

# House Research Simulation Report: Property Tax

**Simulation #11E7**

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## DESCRIPTION

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

**ALTERNATIVE: Projected Pay 2012: Spec Sess Agreement 7/18/11**

This report compares projected property taxes payable in 2012 under current law to projected property tax burdens under the special session agreement. 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, and the market value homestead credit conversion and its associated levy impacts.

## KEY POINTS

- **Statewide, property taxes would be higher by \$376 million, or 4.6%**, according to the simulation. The overall tax impacts are +5.8% in Greater Minnesota and +3.9% in the Metro area. Overall tax change effects vary by region from a low of +2.4% in SW Hennepin County to a high of +7.3% in south central Minnesota cities.
- **On a statewide average basis, property tax changes vary by property type from +3.7% (on commercial-industrial property) to +7.4% (on apartments).** Increases on other large property types are 4.5% on residential homesteads, 6.8% on residential non-homestead property, 5.6% on agricultural property, +3.9% on public utility 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: Spec Sess Agreement 7/18/11**

- **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 varying between 30% and 50% 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.
- **School district levies** are the same as baseline.
- **Special taxing district levies** were assumed not to change.

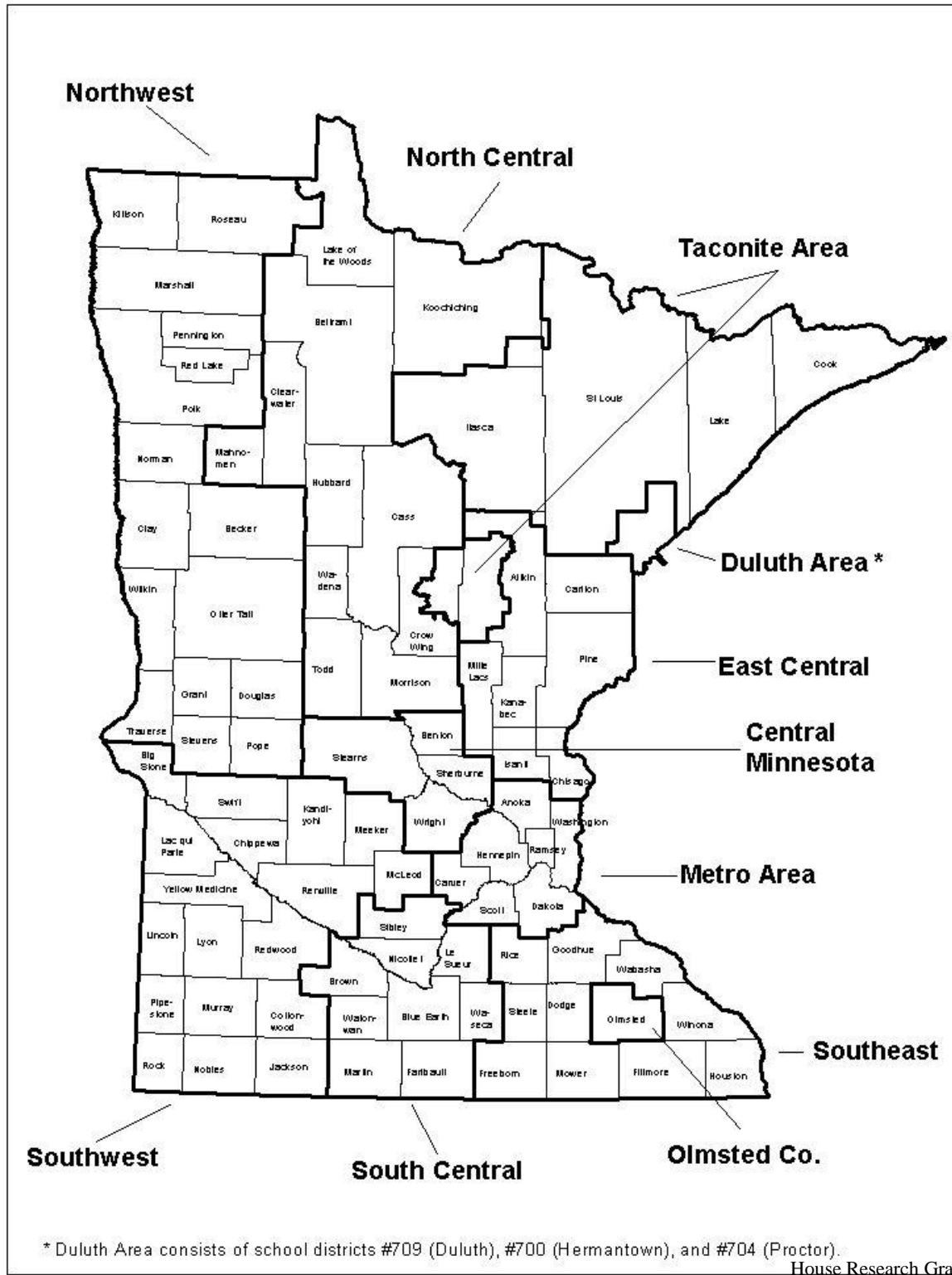
**SIMULATION PARAMETERS**

	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%

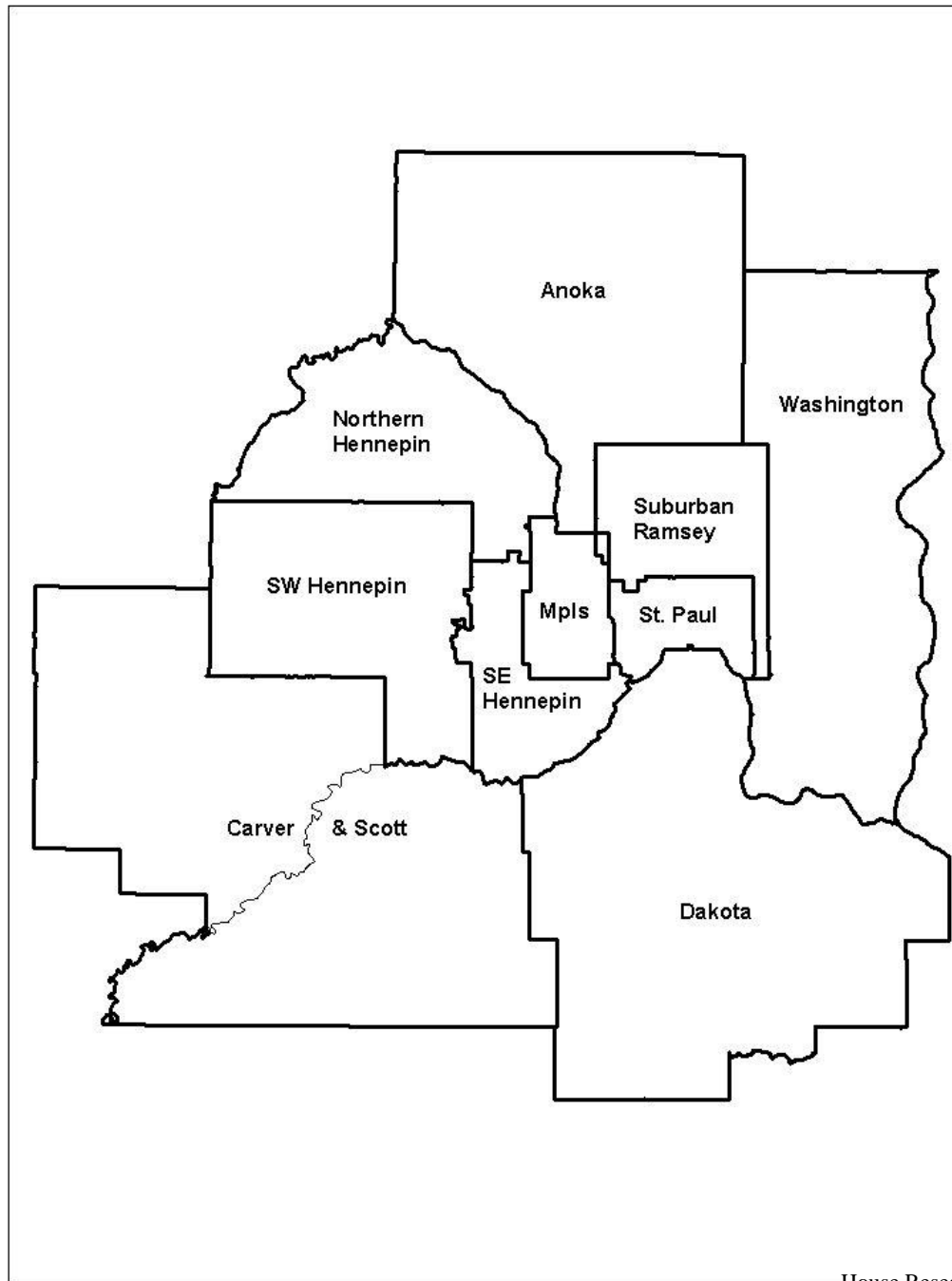
House Research Department

\* Rate applied to value after homestead market value exclusion.

