49	1.54
Res NonHmstd	1,541,848	1,541,848	0	0.0	25,755	27,256	1,501	5.8	1.67	1.77
Apartments	907,391	907,391	0	0.0	18,451	19,820	1,369	7.4	2.03	2.18
Low-inc Apts	134,650	134,650	0	0.0	1,685	1,797	112	6.7	1.25	1.33
Seasonal Rec	7,739	7,739	0	0.0	141	146	5	3.8	1.82	1.89
Com/Ind Lo Tier	337,398	337,398	0	0.0	10,459	10,663	204	1.9	3.10	3.16
Com/Ind Hi Tier	3,975,305	3,975,305	0	0.0	159,952	162,648	2,696	1.7	4.02	4.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	223,560	223,560	0	0.0	8,892	9,022	131	1.5	3.98	4.04
Ag Hmstd: House	62,250	62,250	0	0.0	881	900	19	2.1	1.42	1.45
Ag Hmstd: Land	113,269	113,269	0	0.0	678	709	30	4.5	0.60	0.63
Ag NonHmstd	214,824	214,824	0	0.0	2,823	2,962	140	4.9	1.31	1.38
Misc Properties	23,423	23,423	0	0.0	485	513	27	5.7	2.07	2.19
<b>Total</b>	<b>23,598,087</b>	<b>23,598,087</b>	<b>0</b>	<b>0.0</b>	<b>469,823</b>	<b>483,409</b>	<b>13,586</b>	<b>2.9</b>	<b>1.99</b>	<b>2.05</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	282,299	267,000	-15,299	-5.4	County	46.51	49.03	0.000	0.000
(-) TIF Tax Capacity	20,527	20,527	0	0.0	City/Town	45.85	49.45	1.117	1.117
(-) FD Contrib Tax Cap	34,763	34,763	0	0.0	School District	30.23	32.16	24.807	24.803
(=) Taxable Tax Capacity	227,009	211,710	-15,299	-6.7	Special District	10.57	11.24	0.000	0.000
FD Distrib Tax Cap	43,383	43,383	0	0.0	<b>Total</b>	133.16	141.88	25.925	25.921

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	139,100	139,100	0.0	1,966	1,983	18	0.9	1.41	1.43
Res Hmstd: Avg Val	208,600	208,600	0.0	3,134	3,238	105	3.3	1.50	1.55
Res Hmstd: Hi Val	278,000	278,000	0.0	4,300	4,492	191	4.4	1.55	1.62
Res Hmstd: Ex-Hi Val	417,100	417,100	0.0	6,635	6,999	364	5.5	1.59	1.68
Apartment	300,000	300,000	0.0	5,771	6,098	327	5.7	1.92	2.03
Comm/Ind: Lo Val	150,000	150,000	0.0	4,533	4,682	149	3.3	3.02	3.12
Comm/Ind: Med Val	300,000	300,000	0.0	10,448	10,795	347	3.3	3.48	3.6
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,050	39,321	1,271	3.3	3.81	3.93

**SOUTHEAST HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	19,637,467	19,637,467	0	0.0	273,085	280,715	7,629	2.8	1.39	1.43
Res NonHmstd	2,079,455	2,079,455	0	0.0	30,842	32,068	1,226	4.0	1.48	1.54
Apartments	2,004,801	2,004,801	0	0.0	35,516	37,116	1,600	4.5	1.77	1.85
Low-inc Apts	157,718	157,718	0	0.0	1,733	1,810	77	4.5	1.10	1.15
Seasonal Rec	3,290	3,290	0	0.0	43	44	1	3.2	1.30	1.34
Com/Ind Lo Tier	375,752	375,752	0	0.0	11,100	11,204	103	0.9	2.95	2.98
Com/Ind Hi Tier	7,402,215	7,402,215	0	0.0	283,764	286,309	2,545	0.9	3.83	3.87
Publ U: Elec Gen	204	204	0	0.0	6	6	0	2.4	3.02	3.09
Publ U: Other	174,651	174,651	0	0.0	6,720	6,783	63	0.9	3.85	3.88
Ag Hmstd: House	151	151	0	0.0	2	2	0	1.9	1.26	1.28
Ag Hmstd: Land	59	59	0	0.0	0	0	0	11.1	0.31	0.34
Ag NonHmstd	189	189	0	0.0	2	2	0	5.6	1.22	1.29
Misc Properties	7,878	7,878	0	0.0	163	171	9	5.3	2.07	2.17
<b>Total</b>	<b>31,843,830</b>	<b>31,843,830</b>	<b>0</b>	<b>0.0</b>	<b>642,977</b>	<b>656,232</b>	<b>13,254</b>	<b>2.1</b>	<b>2.02</b>	<b>2.06</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	405,815	394,419	-11,396	-2.8	County	46.51	49.03	0.000	0.000
(-) TIF Tax Capacity	28,216	28,216	0	0.0	City/Town	39.48	40.57	0.194	0.194
(-) FD Contrib Tax Cap	58,793	58,793	0	0.0	School District	24.80	26.01	19.879	19.920
(=) Taxable Tax Capacity	318,806	307,410	-11,396	-3.6	Special District	11.89	12.64	0.000	0.000
FD Distrib Tax Cap	27,066	27,066	0	0.0	<b>Total</b>	122.67	128.24	20.073	20.114