### 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	3,735,809	160,744	4.5	1.26	1.31
Res NonHmstd	38,338,124	38,338,124	0	0.0	558,417	596,247	37,830	6.8	1.46	1.56
Apartments	17,758,398	17,758,398	0	0.0	318,780	342,195	23,415	7.3	1.80	1.93
Low-inc Apts	2,806,123	2,806,123	0	0.0	31,343	33,838	2,495	8.0	1.12	1.21
Seasonal Rec	26,379,373	26,379,373	0	0.0	238,168	247,506	9,339	3.9	0.90	0.94
Com/Ind Lo Tier	10,092,907	10,092,907	0	0.0	284,359	299,077	14,718	5.2	2.82	2.96
Com/Ind Hi Tier	61,263,582	61,263,582	0	0.0	2,303,098	2,384,493	81,394	3.5	3.76	3.89
Publ U: Elec Gen	1,671,662	1,671,662	0	0.0	41,339	43,497	2,158	5.2	2.47	2.60
Publ U: Other	7,425,239	7,425,239	0	0.0	248,578	257,638	9,060	3.6	3.35	3.47
Ag Hmstd: House	10,878,820	10,878,820	0	0.0	96,383	103,631	7,248	7.5	0.89	0.95
Ag Hmstd: Land	55,615,128	55,615,128	0	0.0	234,425	246,979	12,554	5.4	0.42	0.44
Ag NonHmstd	34,369,712	34,369,712	0	0.0	268,614	282,081	13,467	5.0	0.78	0.82
Misc Properties	885,829	885,829	0	0.0	15,708	16,838	1,130	7.2	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>8,589,828</b>	<b>375,552</b>	<b>4.6</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	47.82	0.069	0.069
(-) TIF Tax Capacity	219,267	219,267	0	0.0	City/Town	34.50	37.50	0.743	0.743
(-) FD Contrib Tax Cap	397,225	397,225	0	0.0	School District	24.35	25.70	18.655	18.655
(=) 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	116.52	19.478	19.478

## 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	1,157,205	59,353	5.4	1.09	1.15
Res NonHmstd	13,781,522	13,781,522	0	0.0	183,183	198,041	14,858	8.1	1.33	1.44
Apartments	3,997,412	3,997,412	0	0.0	68,066	74,451	6,385	9.4	1.70	1.86
Low-inc Apts	981,987	981,987	0	0.0	10,610	11,660	1,050	9.9	1.08	1.19
Seasonal Rec	25,907,476	25,907,476	0	0.0	232,131	241,212	9,081	3.9	0.90	0.93
Com/Ind Lo Tier	5,938,739	5,938,739	0	0.0	161,944	172,929	10,986	6.8	2.73	2.91
Com/Ind Hi Tier	14,622,872	14,622,872	0	0.0	517,421	549,617	32,196	6.2	3.54	3.76
Publ U: Elec Gen	1,295,403	1,295,403	0	0.0	31,036	32,814	1,778	5.7	2.40	2.53
Publ U: Other	4,819,067	4,819,067	0	0.0	149,667	156,039	6,372	4.3	3.11	3.24
Ag Hmstd: House	9,945,601	9,945,601	0	0.0	86,441	93,249	6,807	7.9	0.87	0.94
Ag Hmstd: Land	53,493,758	53,493,758	0	0.0	224,524	236,522	11,998	5.3	0.42	0.44
Ag NonHmstd	32,582,866	32,582,866	0	0.0	250,242	262,734	12,492	5.0	0.77	0.81
Misc Properties	340,396	340,396	0	0.0	6,068	6,613	545	9.0	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>3,193,084</b>	<b>173,900</b>	<b>5.8</b>	<b>1.12</b>	<b>1.19</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	50.15	0.027	0.027
(-) TIF Tax Capacity	35,780	35,780	0	0.0	City/Town	28.13	30.79	0.311	0.311
(-) FD Contrib Tax Cap	6,802	6,802	0	0.0	School District	20.48	21.75	15.868	15.868
(=) Taxable Tax Capacity	<u>2,687,160</u>	<u>2,528,293</u>	<u>-158,867</u>	<u>-5.9</u>	Special District	<u>1.75</u>	<u>1.86</u>	<u>0.029</u>	<u>0.029</u>
FD Distrib Tax Cap	6,802	6,802	0	0.0	<b>Total</b>	<b>97.98</b>	<b>104.55</b>	<b>16.235</b>	<b>16.235</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	105,400	105,400	0.0	926	983	57	6.1	0.88	0.93
Res Hmstd: Avg Val	158,000	158,000	0.0	1,574	1,668	93	5.9	1	1.06
Res Hmstd: Hi Val	210,700	210,700	0.0	2,224	2,354	130	5.8	1.06	1.12
Res Hmstd: Ex-Hi Val	316,100	316,100	0.0	3,523	3,726	204	5.8	1.11	1.18
Apartment	300,000	300,000	0.0	4,161	4,408	246	5.9	1.39	1.47
Comm/Ind: Lo Val	150,000	150,000	0.0	3,596	3,744	148	4.1	2.4	2.5
Comm/Ind: Med Val	300,000	300,000	0.0	8,310	8,655	345	4.1	2.77	2.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,309	31,573	1,264	4.2	3.03	3.16



<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	2,578,604	101,391	4.1	1.35	1.40
Res NonHmstd	24,556,602	24,556,602	0	0.0	375,234	398,206	22,972	6.1	1.53	1.62
Apartments	13,760,985	13,760,985	0	0.0	250,714	267,744	17,030	6.8	1.82	1.95
Low-inc Apts	1,824,136	1,824,136	0	0.0	20,732	22,178	1,446	7.0	1.14	1.22
Seasonal Rec	471,896	471,896	0	0.0	6,037	6,295	258	4.3	1.28	1.33
Com/Ind Lo Tier	4,154,168	4,154,168	0	0.0	122,415	126,148	3,732	3.0	2.95	3.04
Com/Ind Hi Tier	46,640,710	46,640,710	0	0.0	1,785,677	1,834,876	49,198	2.8	3.83	3.93
Publ U: Elec Gen	376,259	376,259	0	0.0	10,303	10,683	379	3.7	2.74	2.84
Publ U: Other	2,606,172	2,606,172	0	0.0	98,911	101,599	2,688	2.7	3.80	3.90
Ag Hmstd: House	933,218	933,218	0	0.0	9,941	10,382	440	4.4	1.07	1.11
Ag Hmstd: Land	2,121,370	2,121,370	0	0.0	9,901	10,457	556	5.6	0.47	0.49
Ag NonHmstd	1,786,846	1,786,846	0	0.0	18,372	19,347	975	5.3	1.03	1.08
Misc Properties	545,433	545,433	0	0.0	9,640	10,226	585	6.1	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>5,396,744</b>	<b>201,651</b>	<b>3.9</b>	<b>1.83</b>	<b>1.90</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	45.65	0.092	0.092
(-) TIF Tax Capacity	183,487	183,487	0	0.0	City/Town	40.53	43.75	0.987	0.987
(-) FD Contrib Tax Cap	390,423	390,423	0	0.0	School District	28.00	29.38	20.227	20.227
(=) Taxable Tax Capacity	<u>2,841,308</u>	<u>2,709,315</u>	<u>-131,993</u>	<u>-4.6</u>	Special District	<u>8.50</u>	<u>8.92</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	390,423	390,423	0	0.0	<b>Total</b>	<b>120.01</b>	<b>127.70</b>	<b>21.307</b>	<b>21.307</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>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	2,145	63	3.0	1.28	1.31
Res Hmstd: Avg Val	244,900	244,900	0.0	3,309	3,455	146	4.4	1.35	1.41
Res Hmstd: Hi Val	326,400	326,400	0.0	4,534	4,763	229	5.1	1.39	1.46
Res Hmstd: Ex-Hi Val	489,800	489,800	0.0	6,922	7,298	376	5.4	1.41	1.49
Apartment	300,000	300,000	0.0	5,140	5,428	288	5.6	1.71	1.81
Comm/Ind: Lo Val	150,000	150,000	0.0	4,168	4,341	173	4.1	2.78	2.89
Comm/Ind: Med Val	300,000	300,000	0.0	9,619	10,023	403	4.2	3.21	3.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,058	36,537	1,479	4.2	3.51	3.65

**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	738,301	34,781	4.9	1.24	1.30
Res NonHmstd	8,559,649	8,559,649	0	0.0	127,768	139,929	12,160	9.5	1.49	1.63
Apartments	3,925,676	3,925,676	0	0.0	67,197	73,541	6,344	9.4	1.71	1.87
Low-inc Apts	981,783	981,783	0	0.0	10,608	11,658	1,050	9.9	1.08	1.19
Seasonal Rec	3,414,705	3,414,705	0	0.0	35,820	37,508	1,687	4.7	1.05	1.10
Com/Ind Lo Tier	4,865,165	4,865,165	0	0.0	138,167	148,397	10,230	7.4	2.84	3.05
Com/Ind Hi Tier	13,194,351	13,194,351	0	0.0	476,295	507,263	30,968	6.5	3.61	3.84
Publ U: Elec Gen	1,255,978	1,255,978	0	0.0	30,357	32,104	1,746	5.8	2.42	2.56
Publ U: Other	1,565,188	1,565,188	0	0.0	57,326	61,069	3,743	6.5	3.66	3.90
Ag Hmstd: House	274,701	274,701	0	0.0	3,431	3,598	167	4.9	1.25	1.31
Ag Hmstd: Land	627,031	627,031	0	0.0	3,829	4,285	456	11.9	0.61	0.68
Ag NonHmstd	1,035,309	1,035,309	0	0.0	12,674	13,974	1,299	10.3	1.22	1.35
Misc Properties	283,394	283,394	0	0.0	5,345	5,854	509	9.5	1.89	2.07
<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>1,777,479</b>	<b>105,141</b>	<b>6.3</b>	<b>1.73</b>	<b>1.84</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	51.55	0.022	0.022
(-) TIF Tax Capacity	35,172	35,172	0	0.0	City/Town	49.19	56.57	0.521	0.521
(-) FD Contrib Tax Cap	4,973	4,973	0	0.0	School District	23.45	25.15	16.349	16.349
(=) Taxable Tax Capacity	<u>1,123,672</u>	<u>1,026,429</u>	<u>-97,243</u>	<u>-8.7</u>	Special District	<u>2.03</u>	<u>2.19</u>	<u>0.050</u>	<u>0.050</u>
FD Distrib Tax Cap	5,398	5,398	0	0.0	<b>Total</b>	<b>123.41</b>	<b>135.46</b>	<b>16.942</b>	<b>16.942</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	91,200	91,200	0.0	990	997	7	0.7	1.09	1.09
Res Hmstd: Avg Val	136,700	136,700	0.0	1,669	1,745	76	4.6	1.22	1.28
Res Hmstd: Hi Val	182,200	182,200	0.0	2,349	2,494	146	6.2	1.29	1.37
Res Hmstd: Ex-Hi Val	273,400	273,400	0.0	3,711	3,995	285	7.7	1.36	1.46
Apartment	300,000	300,000	0.0	5,136	5,588	452	8.8	1.71	1.86
Comm/Ind: Lo Val	150,000	150,000	0.0	4,179	4,450	271	6.5	2.79	2.97
Comm/Ind: Med Val	300,000	300,000	0.0	9,667	10,299	632	6.5	3.22	3.43
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,275	37,594	2,319	6.6	3.53	3.76

**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	418,904	24,571	6.2	0.89	0.95
Res NonHmstd	5,221,873	5,221,873	0	0.0	55,415	58,112	2,697	4.9	1.06	1.11
Apartments	71,736	71,736	0	0.0	869	909	40	4.7	1.21	1.27
Low-inc Apts	204	204	0	0.0	2	2	0	5.4	1.07	1.13
Seasonal Rec	22,492,771	22,492,771	0	0.0	196,311	203,704	7,394	3.8	0.87	0.91
Com/Ind Lo Tier	1,073,573	1,073,573	0	0.0	23,776	24,532	756	3.2	2.21	2.29
Com/Ind Hi Tier	1,428,522	1,428,522	0	0.0	41,126	42,354	1,228	3.0	2.88	2.96
Publ U: Elec Gen	39,425	39,425	0	0.0	678	710	32	4.8	1.72	1.80
Publ U: Other	3,253,879	3,253,879	0	0.0	92,341	94,970	2,629	2.8	2.84	2.92
Ag Hmstd: House	9,670,900	9,670,900	0	0.0	83,010	89,651	6,641	8.0	0.86	0.93
Ag Hmstd: Land	52,866,727	52,866,727	0	0.0	220,695	232,237	11,542	5.2	0.42	0.44
Ag NonHmstd	31,547,557	31,547,557	0	0.0	237,568	248,760	11,192	4.7	0.75	0.79
Misc Properties	57,002	57,002	0	0.0	723	759	36	4.9	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>1,415,605</b>	<b>68,759</b>	<b>5.1</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	49.19	0.033	0.033
(-) TIF Tax Capacity	608	608	0	0.0	City/Town	12.99	13.17	0.019	0.019
(-) FD Contrib Tax Cap	1,829	1,829	0	0.0	School District	18.34	19.43	15.196	15.196
(=) Taxable Tax Capacity	<u>1,563,487</u>	<u>1,501,864</u>	<u>-61,623</u>	<u>-3.9</u>	Special District	<u>1.55</u>	<u>1.64</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	1,404	1,404	0	0.0	<b>Total</b>	<b>79.71</b>	<b>83.42</b>	<b>15.248</b>	<b>15.248</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	132,000	132,000	0.0	1,000	1,091	91	9.1	0.76	0.83
Res Hmstd: Avg Val	197,900	197,900	0.0	1,685	1,791	106	6.3	0.85	0.90
Res Hmstd: Hi Val	263,900	263,900	0.0	2,371	2,491	120	5.1	0.9	0.94
Res Hmstd: Ex-Hi Val	395,900	395,900	0.0	3,743	3,893	150	4.0	0.95	0.98
Apartment	300,000	300,000	0.0	3,447	3,586	139	4.0	1.15	1.2
Comm/Ind: Lo Val	150,000	150,000	0.0	3,170	3,254	84	2.6	2.11	2.17
Comm/Ind: Med Val	300,000	300,000	0.0	7,321	7,517	195	2.7	2.44	2.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,693	27,408	715	2.7	2.67	2.74

<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	69,600	3,018	4.5	1.23	1.28
Res NonHmstd	767,766	767,766	0	0.0	11,250	12,299	1,048	9.3	1.47	1.60
Apartments	505,807	505,807	0	0.0	8,546	9,327	782	9.1	1.69	1.84
Low-inc Apts	115,117	115,117	0	0.0	1,208	1,326	118	9.8	1.05	1.15
Seasonal Rec	321,652	321,652	0	0.0	3,707	3,937	231	6.2	1.15	1.22
Com/Ind Lo Tier	617,479	617,479	0	0.0	16,754	17,847	1,093	6.5	2.71	2.89
Com/Ind Hi Tier	1,241,445	1,241,445	0	0.0	38,076	39,976	1,900	5.0	3.07	3.22
Publ U: Elec Gen	25,401	25,401	0	0.0	578	633	54	9.4	2.28	2.49
Publ U: Other	115,529	115,529	0	0.0	4,142	4,447	305	7.4	3.59	3.85
Ag Hmstd: House	18,171	18,171	0	0.0	220	225	5	2.5	1.21	1.24
Ag Hmstd: Land	57,558	57,558	0	0.0	351	390	39	11.0	0.61	0.68
Ag NonHmstd	82,010	82,010	0	0.0	973	1,068	95	9.7	1.19	1.30
Misc Properties	36,525	36,525	0	0.0	657	719	62	9.5	1.80	1.97
<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>161,794</b>	<b>8,750</b>	<b>5.7</b>	<b>1.64</b>	<b>1.73</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	50.96	0.000	0.000
(-) TIF Tax Capacity	4,807	4,807	0	0.0	City/Town	48.13	56.05	0.285	0.285
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.08	22.68	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	133.33	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	772	-8	-1.0	1.01	1.00
Res Hmstd: Avg Val	115,500	115,500	0.0	1,354	1,404	50	3.7	1.17	1.22
Res Hmstd: Hi Val	154,000	154,000	0.0	1,929	2,037	108	5.6	1.25	1.32
Res Hmstd: Ex-Hi Val	231,000	231,000	0.0	3,080	3,304	224	7.3	1.33	1.43
Apartment	300,000	300,000	0.0	5,123	5,576	453	8.8	1.71	1.86
Comm/Ind: Lo Val	150,000	150,000	0.0	4,165	4,436	272	6.5	2.78	2.96
Comm/Ind: Med Val	300,000	300,000	0.0	9,621	10,255	634	6.6	3.21	3.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,086	37,411	2,325	6.6	3.51	3.74

<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	57,379	3,213	5.9	0.84	0.89
Res NonHmstd	662,570	662,570	0	0.0	6,751	7,014	264	3.9	1.02	1.06
Apartments	9,766	9,766	0	0.0	102	106	4	4.2	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	45,822	1,448	3.3	0.86	0.89
Com/Ind Lo Tier	166,513	166,513	0	0.0	3,562	3,660	98	2.7	2.14	2.20
Com/Ind Hi Tier	214,231	214,231	0	0.0	6,071	6,237	166	2.7	2.83	2.91
Publ U: Elec Gen	514	514	0	0.0	8	9	0	5.1	1.58	1.66
Publ U: Other	673,527	673,527	0	0.0	18,501	18,916	415	2.2	2.75	2.81
Ag Hmstd: House	1,541,642	1,541,642	0	0.0	12,661	13,737	1,075	8.5	0.82	0.89
Ag Hmstd: Land	9,090,068	9,090,068	0	0.0	38,273	40,088	1,816	4.7	0.42	0.44
Ag NonHmstd	6,145,033	6,145,033	0	0.0	46,456	48,350	1,894	4.1	0.76	0.79
Misc Properties	5,875	5,875	0	0.0	74	79	4	5.4	1.27	1.34
<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>241,396</b>	<b>10,399</b>	<b>4.5</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	47.28	0.000	0.000
(-) TIF Tax Capacity	141	141	0	0.0	City/Town	12.30	12.43	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.94	15.74	16.952	16.952
(=) Taxable Tax Capacity	<u>275,198</u>	<u>265,498</u>	<u>-9,700</u>	<u>-3.5</u>	Special District	<u>3.58</u>	<u>3.78</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>76.22</b>	<b>79.24</b>	<b>16.952</b>	<b>16.952</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	128,500	128,500	0.0	941	1,033	92	9.8	0.73	0.80
Res Hmstd: Avg Val	192,600	192,600	0.0	1,596	1,695	99	6.2	0.83	0.88
Res Hmstd: Hi Val	256,800	256,800	0.0	2,251	2,358	107	4.7	0.88	0.92
Res Hmstd: Ex-Hi Val	385,300	385,300	0.0	3,564	3,686	121	3.4	0.93	0.96
Apartment	300,000	300,000	0.0	3,367	3,480	113	3.4	1.12	1.16
Comm/Ind: Lo Val	150,000	150,000	0.0	3,118	3,185	68	2.2	2.08	2.12
Comm/Ind: Med Val	300,000	300,000	0.0	7,190	7,348	158	2.2	2.4	2.45
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,193	26,773	580	2.2	2.62	2.68