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	179,500	179,500	0.0	2,351	2,393	41	1.8	1.31	1.33
Res Hmstd: Avg Val	269,200	269,200	0.0	3,713	3,827	114	3.1	1.38	1.42
Res Hmstd: Hi Val	358,800	358,800	0.0	5,072	5,260	187	3.7	1.41	1.47
Res Hmstd: Ex-Hi Val	538,300	538,300	0.0	7,801	8,109	307	3.9	1.45	1.51
Apartment	300,000	300,000	0.0	5,202	5,412	210	4.0	1.73	1.80
Comm/Ind: Lo Val	150,000	150,000	0.0	4,209	4,288	78	1.9	2.81	2.86
Comm/Ind: Med Val	300,000	300,000	0.0	9,722	9,904	183	1.9	3.24	3.30
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,446	36,114	669	1.9	3.54	3.61

**SOUTHWEST HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	26,354,951	26,354,951	0	0.0	352,180	361,524	9,344	2.7	1.34	1.37
Res NonHmstd	3,830,891	3,830,891	0	0.0	53,441	55,000	1,559	2.9	1.39	1.44
Apartments	1,497,517	1,497,517	0	0.0	24,954	25,778	825	3.3	1.67	1.72
Low-inc Apts	113,506	113,506	0	0.0	1,168	1,203	35	3.0	1.03	1.06
Seasonal Rec	135,133	135,133	0	0.0	1,790	1,842	52	2.9	1.32	1.36
Com/Ind Lo Tier	354,481	354,481	0	0.0	10,094	10,121	27	0.3	2.85	2.86
Com/Ind Hi Tier	6,011,435	6,011,435	0	0.0	224,976	225,453	477	0.2	3.74	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	213,491	213,491	0	0.0	7,910	7,925	15	0.2	3.70	3.71
Ag Hmstd: House	62,614	62,614	0	0.0	782	800	18	2.3	1.25	1.28
Ag Hmstd: Land	116,896	116,896	0	0.0	772	799	26	3.4	0.66	0.68
Ag NonHmstd	183,685	183,685	0	0.0	1,927	1,988	60	3.1	1.05	1.08
Misc Properties	18,302	18,302	0	0.0	342	352	10	2.9	1.87	1.93
<b>Total</b>	<b>38,892,902</b>	<b>38,892,902</b>	<b>0</b>	<b>0.0</b>	<b>680,336</b>	<b>692,785</b>	<b>12,449</b>	<b>1.8</b>	<b>1.75</b>	<b>1.78</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	470,593	463,072	-7,521	-1.6	County	46.51	49.03	0.000	0.000
(-) TIF Tax Capacity	8,400	8,400	0	0.0	City/Town	28.87	29.20	1.031	1.031
(-) FD Contrib Tax Cap	50,252	50,252	0	0.0	School District	25.67	26.03	19.452	19.461
(=) Taxable Tax Capacity	411,941	404,420	-7,521	-1.8	Special District	11.06	11.73	0.000	0.000
FD Distrib Tax Cap	21,269	21,269	0	0.0	<b>Total</b>	112.11	115.98	20.483	20.492

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	246,400	246,400	0.0	3,116	3,188	72	2.3	1.26	1.29
Res Hmstd: Avg Val	369,400	369,400	0.0	4,858	4,995	137	2.8	1.32	1.35
Res Hmstd: Hi Val	492,500	492,500	0.0	6,530	6,721	191	2.9	1.33	1.36
Res Hmstd: Ex-Hi Val	738,900	738,900	0.0	10,467	10,777	310	3.0	1.42	1.46
Apartment	300,000	300,000	0.0	4,819	4,964	145	3.0	1.61	1.65
Comm/Ind: Lo Val	150,000	150,000	0.0	3,978	4,018	40	1.0	2.65	2.68
Comm/Ind: Med Val	300,000	300,000	0.0	9,180	9,272	92	1.0	3.06	3.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,454	33,793	339	1.0	3.35	3.38

**SUBURBAN RAMSEY CO.**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	14,427,318	14,427,318	0	0.0	194,623	200,494	5,871	3.0	1.35	1.39
Res NonHmstd	1,364,459	1,364,459	0	0.0	20,087	20,981	894	4.4	1.47	1.54
Apartments	1,200,266	1,200,266	0	0.0	21,026	22,033	1,007	4.8	1.75	1.84
Low-inc Apts	232,246	232,246	0	0.0	2,576	2,701	125	4.9	1.11	1.16
Seasonal Rec	12,565	12,565	0	0.0	177	184	7	4.0	1.41	1.46
Com/Ind Lo Tier	342,544	342,544	0	0.0	10,022	10,125	104	1.0	2.93	2.96
Com/Ind Hi Tier	4,643,804	4,643,804	0	0.0	178,202	179,873	1,671	0.9	3.84	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	221,261	221,261	0	0.0	8,475	8,557	81	1.0	3.83	3.87
Ag Hmstd: House	939	939	0	0.0	13	13	0	3.2	1.39	1.43
Ag Hmstd: Land	261	261	0	0.0	1	1	0	10.4	0.27	0.30
Ag NonHmstd	15,850	15,850	0	0.0	170	178	8	4.5	1.08	1.12
Misc Properties	93,198	93,198	0	0.0	1,714	1,798	85	4.9	1.84	1.93
<b>Total</b>	<b>22,554,712</b>	<b>22,554,712</b>	<b>0</b>	<b>0.0</b>	<b>437,086</b>	<b>446,938</b>	<b>9,852</b>	<b>2.3</b>	<b>1.94</b>	<b>1.98</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	280,429	268,896	-11,534	-4.1	County	57.37	61.19	0.000	0.000
(-) TIF Tax Capacity	17,592	17,592	0	0.0	City/Town	29.95	31.51	1.019	1.019
(-) FD Contrib Tax Cap	37,264	37,264	0	0.0	School District	24.03	24.97	20.907	20.888
(=) Taxable Tax Capacity	225,573	214,039	-11,534	-5.1	Special District	9.10	8.89	0.000	0.000
FD Distrib Tax Cap	30,951	30,951	0	0.0	<b>Total</b>	120.46	126.56	21.926	21.907