<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	36,886	1,378	3.9	0.99	1.03
Res NonHmstd	658,064	658,064	0	0.0	8,590	9,334	744	8.7	1.31	1.42
Apartments	224,055	224,055	0	0.0	3,621	3,957	336	9.3	1.62	1.77
Low-inc Apts	80,927	80,927	0	0.0	865	954	89	10.3	1.07	1.18
Seasonal Rec	2,241,332	2,241,332	0	0.0	20,653	21,251	598	2.9	0.92	0.95
Com/Ind Lo Tier	508,406	508,406	0	0.0	13,533	14,440	907	6.7	2.66	2.84
Com/Ind Hi Tier	969,051	969,051	0	0.0	32,988	34,905	1,918	5.8	3.40	3.60
Publ U: Elec Gen	2,509	2,509	0	0.0	82	92	11	13.3	3.25	3.68
Publ U: Other	86,080	86,080	0	0.0	2,992	3,203	212	7.1	3.48	3.72
Ag Hmstd: House	27,972	27,972	0	0.0	282	297	14	5.1	1.01	1.06
Ag Hmstd: Land	50,098	50,098	0	0.0	209	237	28	13.2	0.42	0.47
Ag NonHmstd	116,635	116,635	0	0.0	985	1,043	58	5.9	0.84	0.89
Misc Properties	21,197	21,197	0	0.0	386	419	33	8.6	1.82	1.98
<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>127,018</b>	<b>6,325</b>	<b>5.2</b>	<b>1.41</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	100,703	94,701	-6,002	-6.0	County	37.53	38.88	0.000	0.000
(-) TIF Tax Capacity	3,246	3,246	0	0.0	City/Town	43.04	47.14	0.048	0.048
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.58	19.52	11.207	11.207
(=) Taxable Tax Capacity	<u>97,457</u>	<u>91,455</u>	<u>-6,002</u>	<u>-6.2</u>	Special District	<u>0.89</u>	<u>0.92</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	100.03	106.46	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	785	41	5.5	0.80	0.85
Res Hmstd: Avg Val	139,100	139,100	0.0	1,301	1,374	73	5.6	0.94	0.99
Res Hmstd: Hi Val	185,400	185,400	0.0	1,858	1,964	106	5.7	1.00	1.06
Res Hmstd: Ex-Hi Val	278,200	278,200	0.0	2,974	3,145	171	5.7	1.07	1.13
Apartment	300,000	300,000	0.0	4,089	4,330	241	5.9	1.36	1.44
Comm/Ind: Lo Val	150,000	150,000	0.0	3,568	3,712	145	4.1	2.38	2.47
Comm/Ind: Med Val	300,000	300,000	0.0	8,269	8,606	337	4.1	2.76	2.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,206	31,443	1,237	4.1	3.02	3.14

**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	54,599	3,748	7.4	0.75	0.80
Res NonHmstd	782,476	782,476	0	0.0	7,287	7,603	316	4.3	0.93	0.97
Apartments	23,402	23,402	0	0.0	277	289	12	4.3	1.18	1.23
Low-inc Apts	197	197	0	0.0	2	2	0	5.5	1.09	1.15
Seasonal Rec	6,935,718	6,935,718	0	0.0	54,944	56,714	1,770	3.2	0.79	0.82
Com/Ind Lo Tier	193,725	193,725	0	0.0	3,909	4,018	109	2.8	2.02	2.07
Com/Ind Hi Tier	171,313	171,313	0	0.0	4,443	4,562	120	2.7	2.59	2.66
Publ U: Elec Gen	3,376	3,376	0	0.0	69	73	4	6.3	2.03	2.16
Publ U: Other	638,566	638,566	0	0.0	17,763	18,236	473	2.7	2.78	2.86
Ag Hmstd: House	1,023,743	1,023,743	0	0.0	8,216	8,872	657	8.0	0.80	0.87
Ag Hmstd: Land	2,825,561	2,825,561	0	0.0	10,825	11,668	843	7.8	0.38	0.41
Ag NonHmstd	2,655,812	2,655,812	0	0.0	20,750	21,841	1,091	5.3	0.78	0.82
Misc Properties	9,542	9,542	0	0.0	104	109	4	4.2	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>188,588</b>	<b>9,148</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	43.34	0.000	0.000
(-) TIF Tax Capacity	5	5	0	0.0	City/Town	12.97	13.14	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.00	19.00	11.797	11.797
(=) Taxable Tax Capacity	<u>217,574</u>	<u>207,617</u>	<u>-9,957</u>	<u>-4.6</u>	Special District	<u>1.19</u>	<u>1.26</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>73.66</b>	<b>76.74</b>	<b>11.797</b>	<b>11.797</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>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	893	99	12.4	0.64	0.72
Res Hmstd: Avg Val	185,200	185,200	0.0	1,377	1,482	105	7.6	0.74	0.80
Res Hmstd: Hi Val	246,900	246,900	0.0	1,960	2,071	111	5.7	0.79	0.84
Res Hmstd: Ex-Hi Val	370,400	370,400	0.0	3,126	3,249	123	3.9	0.84	0.88
Apartment	300,000	300,000	0.0	3,116	3,232	115	3.7	1.04	1.08
Comm/Ind: Lo Val	150,000	150,000	0.0	2,983	3,052	69	2.3	1.99	2.03
Comm/Ind: Med Val	300,000	300,000	0.0	6,901	7,062	162	2.3	2.30	2.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,184	25,777	593	2.4	2.52	2.58

<b>TACONITE 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	2,884,441	2,884,441	0	0.0	25,470	27,026	1,556	6.1	0.88	0.94
Res NonHmstd	445,311	445,311	0	0.0	6,631	7,478	847	12.8	1.49	1.68
Apartments	119,707	119,707	0	0.0	2,114	2,390	276	13.1	1.77	2.00
Low-inc Apts	55,514	55,514	0	0.0	600	675	75	12.5	1.08	1.22
Seasonal Rec	400,302	400,302	0	0.0	4,793	5,089	296	6.2	1.20	1.27
Com/Ind Lo Tier	332,854	332,854	0	0.0	9,550	10,224	674	7.1	2.87	3.07
Com/Ind Hi Tier	514,019	514,019	0	0.0	19,240	20,517	1,276	6.6	3.74	3.99
Publ U: Elec Gen	240,432	240,432	0	0.0	4,917	5,140	223	4.5	2.04	2.14
Publ U: Other	160,847	160,847	0	0.0	5,627	5,952	324	5.8	3.50	3.70
Ag Hmstd: House	7,892	7,892	0	0.0	80	87	7	8.2	1.01	1.10
Ag Hmstd: Land	8,955	8,955	0	0.0	35	42	6	18.1	0.39	0.47
Ag NonHmstd	188,631	188,631	0	0.0	2,390	2,674	284	11.9	1.27	1.42
Misc Properties	15,854	15,854	0	0.0	349	385	36	10.3	2.20	2.43
<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>87,676</b>	<b>5,879</b>	<b>7.2</b>	<b>1.52</b>	<b>1.63</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	48.31	0.000	0.000
(-) TIF Tax Capacity	1,298	1,298	0	0.0	City/Town	61.84	72.00	0.176	0.176
(-) FD Contrib Tax Cap	4,973	4,973	0	0.0	School District	15.43	16.65	10.201	10.201
(=) Taxable Tax Capacity	<u>58,590</u>	<u>52,288</u>	<u>-6,303</u>	<u>#####</u>	Special District	<u>2.05</u>	<u>2.22</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	5,398	5,398	0	0.0	<b>Total</b>	125.51	139.18	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	360	-14	-3.7	0.54	0.52
Res Hmstd: Avg Val	103,800	103,800	0.0	842	874	33	3.9	0.81	0.84
Res Hmstd: Hi Val	138,300	138,300	0.0	1,342	1,434	92	6.8	0.97	1.04
Res Hmstd: Ex-Hi Val	207,600	207,600	0.0	2,346	2,557	211	9.0	1.13	1.23
Apartment	300,000	300,000	0.0	5,018	5,531	513	10.2	1.67	1.84
Comm/Ind: Lo Val	150,000	150,000	0.0	4,128	4,436	308	7.4	2.75	2.96
Comm/Ind: Med Val	300,000	300,000	0.0	9,580	10,298	718	7.5	3.19	3.43
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,024	37,654	2,631	7.5	3.50	3.77



**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	37,143	2,691	7.8	0.63	0.68
Res NonHmstd	590,296	590,296	0	0.0	5,403	5,667	264	4.9	0.92	0.96
Apartments	9,656	9,656	0	0.0	106	111	5	4.5	1.10	1.15
Low-inc Apts	7	7	0	0.0	0	0	0	2.5	0.51	0.52
Seasonal Rec	5,911,443	5,911,443	0	0.0	51,700	53,670	1,970	3.8	0.87	0.91
Com/Ind Lo Tier	90,931	90,931	0	0.0	2,016	2,056	41	2.0	2.22	2.26
Com/Ind Hi Tier	181,076	181,076	0	0.0	5,490	5,620	129	2.4	3.03	3.10
Publ U: Elec Gen	1,157	1,157	0	0.0	21	21	1	2.7	1.79	1.84
Publ U: Other	326,712	326,712	0	0.0	9,609	9,884	275	2.9	2.94	3.03
Ag Hmstd: House	186,053	186,053	0	0.0	794	929	135	17.0	0.43	0.50
Ag Hmstd: Land	384,524	384,524	0	0.0	801	878	77	9.7	0.21	0.23
Ag NonHmstd	2,663,535	2,663,535	0	0.0	20,817	21,885	1,068	5.1	0.78	0.82
Misc Properties	9,151	9,151	0	0.0	98	102	4	4.2	1.07	1.12
<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>137,967</b>	<b>6,660</b>	<b>5.1</b>	<b>0.83</b>	<b>0.87</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	49.38	0.000	0.000
(-) TIF Tax Capacity	306	306	0	0.0	City/Town	12.41	12.51	0.000	0.000
(-) FD Contrib Tax Cap	1,829	1,829	0	0.0	School District	15.33	16.08	7.141	7.141
(=) Taxable Tax Capacity	<u>160,216</u>	<u>154,734</u>	<u>-5,482</u>	<u>-3.4</u>	Special District	<u>2.30</u>	<u>2.41</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	1,403	1,403	0	0.0	<b>Total</b>	<b>76.87</b>	<b>80.37</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	667	96	16.9	0.42	0.49
Res Hmstd: Avg Val	202,700	202,700	0.0	1,198	1,306	108	9.0	0.59	0.64
Res Hmstd: Hi Val	270,300	270,300	0.0	1,827	1,947	120	6.6	0.68	0.72
Res Hmstd: Ex-Hi Val	405,500	405,500	0.0	3,084	3,227	143	4.6	0.76	0.8
Apartment	300,000	300,000	0.0	3,097	3,228	131	4.2	1.03	1.08
Comm/Ind: Lo Val	150,000	150,000	0.0	2,985	3,064	79	2.6	1.99	2.04
Comm/Ind: Med Val	300,000	300,000	0.0	6,929	7,113	183	2.6	2.31	2.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,337	26,009	673	2.7	2.53	2.60