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	154,200	154,200	0.0	1,962	1,994	32	1.6	1.27	1.29
Res Hmstd: Avg Val	231,100	231,100	0.0	3,126	3,223	97	3.1	1.35	1.39
Res Hmstd: Hi Val	308,100	308,100	0.0	4,292	4,454	162	3.8	1.39	1.45
Res Hmstd: Ex-Hi Val	462,300	462,300	0.0	6,582	6,864	281	4.3	1.42	1.48
Apartment	300,000	300,000	0.0	5,175	5,403	228	4.4	1.72	1.80
Comm/Ind: Lo Val	150,000	150,000	0.0	4,187	4,277	89	2.1	2.79	2.85
Comm/Ind: Med Val	300,000	300,000	0.0	9,661	9,870	209	2.2	3.22	3.29
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,205	35,970	765	2.2	3.52	3.6

**CITY OF MINNEAPOLIS**

<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	17,728,558	17,728,558	0	0.0	296,814	326,342	29,528	9.9	1.67	1.84
Res NonHmstd	4,983,585	4,983,585	0	0.0	92,565	104,437	11,872	12.8	1.86	2.10
Apartments	2,895,351	2,895,351	0	0.0	61,015	68,957	7,942	13.0	2.11	2.38
Low-inc Apts	352,897	352,897	0	0.0	4,577	5,159	582	12.7	1.30	1.46
Seasonal Rec	14,782	14,782	0	0.0	310	351	40	13.0	2.10	2.37
Com/Ind Lo Tier	651,017	651,017	0	0.0	20,850	22,050	1,200	5.8	3.20	3.39
Com/Ind Hi Tier	6,778,567	6,778,567	0	0.0	284,555	301,182	16,627	5.8	4.20	4.44
Publ U: Elec Gen	121,563	121,563	0	0.0	3,862	4,212	350	9.1	3.18	3.46
Publ U: Other	286,772	286,772	0	0.0	12,037	12,740	703	5.8	4.20	4.44
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	1,479	1,479	0	0.0	22	26	3	14.4	1.51	1.73
Misc Properties	53,919	53,919	0	0.0	1,145	1,300	155	13.5	2.12	2.41
<b>Total</b>	<b>33,868,491</b>	<b>33,868,491</b>	<b>0</b>	<b>0.0</b>	<b>777,754</b>	<b>846,756</b>	<b>69,002</b>	<b>8.9</b>	<b>2.30</b>	<b>2.50</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	427,386	413,513	-13,873	-3.2	County	45.78	48.31	0.000	0.000
(-) TIF Tax Capacity	42,358	42,358	0	0.0	City/Town	71.48	86.04	2.756	2.756
(-) FD Contrib Tax Cap	52,873	52,873	0	0.0	School District	25.67	29.77	18.959	19.111
(=) Taxable Tax Capacity	332,156	318,283	-13,873	-4.2	Special District	8.29	8.92	0.000	0.000
FD Distrib Tax Cap	53,316	53,316	0	0.0	<b>Total</b>	151.22	173.04	21.714	21.867

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	155,000	155,000	0.0	2,448	2,618	170	7.0	1.58	1.69
Res Hmstd: Avg Val	232,400	232,400	0.0	3,856	4,247	391	10.2	1.66	1.83
Res Hmstd: Hi Val	309,800	309,800	0.0	5,264	5,876	612	11.6	1.7	1.9
Res Hmstd: Ex-Hi Val	464,800	464,800	0.0	8,038	9,059	1,021	12.7	1.73	1.95
Apartment	300,000	300,000	0.0	6,322	7,145	823	13.0	2.11	2.38
Comm/Ind: Lo Val	150,000	150,000	0.0	4,876	5,322	446	9.1	3.25	3.55
Comm/Ind: Med Val	300,000	300,000	0.0	11,270	12,309	1,039	9.2	3.76	4.10
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,105	44,913	3,808	9.3	4.11	4.49

<b>CITY OF ST. PAUL</b>
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<i>Tax Burdens by Property Class</i>	<b>Taxable Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	11,041,496	11,041,496	0	0.0	160,728	178,290	17,562	10.9	1.46	1.61
Res NonHmstd	2,006,757	2,006,757	0	0.0	33,380	38,238	4,858	14.6	1.66	1.91
Apartments	1,924,006	1,924,006	0	0.0	36,646	42,044	5,398	14.7	1.90	2.19
Low-inc Apts	345,016	345,016	0	0.0	4,021	4,602	581	14.5	1.17	1.33
Seasonal Rec	455	455	0	0.0	7	8	1	14.3	1.56	1.79
Com/Ind Lo Tier	421,812	421,812	0	0.0	12,776	13,587	811	6.3	3.03	3.22
Com/Ind Hi Tier	3,446,128	3,446,128	0	0.0	137,439	146,259	8,820	6.4	3.99	4.24
Publ U: Elec Gen	885	885	0	0.0	26	29	3	10.1	2.97	3.27
Publ U: Other	229,495	229,495	0	0.0	9,149	9,736	587	6.4	3.99	4.24
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	744	744	0	0.0	10	12	2	15.9	1.40	1.63
Misc Properties	6,329	6,329	0	0.0	118	136	18	15.2	1.86	2.14
<b>Total</b>	<b>19,423,123</b>	<b>19,423,123</b>	<b>0</b>	<b>0.0</b>	<b>394,299</b>	<b>432,940</b>	<b>38,641</b>	<b>9.8</b>	<b>2.03</b>	<b>2.23</b>

<i>Tax Base</i>					<i>Tax Rates</i>		<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>		<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	239,513	227,525	-11,988	-5.0	County	53.07	56.67	0.000	0.000	
(-) TIF Tax Capacity	22,670	22,670	0	0.0	City/Town	40.77	55.58	0.000	0.000	
(-) FD Contrib Tax Cap	26,786	26,786	0	0.0	School District	35.19	39.19	15.079	15.174	
(=) Taxable Tax Capacity	190,056	178,068	-11,988	-6.3	Special District	11.28	11.24	0.000	0.000	
FD Distrib Tax Cap	51,913	51,913	0	0.0	<b>Total</b>	140.31	162.68	15.079	15.174	

<i>Tax Burdens on Hypothetical Properties</i>	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	132,200	132,200	0.0	1,801	1,939	138	7.7	1.36	1.47
Res Hmstd: Avg Val	198,200	198,200	0.0	2,886	3,209	324	11.2	1.46	1.62
Res Hmstd: Hi Val	264,200	264,200	0.0	3,971	4,480	509	12.8	1.50	1.7
Res Hmstd: Ex-Hi Val	396,300	396,300	0.0	6,142	7,023	880	14.3	1.55	1.77
Apartment	300,000	300,000	0.0	5,714	6,556	842	14.7	1.90	2.19
Comm/Ind: Lo Val	150,000	150,000	0.0	4,531	4,989	457	10.1	3.02	3.33
Comm/Ind: Med Val	300,000	300,000	0.0	10,498	11,564	1,066	10.2	3.5	3.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,342	42,250	3,908	10.2	3.83	4.22

Baseline Legal Class Report

	Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
179.1	Blind/dis Hmstd HGA: <50K: Exist	0.450	26,243	118	37
180.1	Ag Hmstd HGA: <76K: Exist	1.000	5,976,498	59,765	44,107
180.2	Ag Hmstd HGA: <76K: New	1.000	15,661	157	110
181.1	Ag Hmstd HGA: 76K-414K: Exist	1.000	4,748,130	47,481	50,792
181.2	Ag Hmstd HGA: 76K-414K: New	1.000	31,882	319	336
182.1	Ag Hmstd HGA: 414K-500K: Exist	1.000	31,806	318	342
182.2	Ag Hmstd HGA: 414K-500K: New	1.000	712	7	8
183.1	Ag Hmstd HGA: >500K: Exist	1.250	47,176	590	642
183.2	Ag Hmstd HGA: >500K: New	1.250	711	9	9
184.1	Blind/dis 2a Hmstd land <50K: Exist	0.450	813	4	1
185.1	Ag Hmstd 2a l & b: <115K: Exist	0.500	9,106,749	45,534	11,353
185.2	Ag Hmstd 2a l & b: <115K: New	0.500	11,738	59	18
186.1	Ag Hmstd 2a l & b: 115K-345K: Exist	0.500	11,954,506	59,773	54,242
186.2	Ag Hmstd 2a l & b: 115K-345K: New	0.500	14,708	74	72
187.1	Ag Hmstd 2a l & b: 345K-1.14M: Exist	0.500	20,075,460	100,377	75,538
187.2	Ag Hmstd 2a l & b: 345K-1.14M: New	0.500	57,235	286	216
188.1	Ag Hmstd 2a l & b: >1.14M: Exist	1.000	11,126,849	111,268	80,021
188.2	Ag Hmstd 2a l & b: >1.14M: New	1.000	21,242	212	165
189.1	Blind/dis Hmstd 2b land <50K: Exist	0.450	173	1	0
190.1	Ag Hmstd 2b l & b: <115K: Exist	0.500	950,242	4,751	1,447
190.2	Ag Hmstd 2b l & b: <115K: New	0.500	3,223	16	5
191.1	Ag Hmstd 2b l & b: 115K-345K: Exist	0.500	1,247,158	6,236	6,038
191.2	Ag Hmstd 2b l & b: 115K-345K: New	0.500	5,295	26	25
192.1	Ag Hmstd 2b l & b: 345K-1.14M: Exist	0.500	838,879	4,194	3,562
192.2	Ag Hmstd 2b l & b: 345K-1.14M: New	0.500	4,071	20	17
193.1	Ag Hmstd 2b l & b: >1.14M: Exist	1.000	194,560	1,946	1,687
193.2	Ag Hmstd 2b l & b: >1.14M: New	1.000	2,226	22	18
197.1	Ag 2a Non-homestead: Exist	1.000	25,585,711	255,857	194,727
197.2	Ag 2a Non-homestead: New	1.000	42,980	430	324
198.1	Ag 2b Non-homestead: Exist	1.000	8,391,448	83,914	71,432
198.2	Ag 2b Non-homestead: New	1.000	2,691	27	23
199.1	Migrant Housing <500K: Exist	1.000	946	9	11
202.1	Managed forest land (2c)	0.650	311,378	2,024	1,744
203.1	Private Airport (2d)	1.000	814	8	8
209.1	Res 1b Homestead: <50K: Exist	0.450	471,965	2,124	2,210
210.1	Res Homestead: <76K: Exist	1.000	104,802,120	1,048,021	1,162,930
210.2	Res Homestead: <76K: New	1.000	159,065	1,591	1,560
211.1	Res Homestead: 76K-414K: Exist	1.000	164,193,946	1,641,939	2,192,663
211.2	Res Homestead: 76K-414K: New	1.000	974,579	9,746	12,769
212.1	Res Homestead: 414K-500K: Exist	1.000	2,849,830	28,498	33,505
212.2	Res Homestead: 414K-500K: New	1.000	59,370	594	707