## DULUTH AREA

<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	61,115	4,000	7.0	1.09	1.17
Res NonHmstd	1,012,386	1,012,386	0	0.0	13,229	14,440	1,211	9.2	1.31	1.43
Apartments	329,219	329,219	0	0.0	5,046	5,528	483	9.6	1.53	1.68
Low-inc Apts	64,541	64,541	0	0.0	610	670	59	9.7	0.95	1.04
Seasonal Rec	146,614	146,614	0	0.0	1,685	1,792	107	6.4	1.15	1.22
Com/Ind Lo Tier	230,834	230,834	0	0.0	5,933	6,321	388	6.5	2.57	2.74
Com/Ind Hi Tier	948,226	948,226	0	0.0	32,273	34,468	2,195	6.8	3.40	3.63
Publ U: Elec Gen	5,348	5,348	0	0.0	129	142	13	10.2	2.41	2.66
Publ U: Other	157,102	157,102	0	0.0	5,247	5,568	321	6.1	3.34	3.54
Ag Hmstd: House	10,594	10,594	0	0.0	106	113	6	6.1	1.00	1.06
Ag Hmstd: Land	15,066	15,066	0	0.0	62	67	5	8.5	0.41	0.45
Ag NonHmstd	165,521	165,521	0	0.0	1,672	1,780	107	6.4	1.01	1.08
Misc Properties	22,997	22,997	0	0.0	329	361	31	9.5	1.43	1.57
<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>132,365</b>	<b>8,928</b>	<b>7.2</b>	<b>1.48</b>	<b>1.59</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	61.35	0.000	0.000
(-) TIF Tax Capacity	1,953	1,953	0	0.0	City/Town	26.98	31.77	0.099	0.099
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.37	25.08	9.796	9.796
(=) Taxable Tax Capacity	<u>95,063</u>	<u>88,587</u>	<u>-6,476</u>	<u>-6.8</u>	Special District	<u>4.24</u>	<u>4.56</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	112.16	122.75	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	1,195	61	5.3	0.99	1.04
Res Hmstd: Avg Val	172,400	172,400	0.0	1,887	2,020	133	7.1	1.09	1.17
Res Hmstd: Hi Val	229,800	229,800	0.0	2,639	2,845	206	7.8	1.15	1.24
Res Hmstd: Ex-Hi Val	344,800	344,800	0.0	4,146	4,498	351	8.5	1.20	1.30
Apartment	300,000	300,000	0.0	4,503	4,900	397	8.8	1.50	1.63
Comm/Ind: Lo Val	150,000	150,000	0.0	3,820	4,059	238	6.2	2.55	2.71
Comm/Ind: Med Val	300,000	300,000	0.0	8,865	9,421	556	6.3	2.95	3.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,404	34,444	2,039	6.3	3.24	3.44

<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	49,080	1,761	3.7	1.40	1.46
Res NonHmstd	548,239	548,239	0	0.0	9,125	10,151	1,026	11.2	1.66	1.85
Apartments	201,563	201,563	0	0.0	3,897	4,339	442	11.3	1.93	2.15
Low-inc Apts	70,173	70,173	0	0.0	840	937	98	11.6	1.20	1.34
Seasonal Rec	110,884	110,884	0	0.0	1,734	1,878	144	8.3	1.56	1.69
Com/Ind Lo Tier	329,475	329,475	0	0.0	10,121	11,001	880	8.7	3.07	3.34
Com/Ind Hi Tier	654,953	654,953	0	0.0	26,699	28,948	2,250	8.4	4.08	4.42
Publ U: Elec Gen	1,141	1,141	0	0.0	34	37	4	10.6	2.95	3.26
Publ U: Other	105,460	105,460	0	0.0	4,272	4,636	364	8.5	4.05	4.40
Ag Hmstd: House	64,256	64,256	0	0.0	837	881	44	5.2	1.30	1.37
Ag Hmstd: Land	99,778	99,778	0	0.0	575	649	74	12.9	0.58	0.65
Ag NonHmstd	93,133	93,133	0	0.0	1,309	1,454	146	11.1	1.41	1.56
Misc Properties	25,316	25,316	0	0.0	530	591	61	11.5	2.09	2.34
<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>114,583</b>	<b>7,292</b>	<b>6.8</b>	<b>1.89</b>	<b>2.02</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	70.06	0.077	0.077
(-) TIF Tax Capacity	2,035	2,035	0	0.0	City/Town	50.63	58.92	0.269	0.269
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.15	30.63	9.713	9.713
(=) Taxable Tax Capacity	<u>64,195</u>	<u>58,242</u>	<u>-5,953</u>	<u>-9.3</u>	Special District	<u>4.03</u>	<u>4.43</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>147.39</b>	<b>164.05</b>	<b>10.059</b>	<b>10.059</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	98,600	98,600	0.0	1,269	1,251	-17	-1.4	1.29	1.27
Res Hmstd: Avg Val	147,900	147,900	0.0	2,089	2,182	93	4.5	1.41	1.48
Res Hmstd: Hi Val	197,100	197,100	0.0	2,908	3,112	203	7.0	1.48	1.58
Res Hmstd: Ex-Hi Val	295,800	295,800	0.0	4,551	4,976	425	9.3	1.54	1.68
Apartment	300,000	300,000	0.0	5,829	6,454	625	10.7	1.94	2.15
Comm/Ind: Lo Val	150,000	150,000	0.0	4,615	4,990	375	8.1	3.08	3.33
Comm/Ind: Med Val	300,000	300,000	0.0	10,719	11,594	875	8.2	3.57	3.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,202	42,409	3,207	8.2	3.92	4.24

**EAST 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	4,946,235	4,946,235	0	0.0	53,628	56,774	3,147	5.9	1.08	1.15
Res NonHmstd	679,707	679,707	0	0.0	8,417	9,026	609	7.2	1.24	1.33
Apartments	4,310	4,310	0	0.0	70	75	5	7.1	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	19,447	1,002	5.4	1.04	1.09
Com/Ind Lo Tier	99,003	99,003	0	0.0	2,466	2,594	128	5.2	2.49	2.62
Com/Ind Hi Tier	80,632	80,632	0	0.0	2,600	2,727	127	4.9	3.22	3.38
Publ U: Elec Gen	10,843	10,843	0	0.0	268	287	19	7.2	2.47	2.65
Publ U: Other	202,214	202,214	0	0.0	6,864	7,214	350	5.1	3.39	3.57
Ag Hmstd: House	1,011,088	1,011,088	0	0.0	10,155	10,719	563	5.5	1.00	1.06
Ag Hmstd: Land	1,568,182	1,568,182	0	0.0	6,492	7,211	718	11.1	0.41	0.46
Ag NonHmstd	1,436,369	1,436,369	0	0.0	14,655	15,741	1,086	7.4	1.02	1.10
Misc Properties	7,426	7,426	0	0.0	112	120	7	6.6	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>131,934</b>	<b>7,761</b>	<b>6.3</b>	<b>1.05</b>	<b>1.12</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	114,042	105,934	-8,108	-7.1	County	61.06	65.81	0.195	0.195
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	18.92	19.71	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.67	27.78	9.727	9.727
(=) Taxable Tax Capacity	<u>114,042</u>	<u>105,934</u>	<u>-8,108</u>	<u>-7.1</u>	Special District	<u>0.93</u>	<u>1.02</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	106.59	114.32	9.922	9.922

**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>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	118,600	118,600	0.0	1,116	1,170	54	4.8	0.94	0.99
Res Hmstd: Avg Val	177,800	177,800	0.0	1,859	1,966	107	5.8	1.05	1.11
Res Hmstd: Hi Val	237,000	237,000	0.0	2,602	2,763	161	6.2	1.1	1.17
Res Hmstd: Ex-Hi Val	355,600	355,600	0.0	4,091	4,358	268	6.5	1.15	1.23
Apartment	300,000	300,000	0.0	4,295	4,585	290	6.8	1.43	1.53
Comm/Ind: Lo Val	150,000	150,000	0.0	3,695	3,869	174	4.7	2.46	2.58
Comm/Ind: Med Val	300,000	300,000	0.0	8,573	8,979	406	4.7	2.86	2.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,334	32,823	1,489	4.8	3.13	3.28

## 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	156,598	6,543	4.4	1.34	1.40
Res NonHmstd	1,575,756	1,575,756	0	0.0	24,624	26,682	2,058	8.4	1.56	1.69
Apartments	877,064	877,064	0	0.0	15,667	17,046	1,379	8.8	1.79	1.94
Low-inc Apts	175,805	175,805	0	0.0	1,956	2,128	172	8.8	1.11	1.21
Seasonal Rec	111,014	111,014	0	0.0	1,693	1,835	142	8.4	1.53	1.65
Com/Ind Lo Tier	707,029	707,029	0	0.0	20,627	22,000	1,373	6.7	2.92	3.11
Com/Ind Hi Tier	3,021,247	3,021,247	0	0.0	114,975	122,018	7,043	6.1	3.81	4.04
Publ U: Elec Gen	617,400	617,400	0	0.0	15,261	15,927	666	4.4	2.47	2.58
Publ U: Other	478,522	478,522	0	0.0	17,598	18,433	835	4.7	3.68	3.85
Ag Hmstd: House	82,027	82,027	0	0.0	1,055	1,095	40	3.8	1.29	1.33
Ag Hmstd: Land	139,626	139,626	0	0.0	778	848	70	9.0	0.56	0.61
Ag NonHmstd	206,517	206,517	0	0.0	2,674	2,894	220	8.2	1.29	1.40
Misc Properties	58,835	58,835	0	0.0	1,146	1,245	99	8.6	1.95	2.12
<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>388,749</b>	<b>20,641</b>	<b>5.6</b>	<b>1.91</b>	<b>2.02</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	53.62	0.000	0.000
(-) TIF Tax Capacity	8,924	8,924	0	0.0	City/Town	44.92	50.41	1.712	1.712
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.70	33.79	15.697	15.697
(=) Taxable Tax Capacity	<u>230,889</u>	<u>214,719</u>	<u>-16,170</u>	<u>-7.0</u>	Special District	<u>2.37</u>	<u>2.54</u>	<u>0.137</u>	<u>0.137</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	129.13	140.37	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	1,374	15	1.1	1.22	1.24
Res Hmstd: Avg Val	166,700	166,700	0.0	2,223	2,320	98	4.4	1.33	1.39
Res Hmstd: Hi Val	222,300	222,300	0.0	3,088	3,269	180	5.8	1.39	1.47
Res Hmstd: Ex-Hi Val	333,500	333,500	0.0	4,820	5,165	346	7.2	1.45	1.55
Apartment	300,000	300,000	0.0	5,369	5,790	421	7.8	1.79	1.93
Comm/Ind: Lo Val	150,000	150,000	0.0	4,317	4,570	253	5.9	2.88	3.05
Comm/Ind: Med Val	300,000	300,000	0.0	9,985	10,575	590	5.9	3.33	3.53
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,437	38,600	2,163	5.9	3.64	3.86

**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	78,741	4,026	5.4	1.07	1.13
Res NonHmstd	653,943	653,943	0	0.0	8,048	8,498	450	5.6	1.23	1.30
Apartments	5,116	5,116	0	0.0	70	74	4	5.5	1.38	1.45
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	13,226	634	5.0	1.04	1.10
Com/Ind Lo Tier	155,151	155,151	0	0.0	3,724	3,873	149	4.0	2.40	2.50
Com/Ind Hi Tier	219,639	219,639	0	0.0	6,870	7,142	272	4.0	3.13	3.25
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	7,947	313	4.1	3.16	3.29
Ag Hmstd: House	1,100,184	1,100,184	0	0.0	11,288	11,867	578	5.1	1.03	1.08
Ag Hmstd: Land	2,581,949	2,581,949	0	0.0	12,044	12,947	903	7.5	0.47	0.50
Ag NonHmstd	978,474	978,474	0	0.0	9,644	10,259	615	6.4	0.99	1.05
Misc Properties	9,000	9,000	0	0.0	123	130	7	5.7	1.37	1.45
<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>154,705</b>	<b>7,952</b>	<b>5.4</b>	<b>1.04</b>	<b>1.10</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	54.35	0.000	0.000
(-) TIF Tax Capacity	80	80	0	0.0	City/Town	18.39	18.92	0.048	0.048
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.12	30.07	15.715	15.715
(=) Taxable Tax Capacity	<u>135,010</u>	<u>127,735</u>	<u>-7,276</u>	<u>-5.4</u>	Special District	<u>1.51</u>	<u>1.60</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>98.81</b>	<b>104.94</b>	<b>15.763</b>	<b>15.763</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>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	1,590	82	5.4	0.99	1.04
Res Hmstd: Avg Val	228,100	228,100	0.0	2,446	2,578	131	5.4	1.07	1.13
Res Hmstd: Hi Val	304,100	304,100	0.0	3,386	3,567	181	5.4	1.11	1.17
Res Hmstd: Ex-Hi Val	456,300	456,300	0.0	5,228	5,508	279	5.3	1.15	1.21
Apartment	300,000	300,000	0.0	4,178	4,408	230	5.5	1.39	1.47
Comm/Ind: Lo Val	150,000	150,000	0.0	3,608	3,746	138	3.8	2.41	2.5
Comm/Ind: Med Val	300,000	300,000	0.0	8,340	8,661	321	3.9	2.78	2.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,422	31,601	1,179	3.9	3.04	3.16

<b>SOUTHWEST 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	5,217,895	5,217,895	0	0.0	70,854	73,366	2,513	3.5	1.36	1.41
Res NonHmstd	655,648	655,648	0	0.0	10,814	12,011	1,196	11.1	1.65	1.83
Apartments	305,790	305,790	0	0.0	5,669	6,277	608	10.7	1.85	2.05
Low-inc Apts	95,000	95,000	0	0.0	1,124	1,245	121	10.8	1.18	1.31
Seasonal Rec	40,940	40,940	0	0.0	708	768	60	8.5	1.73	1.88
Com/Ind Lo Tier	611,174	611,174	0	0.0	18,601	20,262	1,661	8.9	3.04	3.32
Com/Ind Hi Tier	1,109,417	1,109,417	0	0.0	42,363	45,613	3,250	7.7	3.82	4.11
Publ U: Elec Gen	3,380	3,380	0	0.0	114	132	19	16.4	3.36	3.91
Publ U: Other	93,961	93,961	0	0.0	3,918	4,318	400	10.2	4.17	4.60
Ag Hmstd: House	21,143	21,143	0	0.0	294	307	13	4.3	1.39	1.45
Ag Hmstd: Land	102,191	102,191	0	0.0	803	908	104	13.0	0.79	0.89
Ag NonHmstd	87,824	87,824	0	0.0	1,210	1,374	164	13.5	1.38	1.56
Misc Properties	19,173	19,173	0	0.0	411	455	45	10.9	2.14	2.38
<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>167,036</b>	<b>10,154</b>	<b>6.5</b>	<b>1.88</b>	<b>2.00</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	99,228	87,023	-12,206	#####	County	45.88	48.22	0.198	0.198
(-) TIF Tax Capacity	3,412	3,412	0	0.0	City/Town	68.01	80.46	0.362	0.362
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.82	19.16	24.152	24.152
(=) Taxable Tax Capacity	<u>95,817</u>	<u>83,611</u>	<u>-12,206</u>	<u>#####</u>	Special District	<u>1.56</u>	<u>1.70</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>133.27</b>	<b>149.54</b>	<b>24.712</b>	<b>24.712</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	65,400	65,400	0.0	772	748	-23	-3.0	1.18	1.14
Res Hmstd: Avg Val	98,000	98,000	0.0	1,264	1,283	19	1.5	1.29	1.31
Res Hmstd: Hi Val	130,700	130,700	0.0	1,810	1,897	86	4.8	1.38	1.45
Res Hmstd: Ex-Hi Val	196,100	196,100	0.0	2,902	3,124	222	7.6	1.48	1.59
Apartment	300,000	300,000	0.0	5,739	6,349	610	10.6	1.91	2.12
Comm/Ind: Lo Val	150,000	150,000	0.0	4,518	4,884	366	8.1	3.01	3.26
Comm/Ind: Med Val	300,000	300,000	0.0	10,417	11,272	854	8.2	3.47	3.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,950	41,082	3,132	8.3	3.8	4.11

**SOUTHWEST 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	3,425,039	3,425,039	0	0.0	30,987	33,203	2,215	7.1	0.90	0.97
Res NonHmstd	437,669	437,669	0	0.0	4,558	4,717	159	3.5	1.04	1.08
Apartments	3,924	3,924	0	0.0	47	48	1	2.6	1.19	1.22
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	8,883	325	3.8	0.99	1.03
Com/Ind Lo Tier	132,916	132,916	0	0.0	2,867	2,939	72	2.5	2.16	2.21
Com/Ind Hi Tier	242,396	242,396	0	0.0	6,560	6,699	139	2.1	2.71	2.76
Publ U: Elec Gen	12,452	12,452	0	0.0	162	167	5	3.0	1.30	1.34
Publ U: Other	506,925	506,925	0	0.0	13,368	13,635	267	2.0	2.64	2.69
Ag Hmstd: House	1,609,713	1,609,713	0	0.0	12,268	13,803	1,535	12.5	0.76	0.86
Ag Hmstd: Land	17,696,499	17,696,499	0	0.0	70,038	72,973	2,935	4.2	0.40	0.41
Ag NonHmstd	9,197,634	9,197,634	0	0.0	60,699	63,088	2,390	3.9	0.66	0.69
Misc Properties	3,330	3,330	0	0.0	45	47	2	3.7	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>220,201</b>	<b>10,045</b>	<b>4.8</b>	<b>0.62</b>	<b>0.65</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	45.58	0.122	0.122
(-) TIF Tax Capacity	71	71	0	0.0	City/Town	9.50	9.56	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.35	15.13	25.152	25.152
(=) Taxable Tax Capacity	<u>285,217</u>	<u>277,555</u>	<u>-7,662</u>	<u>-2.7</u>	Special District	<u>1.13</u>	<u>1.18</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>68.71</b>	<b>71.45</b>	<b>25.274</b>	<b>25.274</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>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	927	108	13.2	0.71	0.80
Res Hmstd: Avg Val	173,500	173,500	0.0	1,414	1,524	109	7.7	0.82	0.88
Res Hmstd: Hi Val	231,200	231,200	0.0	2,009	2,119	110	5.5	0.87	0.92
Res Hmstd: Ex-Hi Val	346,900	346,900	0.0	3,200	3,312	112	3.5	0.92	0.95
Apartment	300,000	300,000	0.0	3,335	3,438	103	3.1	1.11	1.15
Comm/Ind: Lo Val	150,000	150,000	0.0	3,073	3,135	62	2.0	2.05	2.09
Comm/Ind: Med Val	300,000	300,000	0.0	7,045	7,189	144	2.0	2.35	2.4
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,578	26,106	528	2.1	2.56	2.61