House Research Dept.

Simulation No. 11E3

Baseline: Projected Pay 2012: Current law

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Alternative: Projected Pay 2012: HF 42 & HF 934

(all figures in \$000s)

Item ID	Description	Baseline	Projected Pay 2012: Current law	Alternative: Projected Pay 2012: HF 42 & HF 934	Change
213.1	Res Homestead: > 500K: Exist	1.250	10,814,731	135,184	166,450
213.2	Res Homestead: > 500K: New	1.250	154,258	1,928	2,271
215.1	Res NonHmstd 1 unit: <76K: Exist	1.000	13,103,332	131,033	181,556
215.2	Res NonHmstd 1 unit: <76K: New	1.000	73,734	737	946
216.1	Res NonHmstd 1 unit: 76K - 500K: Exis	1.000	14,351,962	143,520	196,242
216.2	Res NonHmstd 1 unit: 76K - 500K: New	1.000	249,432	2,494	3,253
217.1	Res NonHmstd 1 unit: >500K: Exist	1.250	2,118,247	26,478	33,178
217.2	Res NonHmstd 1 unit: >500K: New	1.250	58,481	731	871
219.1	Res NonHmstd 2-3 units: Exist	1.250	8,267,626	103,345	140,561
219.2	Res NonHmstd 2-3 units: New	1.250	115,309	1,441	1,810
222.1	Regular apartments (4a): Exist	1.250	17,583,656	219,796	315,626
222.2	Regular apartments (4a): New	1.250	174,741	2,184	3,154
223.1	Low-income housing (4d): Exist	0.750	2,777,069	20,828	31,021
223.2	Low-income housing (4d): New	0.750	29,054	218	322
224.1	Student housing: Exist	1.000	24,769	248	368
224.2	Student housing: New	1.000	310	3	5
225.1	Manuf home park land: Exist	1.250	607,468	7,593	10,207
227.1	Non-comm SeasRec: <76K: Exist	1.000	9,479,369	94,794	79,898
227.2	Non-comm SeasRec: <76K: New	1.000	42,984	430	375
228.1	Non-Comm SeasRec: 76K-500K: Exist	1.000	13,915,223	139,152	128,330
228.2	Non-Comm SeasRec: 76K-500K: New	1.000	120,524	1,205	1,141
229.1	Non-comm SeasRec: >500K: Exist	1.250	1,393,003	17,413	14,819
229.2	Non-comm SeasRec: >500K: New	1.250	39,024	488	417
231.1	Comm SeasRec 1c: <600K: Exist	0.500	405,754	2,029	1,747
231.2	Comm SeasRec 1c: <600K: New	0.500	919	5	4
232.1	Com SeasRec 1c: 600K-2.3M: Exist	1.000	200,308	2,003	1,591
232.2	Com SeasRec 1c: 600K-2.3M: New	1.000	895	9	7
233.1	Com SeasRec 1c: >2.3M: Exist	1.250	23,439	293	250
233.2	Com SeasRec 1c: >2.3M: New	1.250	323	4	3
234.1	Com SeasRec 4c: <500K: Exist	1.000	208,179	2,082	2,361
234.2	Com SeasRec 4c: <500K: New	1.000	1,936	19	22
235.1	Com SeasRec 4c: >500K: Exist	1.250	149,659	1,871	1,849
235.2	Com SeasRec 4c: >500K: New	1.250	2,767	35	34
236.1	Bed & Breakfast: Exist	1.250	23,057	288	330
237.1	Qualifying golf courses	1.250	252,491	3,156	3,550
238.1	Metro Non-profit Indoor Rec	1.250	14,556	182	307
239.1	Non-profit/Comm Serv - NonRev: Exist	1.500	36,027	540	734
240.1	Non-profit/Comm Serv - donation: Exist	1.500	72,174	1,083	1,678
241.1	Seasonal Restaurant on Lake: Exist	1.250	18,238	228	196
242.1	Qualifying Marina <500K: Exist	1.000	10,766	108	133
243.1	Qualifying Marina >500K: Exist	1.250	20,218	253	300
245.1	Commercial: <150K: Exist	1.500	8,612,730	129,191	241,522
246.1	Commercial: >150K: Exist	2.000	45,477,311	909,546	1,717,105
247.1	Comm'l border city: <150K: Exist	1.500	855	13	22

House Research Dept.

Simulation No. 11E3

Baseline: Projected Pay 2012: Current law

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Alternative: Projected Pay 2012: HF 42 & HF 934

(all figures in \$000s)

248.1	Comm'l border city: >150K: Exist	2.000	12,831	257	297
256.1	Industrial: <150K: Exist	1.500	1,312,735	19,691	37,881
256.2	Industrial: <150K: New	1.500	2,452	37	70
257.1	Industrial: >150K: Exist	2.000	13,901,791	278,036	527,688
257.2	Industrial: >150K: New	2.000	45,413	908	1,655
259.1	Ind'l border city: >150K: Exist	2.000	4,282	86	98
267.1	Publ Util: land & bldgs <150K	1.500	73,626	1,104	1,867
268.1	Publ Util: land & bldgs >150K	2.000	967,010	19,340	33,990
269.1	Publ Util: Electric Generat Mach	2.000	1,671,662	33,433	41,339
270.1	Publ Util: machinery (non-generat)	2.000	1,430,188	28,604	45,488
272.1	Railroad <150K	1.500	164,135	2,462	4,864
273.1	Railroad >150K	2.000	790,705	15,814	27,110
275.1	Non-comm aircraft hangars	1.500	4,121	62	79
276.1	Mineral	2.000	2,202	44	90
277.1	Misc class 5	2.000	2,327	47	62
283.1	Personal: 3f	1.000	12,421	124	125
284.1	Non-comm aircraft hangars	1.500	82,447	1,237	1,531
285.1	Pers: It31 tools&mach excl elec gen	2.000	211,051	4,221	6,587
286.1	Pers: It32 struct/lease land-non C/I,SRR	1.000	15,946	159	206
287.1	Pers: It32 struct/leased land-NCSRR<76	1.000	50,460	505	460
288.1	Pers: It32 NCSRR: 76K-500K	1.000	5,282	53	41
290.1	Pers: It32 struct/leased land-C/I	2.000	22,833	457	754
291.1	Pers: Item 33 ag real estate	1.000	34,557	346	352
293.1	Pers: It41 struct/leased land - C/I	2.000	464,039	9,281	13,137
298.1	Pers: Item 41 Border EZ	2.000	29	1	1
299.1	Pers: Item 42 non-EZ struct/RR land	2.000	34,142	683	1,300
301.1	Pers: It43 leased real estate - non C/I	1.500	24,803	372	616
302.1	Pers: Item 43 leased real estate - C/I	2.000	494,560	9,891	13,567
303.1	Pers: Item 44 electric util trans lines	2.000	1,852,417	37,048	65,829
304.1	Pers: Item 44 electric util distri lines	2.000	268,963	5,379	9,787
305.1	Pers: Item 45 syst/gas utils	2.000	2,621,913	52,438	85,028
306.1	Pers: Item 46 syst/water utils	2.000	71	1	2
307.1	Pers: Item 48 misc	2.000	15,645	313	386
<b>State Total</b>			551,964,758	6,144,959	8,214,276

Alternative Legal Class Report

	Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
179.1	Blind/dis Hmstd HGA: <50K: Exist	0.450	26,243	118	132
180.1	Ag Hmstd HGA: <76K: Exist	0.600	5,976,498	35,859	44,618
180.2	Ag Hmstd HGA: <76K: New	0.600	15,661	94	114
181.1	Ag Hmstd HGA: 76K-414K: Exist	1.090	4,748,130	51,755	57,103
181.2	Ag Hmstd HGA: 76K-414K: New	1.090	31,882	348	376
182.1	Ag Hmstd HGA: 414K-500K: Exist	1.000	31,806	318	356
182.2	Ag Hmstd HGA: 414K-500K: New	1.000	712	7	9
183.1	Ag Hmstd HGA: >500K: Exist	1.250	47,176	590	668
183.2	Ag Hmstd HGA: >500K: New	1.250	711	9	9
184.1	Blind/dis 2a Hmstd land <50K: Exist	0.450	813	4	1
185.1	Ag Hmstd 2a 1 & b: <115K: Exist	0.500	9,106,749	45,534	13,419
185.2	Ag Hmstd 2a 1 & b: <115K: New	0.500	11,738	59	21
186.1	Ag Hmstd 2a 1 & b: 115K-345K: Exist	0.500	11,954,506	59,773	56,594
186.2	Ag Hmstd 2a 1 & b: 115K-345K: New	0.500	14,708	74	75
187.1	Ag Hmstd 2a 1 & b: 345K-1.14M: Exist	0.500	20,075,460	100,377	78,783
187.2	Ag Hmstd 2a 1 & b: 345K-1.14M: New	0.500	57,235	286	225
188.1	Ag Hmstd 2a 1 & b: >1.14M: Exist	1.000	11,126,849	111,268	83,170
188.2	Ag Hmstd 2a 1 & b: >1.14M: New	1.000	21,242	212	172
189.1	Blind/dis Hmstd 2b land <50K: Exist	0.450	173	1	0
190.1	Ag Hmstd 2b 1 & b: <115K: Exist	0.500	950,242	4,751	1,704
190.2	Ag Hmstd 2b 1 & b: <115K: New	0.500	3,223	16	6
191.1	Ag Hmstd 2b 1 & b: 115K-345K: Exist	0.500	1,247,158	6,236	6,361
191.2	Ag Hmstd 2b 1 & b: 115K-345K: New	0.500	5,295	26	27
192.1	Ag Hmstd 2b 1 & b: 345K-1.14M: Exist	0.500	838,879	4,194	3,754
192.2	Ag Hmstd 2b 1 & b: 345K-1.14M: New	0.500	4,071	20	18
193.1	Ag Hmstd 2b 1 & b: >1.14M: Exist	1.000	194,560	1,946	1,766
193.2	Ag Hmstd 2b 1 & b: >1.14M: New	1.000	2,226	22	19
197.1	Ag 2a Non-homestead: Exist	1.000	25,585,711	255,857	203,145
197.2	Ag 2a Non-homestead: New	1.000	42,980	430	338
198.1	Ag 2b Non-homestead: Exist	1.000	8,391,448	83,914	75,735
198.2	Ag 2b Non-homestead: New	1.000	2,691	27	24
199.1	Migrant Housing <500K: Exist	1.000	946	9	12
202.1	Managed forest land (2c)	0.650	311,378	2,024	1,846
203.1	Private Airport (2d)	1.000	814	8	8
209.1	Res 1b Homestead: <50K: Exist	0.450	471,965	2,124	3,054
210.1	Res Homestead: <76K: Exist	0.600	104,802,120	628,813	1,004,038
210.2	Res Homestead: <76K: New	0.600	159,065	954	1,422
211.1	Res Homestead: 76K-414K: Exist	1.090	164,193,946	1,789,714	2,509,896
211.2	Res Homestead: 76K-414K: New	1.090	974,579	10,623	14,619
212.1	Res Homestead: 414K-500K: Exist	1.000	2,849,830	28,498	35,280