**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	72,734	4,152	6.1	1.22	1.30
Res NonHmstd	784,198	784,198	0	0.0	11,592	12,839	1,247	10.8	1.48	1.64
Apartments	447,993	447,993	0	0.0	7,239	7,957	718	9.9	1.62	1.78
Low-inc Apts	88,314	88,314	0	0.0	901	999	97	10.8	1.02	1.13
Seasonal Rec	54,741	54,741	0	0.0	629	680	51	8.1	1.15	1.24
Com/Ind Lo Tier	479,079	479,079	0	0.0	13,456	14,619	1,164	8.6	2.81	3.05
Com/Ind Hi Tier	1,286,540	1,286,540	0	0.0	45,177	48,469	3,292	7.3	3.51	3.77
Publ U: Elec Gen	26,737	26,737	0	0.0	632	673	41	6.5	2.36	2.52
Publ U: Other	94,776	94,776	0	0.0	3,444	3,722	278	8.1	3.63	3.93
Ag Hmstd: House	13,048	13,048	0	0.0	177	187	10	5.7	1.35	1.43
Ag Hmstd: Land	48,093	48,093	0	0.0	358	409	51	14.1	0.75	0.85
Ag NonHmstd	85,219	85,219	0	0.0	1,042	1,168	126	12.1	1.22	1.37
Misc Properties	25,086	25,086	0	0.0	445	491	46	10.3	1.78	1.96
<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>164,946</b>	<b>11,272</b>	<b>7.3</b>	<b>1.70</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	107,984	97,360	-10,624	-9.8	County	44.56	46.54	0.000	0.000
(-) TIF Tax Capacity	3,828	3,828	0	0.0	City/Town	56.85	67.22	0.348	0.348
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.26	20.65	17.593	17.593
(=) 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	134.83	17.941	17.941

**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	83,400	83,400	0.0	862	873	11	1.3	1.03	1.05
Res Hmstd: Avg Val	125,000	125,000	0.0	1,478	1,559	82	5.5	1.18	1.25
Res Hmstd: Hi Val	166,600	166,600	0.0	2,093	2,245	152	7.3	1.26	1.35
Res Hmstd: Ex-Hi Val	250,000	250,000	0.0	3,328	3,621	293	8.8	1.33	1.45
Apartment	300,000	300,000	0.0	5,078	5,594	516	10.2	1.69	1.86
Comm/Ind: Lo Val	150,000	150,000	0.0	4,141	4,451	310	7.5	2.76	2.97
Comm/Ind: Med Val	300,000	300,000	0.0	9,574	10,296	723	7.5	3.19	3.43
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,924	37,574	2,650	7.6	3.49	3.76

**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	24,909	1,598	6.9	0.83	0.89
Res NonHmstd	400,921	400,921	0	0.0	3,823	3,963	139	3.6	0.95	0.99
Apartments	5,590	5,590	0	0.0	63	65	3	4.0	1.12	1.17
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	2,287	79	3.6	0.79	0.82
Com/Ind Lo Tier	79,139	79,139	0	0.0	1,631	1,672	41	2.5	2.06	2.11
Com/Ind Hi Tier	143,552	143,552	0	0.0	3,812	3,909	97	2.5	2.66	2.72
Publ U: Elec Gen	11,054	11,054	0	0.0	150	153	3	1.8	1.36	1.38
Publ U: Other	270,133	270,133	0	0.0	7,120	7,280	160	2.2	2.64	2.69
Ag Hmstd: House	1,126,226	1,126,226	0	0.0	8,521	9,392	872	10.2	0.76	0.83
Ag Hmstd: Land	9,175,128	9,175,128	0	0.0	38,076	39,816	1,740	4.6	0.41	0.43
Ag NonHmstd	4,305,859	4,305,859	0	0.0	29,737	30,977	1,240	4.2	0.69	0.72
Misc Properties	1,208	1,208	0	0.0	14	15	1	3.8	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>124,438</b>	<b>5,971</b>	<b>5.0</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	46.87	0.000	0.000
(-) TIF Tax Capacity	6	6	0	0.0	City/Town	10.29	10.38	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.53	16.48	18.609	18.609
(=) Taxable Tax Capacity	<u>156,409</u>	<u>151,853</u>	<u>-4,556</u>	<u>-2.9</u>	Special District	<u>0.31</u>	<u>0.32</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>71.00</b>	<b>74.05</b>	<b>18.609</b>	<b>18.609</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>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	1,040	106	11.4	0.71	0.79
Res Hmstd: Avg Val	198,700	198,700	0.0	1,587	1,698	111	7.0	0.8	0.85
Res Hmstd: Hi Val	264,900	264,900	0.0	2,240	2,355	116	5.2	0.85	0.89
Res Hmstd: Ex-Hi Val	397,400	397,400	0.0	3,546	3,671	125	3.5	0.89	0.92
Apartment	300,000	300,000	0.0	3,221	3,335	114	3.6	1.07	1.11
Comm/Ind: Lo Val	150,000	150,000	0.0	3,025	3,094	69	2.3	2.02	2.06
Comm/Ind: Med Val	300,000	300,000	0.0	6,965	7,125	160	2.3	2.32	2.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,353	25,940	587	2.3	2.54	2.59

<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	95,707	4,403	4.8	1.23	1.29
Res NonHmstd	1,241,397	1,241,397	0	0.0	17,365	18,589	1,224	7.0	1.40	1.50
Apartments	408,801	408,801	0	0.0	6,815	7,331	515	7.6	1.67	1.79
Low-inc Apts	94,637	94,637	0	0.0	976	1,050	74	7.5	1.03	1.11
Seasonal Rec	10,305	10,305	0	0.0	160	171	11	6.8	1.56	1.66
Com/Ind Lo Tier	330,689	330,689	0	0.0	9,060	9,556	496	5.5	2.74	2.89
Com/Ind Hi Tier	1,858,471	1,858,471	0	0.0	66,696	70,382	3,686	5.5	3.59	3.79
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	2,571	117	4.8	3.47	3.63
Ag Hmstd: House	349,314	349,314	0	0.0	3,710	3,877	167	4.5	1.06	1.11
Ag Hmstd: Land	806,278	806,278	0	0.0	4,198	4,443	244	5.8	0.52	0.55
Ag NonHmstd	392,190	392,190	0	0.0	4,078	4,313	234	5.7	1.04	1.10
Misc Properties	21,554	21,554	0	0.0	371	398	27	7.3	1.72	1.85
<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>218,388</b>	<b>11,199</b>	<b>5.4</b>	<b>1.59</b>	<b>1.68</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	149,456	141,241	-8,215	-5.5	County	55.63	58.66	0.000	0.000
(-) TIF Tax Capacity	2,040	2,040	0	0.0	City/Town	38.48	42.96	0.136	0.136
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.66	26.14	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>127.76</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>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	1,457	42	3.0	1.12	1.15
Res Hmstd: Avg Val	189,500	189,500	0.0	2,307	2,421	114	5.0	1.22	1.28
Res Hmstd: Hi Val	252,600	252,600	0.0	3,199	3,386	187	5.8	1.27	1.34
Res Hmstd: Ex-Hi Val	378,900	378,900	0.0	4,985	5,317	332	6.7	1.32	1.40
Apartment	300,000	300,000	0.0	4,863	5,200	337	6.9	1.62	1.73
Comm/Ind: Lo Val	150,000	150,000	0.0	4,025	4,227	202	5.0	2.68	2.82
Comm/Ind: Med Val	300,000	300,000	0.0	9,324	9,796	472	5.1	3.11	3.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,051	35,781	1,730	5.1	3.41	3.58

<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	126,684	6,890	5.8	1.26	1.33
Res NonHmstd	1,241,159	1,241,159	0	0.0	18,841	20,612	1,770	9.4	1.52	1.66
Apartments	512,076	512,076	0	0.0	8,673	9,484	810	9.3	1.69	1.85
Low-inc Apts	141,756	141,756	0	0.0	1,528	1,673	146	9.5	1.08	1.18
Seasonal Rec	99,301	99,301	0	0.0	1,423	1,545	122	8.6	1.43	1.56
Com/Ind Lo Tier	769,921	769,921	0	0.0	21,783	23,422	1,640	7.5	2.83	3.04
Com/Ind Hi Tier	1,671,271	1,671,271	0	0.0	60,341	64,591	4,250	7.0	3.61	3.86
Publ U: Elec Gen	333,631	333,631	0	0.0	8,612	9,327	715	8.3	2.58	2.80
Publ U: Other	258,707	258,707	0	0.0	9,422	10,073	651	6.9	3.64	3.89
Ag Hmstd: House	35,937	35,937	0	0.0	435	465	30	7.0	1.21	1.29
Ag Hmstd: Land	111,005	111,005	0	0.0	656	734	78	11.9	0.59	0.66
Ag NonHmstd	110,317	110,317	0	0.0	1,281	1,417	136	10.7	1.16	1.28
Misc Properties	42,339	42,339	0	0.0	795	868	73	9.2	1.88	2.05
<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>270,897</b>	<b>17,313</b>	<b>6.8</b>	<b>1.71</b>	<b>1.82</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	176,460	159,726	-16,734	-9.5	County	44.59	46.86	0.000	0.000
(-) TIF Tax Capacity	3,630	3,630	0	0.0	City/Town	50.95	59.61	0.196	0.196
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.89	24.63	21.920	21.920
(=) Taxable Tax Capacity	<u>172,831</u>	<u>156,096</u>	<u>-16,734</u>	<u>-9.7</u>	Special District	<u>1.90</u>	<u>2.08</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	120.32	133.18	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>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	1,041	22	2.2	1.11	1.13
Res Hmstd: Avg Val	137,800	137,800	0.0	1,714	1,809	95	5.5	1.24	1.31
Res Hmstd: Hi Val	183,700	183,700	0.0	2,410	2,577	168	7.0	1.31	1.40
Res Hmstd: Ex-Hi Val	275,700	275,700	0.0	3,803	4,116	313	8.2	1.38	1.49
Apartment	300,000	300,000	0.0	5,176	5,658	482	9.3	1.73	1.89
Comm/Ind: Lo Val	150,000	150,000	0.0	4,187	4,477	289	6.9	2.79	2.98
Comm/Ind: Med Val	300,000	300,000	0.0	9,660	10,335	675	7.0	3.22	3.44
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,198	37,674	2,476	7.0	3.52	3.77