House Research Dept.

Simulation No. 11E3

Baseline: Projected Pay 2012: Current law

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Alternative: Projected Pay 2012: HF 42 & HF 934

(all figures in \$000s)

Item ID	Description	Baseline	Current Law	HF 42 & HF 934	Change
212.2	Res Homestead: 414K-500K: New	1.000	59,370	594	738
213.1	Res Homestead: > 500K: Exist	1.250	10,814,731	135,184	175,181
213.2	Res Homestead: > 500K: New	1.250	154,258	1,928	2,365
215.1	Res NonHmstd 1 unit: <76K: Exist	1.000	13,103,332	131,033	196,422
215.2	Res NonHmstd 1 unit: <76K: New	1.000	73,734	737	1,020
216.1	Res NonHmstd 1 unit: 76K - 500K: Exis	1.000	14,351,962	143,520	210,014
216.2	Res NonHmstd 1 unit: 76K - 500K: New	1.000	249,432	2,494	3,446
217.1	Res NonHmstd 1 unit: >500K: Exist	1.250	2,118,247	26,478	34,950
217.2	Res NonHmstd 1 unit: >500K: New	1.250	58,481	731	910
219.1	Res NonHmstd 2-3 units: Exist	1.250	8,267,626	103,345	152,460
219.2	Res NonHmstd 2-3 units: New	1.250	115,309	1,441	1,925
222.1	Regular apartments (4a): Exist	1.250	17,583,656	219,796	342,536
222.2	Regular apartments (4a): New	1.250	174,741	2,184	3,468
223.1	Low-income housing (4d): Exist	0.750	2,777,069	20,828	33,803
223.2	Low-income housing (4d): New	0.750	29,054	218	353
224.1	Student housing: Exist	1.000	24,769	248	420
224.2	Student housing: New	1.000	310	3	5
225.1	Manuf home park land: Exist	1.250	607,468	7,593	10,793
227.1	Non-comm SeasRec: <76K: Exist	1.000	9,479,369	94,794	83,495
227.2	Non-comm SeasRec: <76K: New	1.000	42,984	430	393
228.1	Non-Comm SeasRec: 76K-500K: Exist	1.000	13,915,223	139,152	132,848
228.2	Non-Comm SeasRec: 76K-500K: New	1.000	120,524	1,205	1,183
229.1	Non-comm SeasRec: >500K: Exist	1.250	1,393,003	17,413	15,250
229.2	Non-comm SeasRec: >500K: New	1.250	39,024	488	429
231.1	Comm SeasRec 1c: <600K: Exist	0.500	405,754	2,029	1,822
231.2	Comm SeasRec 1c: <600K: New	0.500	919	5	4
232.1	Com SeasRec 1c: 600K-2.3M: Exist	1.000	200,308	2,003	1,650
232.2	Com SeasRec 1c: 600K-2.3M: New	1.000	895	9	7
233.1	Com SeasRec 1c: >2.3M: Exist	1.250	23,439	293	257
233.2	Com SeasRec 1c: >2.3M: New	1.250	323	4	3
234.1	Com SeasRec 4c: <500K: Exist	1.000	208,179	2,082	2,455
234.2	Com SeasRec 4c: <500K: New	1.000	1,936	19	23
235.1	Com SeasRec 4c: >500K: Exist	1.250	149,659	1,871	1,907
235.2	Com SeasRec 4c: >500K: New	1.250	2,767	35	35
236.1	Bed & Breakfast: Exist	1.250	23,057	288	358
237.1	Qualifying golf courses	1.250	252,491	3,156	3,741
238.1	Metro Non-profit Indoor Rec	1.250	14,556	182	347
239.1	Non-profit/Comm Serv - NonRev: Exist	1.500	36,027	540	804
240.1	Non-profit/Comm Serv - donation: Exist	1.500	72,174	1,083	1,805
241.1	Seasonal Restaurant on Lake: Exist	1.250	18,238	228	204
242.1	Qualifying Marina <500K: Exist	1.000	10,766	108	140
243.1	Qualifying Marina >500K: Exist	1.250	20,218	253	312
245.1	Commercial: <150K: Exist	1.500	8,612,730	129,191	251,831
246.1	Commercial: >150K: Exist	2.000	45,477,311	909,546	1,764,518

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Alternative: Projected Pay 2012: HF 42 &amp; HF 934

(all figures in \$000s)

247.1	Comm'l border city: <150K: Exist	1.500	855	13	23
248.1	Comm'l border city: >150K: Exist	2.000	12,831	257	297
256.1	Industrial: <150K: Exist	1.500	1,312,735	19,691	39,126
256.2	Industrial: <150K: New	1.500	2,452	37	73
257.1	Industrial: >150K: Exist	2.000	13,901,791	278,036	540,635
257.2	Industrial: >150K: New	2.000	45,413	908	1,693
259.1	Ind'l border city: >150K: Exist	2.000	4,282	86	98
267.1	Publ Util: land & bldgs <150K	1.500	73,626	1,104	1,925
268.1	Publ Util: land & bldgs >150K	2.000	967,010	19,340	34,898
269.1	Publ Util: Electric Generat Mach	2.000	1,671,662	33,433	43,460
270.1	Publ Util: machinery (non-generat)	2.000	1,430,188	28,604	46,549
272.1	Railroad <150K	1.500	164,135	2,462	5,016
273.1	Railroad >150K	2.000	790,705	15,814	28,199
275.1	Non-comm aircraft hangars	1.500	4,121	62	83
276.1	Mineral	2.000	2,202	44	102
277.1	Misc class 5	2.000	2,327	47	67
283.1	Personal: 3f	1.000	12,421	124	132
284.1	Non-comm aircraft hangars	1.500	82,447	1,237	1,627
285.1	Pers: It31 tools&mach excl elec gen	2.000	211,051	4,221	6,751
286.1	Pers: It32 struct/lease land-non C/I,SRR	1.000	15,946	159	242
287.1	Pers: It32 struct/leased land-NCSRR<76	1.000	50,460	505	485
288.1	Pers: It32 NCSRR: 76K-500K	1.000	5,282	53	43
290.1	Pers: It32 struct/leased land-C/I	2.000	22,833	457	783
291.1	Pers: Item 33 ag real estate	1.000	34,557	346	382
293.1	Pers: It41 struct/leased land - C/I	2.000	464,039	9,281	13,912
298.1	Pers: Item 41 Border EZ	2.000	29	1	1
299.1	Pers: Item 42 non-EZ struct/RR land	2.000	34,142	683	1,378
301.1	Pers: It43 leased real estate - non C/I	1.500	24,803	372	697
302.1	Pers: Item 43 leased real estate - C/I	2.000	494,560	9,891	14,207
303.1	Pers: Item 44 electric util trans lines	2.000	1,852,417	37,048	67,838
304.1	Pers: Item 44 electric util distri lines	2.000	268,963	5,379	10,142
305.1	Pers: Item 45 syst/gas utils	2.000	2,621,913	52,438	86,846
306.1	Pers: Item 46 syst/water utils	2.000	71	1	3
307.1	Pers: Item 48 misc	2.000	15,645	313	407
<b>State Total</b>			551,964,758	5,854,100	8,583,674

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

	<b>County</b>	<b>City</b>	<b>Town</b>	<b>School District</b>	<b>Special District</b>	<b>State</b>	<b>Total</b>
<b>Certified NTC Levy</b>	2,678,397	1,858,334	223,878	1,462,580	324,931	814,706	7,357,827
<b>Certified MKV Levy</b>	2,992	32,202	194	887,469	457	0	922,857
<b>Fiscal Disparities Levy</b>	167,804	172,571	1,613	183,170	36,340	0	561,498
<b>Disparity Reduction Aid</b>	9,702	0	488	8,104	0	0	18,293
<b>Spread NTC Levy</b>	2,500,892	1,685,764	221,776	1,345,922	288,592	814,706	6,857,652
<b>Spread MKV Levy</b>	2,992	32,202	194	812,852	457	0	848,697
<b>Tax Incr Financing Levy</b>							285,846
	<b>Homestead Credit</b>	292,915		<b>Taconite credit</b>		17,054	
	<b>Agricultural Credit</b>	23,608		<b>Disparity Reduction Credit</b>		7,299	

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

	<b>County</b>	<b>City</b>	<b>Town</b>	<b>School District</b>	<b>Special District</b>	<b>State</b>	<b>Total</b>
<b>Certified NTC Levy</b>	2,686,021	1,929,365	215,790	1,464,650	324,931	782,600	7,403,356
<b>Certified MKV Levy</b>	2,992	32,202	194	887,619	457	0	923,007
<b>Fiscal Disparities Levy</b>	167,804	172,571	1,613	183,170	36,340	0	561,498
<b>Disparity Reduction Aid</b>	4,898	0	258	4,098	0	0	9,254
<b>Spread NTC Levy</b>	2,513,319	1,756,794	213,919	1,351,494	288,592	782,600	6,906,718
<b>Spread MKV Levy</b>	2,992	32,202	194	813,506	457	0	849,351
<b>Tax Incr Financing Levy</b>							313,706
	<b>Homestead Credit</b>	0		<b>Taconite credit</b>		17,225	
	<b>Agricultural Credit</b>	23,608		<b>Disparity Reduction Credit</b>		8,225	