**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	45,660	2,501	5.8	0.95	1.01
Res NonHmstd	644,015	644,015	0	0.0	6,835	7,119	284	4.1	1.06	1.11
Apartments	3,571	3,571	0	0.0	46	48	2	4.7	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	2,216	92	4.3	0.94	0.98
Com/Ind Lo Tier	104,420	104,420	0	0.0	2,351	2,424	73	3.1	2.25	2.32
Com/Ind Hi Tier	95,393	95,393	0	0.0	2,747	2,832	84	3.1	2.88	2.97
Publ U: Elec Gen	28	28	0	0.0	1	1	0	5.5	2.30	2.43
Publ U: Other	337,515	337,515	0	0.0	9,691	10,004	312	3.2	2.87	2.96
Ag Hmstd: House	1,716,598	1,716,598	0	0.0	15,342	16,398	1,056	6.9	0.89	0.96
Ag Hmstd: Land	8,733,200	8,733,200	0	0.0	39,947	42,213	2,266	5.7	0.46	0.48
Ag NonHmstd	3,672,153	3,672,153	0	0.0	29,871	31,408	1,538	5.1	0.81	0.86
Misc Properties	5,989	5,989	0	0.0	77	80	3	4.3	1.28	1.34
<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>160,402</b>	<b>8,211</b>	<b>5.4</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	49.19	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.95	14.16	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.59	23.12	20.813	20.813
(=) 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	87.13	20.813	20.813

**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>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	1,250	90	7.8	0.85	0.92
Res Hmstd: Avg Val	203,900	203,900	0.0	1,925	2,036	112	5.8	0.94	1
Res Hmstd: Hi Val	271,900	271,900	0.0	2,691	2,824	133	4.9	0.99	1.04
Res Hmstd: Ex-Hi Val	407,900	407,900	0.0	4,223	4,399	176	4.2	1.04	1.08
Apartment	300,000	300,000	0.0	3,731	3,892	161	4.3	1.24	1.3
Comm/Ind: Lo Val	150,000	150,000	0.0	3,325	3,421	96	2.9	2.22	2.28
Comm/Ind: Med Val	300,000	300,000	0.0	7,653	7,878	225	2.9	2.55	2.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,854	28,679	825	3.0	2.79	2.87

<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	244,192	11,439	4.9	1.28	1.34
Res NonHmstd	2,357,531	2,357,531	0	0.0	34,220	36,548	2,328	6.8	1.45	1.55
Apartments	739,484	739,484	0	0.0	12,937	14,052	1,114	8.6	1.75	1.90
Low-inc Apts	146,086	146,086	0	0.0	1,577	1,702	125	8.0	1.08	1.17
Seasonal Rec	48,369	48,369	0	0.0	628	666	38	6.1	1.30	1.38
Com/Ind Lo Tier	483,677	483,677	0	0.0	14,008	14,451	443	3.2	2.90	2.99
Com/Ind Hi Tier	3,575,482	3,575,482	0	0.0	135,127	139,236	4,109	3.0	3.78	3.89
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	10,234	270	2.7	3.75	3.85
Ag Hmstd: House	99,571	99,571	0	0.0	1,163	1,221	58	5.0	1.17	1.23
Ag Hmstd: Land	99,859	99,859	0	0.0	449	489	40	8.9	0.45	0.49
Ag NonHmstd	118,010	118,010	0	0.0	1,331	1,426	95	7.1	1.13	1.21
Misc Properties	144,899	144,899	0	0.0	2,511	2,665	155	6.2	1.73	1.84
<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>466,883</b>	<b>20,216</b>	<b>4.5</b>	<b>1.70</b>	<b>1.77</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	306,751	287,709	-19,043	-6.2	County	41.28	44.53	0.000	0.000
(-) TIF Tax Capacity	14,155	14,155	0	0.0	City/Town	39.59	43.18	0.354	0.354
(-) FD Contrib Tax Cap	33,145	33,145	0	0.0	School District	28.45	30.73	22.382	22.382
(=) Taxable Tax Capacity	<u>259,451</u>	<u>240,409</u>	<u>-19,043</u>	<u>-7.3</u>	Special District	<u>6.46</u>	<u>6.33</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	52,411	52,411	0	0.0	<b>Total</b>	<b>115.79</b>	<b>124.78</b>	<b>22.736</b>	<b>22.736</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	133,200	133,200	0.0	1,593	1,650	57	3.6	1.2	1.24
Res Hmstd: Avg Val	199,700	199,700	0.0	2,574	2,705	132	5.1	1.29	1.35
Res Hmstd: Hi Val	266,100	266,100	0.0	3,553	3,760	206	5.8	1.34	1.41
Res Hmstd: Ex-Hi Val	399,300	399,300	0.0	5,518	5,874	356	6.4	1.38	1.47
Apartment	300,000	300,000	0.0	5,024	5,361	337	6.7	1.67	1.79
Comm/Ind: Lo Val	150,000	150,000	0.0	4,095	4,297	202	4.9	2.73	2.86
Comm/Ind: Med Val	300,000	300,000	0.0	9,440	9,912	472	5.0	3.15	3.30
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,387	36,118	1,731	5.0	3.44	3.61

**WASHINGTON COUNTY**

<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	211,868	9,226	4.6	1.13	1.18
Res NonHmstd	2,191,821	2,191,821	0	0.0	26,692	28,005	1,313	4.9	1.22	1.28
Apartments	579,924	579,924	0	0.0	8,849	9,298	449	5.1	1.53	1.60
Low-inc Apts	105,036	105,036	0	0.0	964	1,021	57	5.9	0.92	0.97
Seasonal Rec	144,547	144,547	0	0.0	1,546	1,610	64	4.2	1.07	1.11
Com/Ind Lo Tier	302,609	302,609	0	0.0	8,151	8,337	186	2.3	2.69	2.75
Com/Ind Hi Tier	2,632,748	2,632,748	0	0.0	93,716	95,776	2,060	2.2	3.56	3.64
Publ U: Elec Gen	154,507	154,507	0	0.0	3,827	3,911	85	2.2	2.48	2.53
Publ U: Other	243,032	243,032	0	0.0	8,652	8,844	193	2.2	3.56	3.64
Ag Hmstd: House	133,364	133,364	0	0.0	1,272	1,333	60	4.7	0.95	1.00
Ag Hmstd: Land	219,326	219,326	0	0.0	751	796	45	6.0	0.34	0.36
Ag NonHmstd	435,743	435,743	0	0.0	3,944	4,145	201	5.1	0.91	0.95
Misc Properties	37,324	37,324	0	0.0	504	528	24	4.8	1.35	1.42
<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>375,473</b>	<b>13,964</b>	<b>3.9</b>	<b>1.44</b>	<b>1.49</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 32.73	0.236	0.236
(-) TIF Tax Capacity	7,912	7,912	0	0.0	City/Town	33.65 35.14	0.695	0.695
(-) FD Contrib Tax Cap	24,319	24,319	0	0.0	School District	28.13 29.46	18.894	18.894
(=) 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>	98.09 103.43	19.825	19.825

**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	1,921	86	4.7	1.06	1.10
Res Hmstd: Avg Val	260,900	260,900	0.0	2,939	3,073	135	4.6	1.13	1.18
Res Hmstd: Hi Val	347,800	347,800	0.0	4,042	4,225	184	4.5	1.16	1.21
Res Hmstd: Ex-Hi Val	521,800	521,800	0.0	6,206	6,488	282	4.5	1.19	1.24
Apartment	300,000	300,000	0.0	4,273	4,473	200	4.7	1.42	1.49
Comm/Ind: Lo Val	150,000	150,000	0.0	3,653	3,773	120	3.3	2.44	2.52
Comm/Ind: Med Val	300,000	300,000	0.0	8,424	8,704	280	3.3	2.81	2.90
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,689	31,717	1,028	3.3	3.07	3.17

<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	323,445	12,984	4.2	1.21	1.26
Res NonHmstd	2,129,438	2,129,438	0	0.0	28,623	30,050	1,427	5.0	1.34	1.41
Apartments	1,617,555	1,617,555	0	0.0	24,751	26,074	1,323	5.3	1.53	1.61
Low-inc Apts	126,805	126,805	0	0.0	1,273	1,339	67	5.3	1.00	1.06
Seasonal Rec	26,073	26,073	0	0.0	338	352	14	4.3	1.30	1.35
Com/Ind Lo Tier	522,554	522,554	0	0.0	14,539	14,877	338	2.3	2.78	2.85
Com/Ind Hi Tier	5,448,230	5,448,230	0	0.0	196,130	200,078	3,948	2.0	3.60	3.67
Publ U: Elec Gen	79,987	79,987	0	0.0	2,098	2,151	53	2.5	2.62	2.69
Publ U: Other	539,024	539,024	0	0.0	19,630	20,032	401	2.0	3.64	3.72
Ag Hmstd: House	211,577	211,577	0	0.0	2,171	2,277	106	4.9	1.03	1.08
Ag Hmstd: Land	649,981	649,981	0	0.0	3,096	3,265	169	5.5	0.48	0.50
Ag NonHmstd	332,439	332,439	0	0.0	3,178	3,345	167	5.3	0.96	1.01
Misc Properties	135,301	135,301	0	0.0	2,250	2,369	119	5.3	1.66	1.75
<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>629,655</b>	<b>21,118</b>	<b>3.5</b>	<b>1.62</b>	<b>1.68</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	441,733	421,490	-20,243	-4.6	County	29.74	31.76	0.548	0.548
(-) TIF Tax Capacity	14,659	14,659	0	0.0	City/Town	40.28	42.06	1.017	1.017
(-) FD Contrib Tax Cap	50,137	50,137	0	0.0	School District	28.88	30.49	21.683	21.683
(=) Taxable Tax Capacity	<u>376,937</u>	<u>356,694</u>	<u>-20,243</u>	<u>-5.4</u>	Special District	<u>5.20</u>	<u>5.61</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	54,464	54,464	0	0.0	<b>Total</b>	104.11	109.93	23.248	23.248

**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>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	1,768	65	3.8	1.12	1.16
Res Hmstd: Avg Val	228,200	228,200	0.0	2,739	2,855	116	4.2	1.20	1.25
Res Hmstd: Hi Val	304,100	304,100	0.0	3,774	3,941	167	4.4	1.24	1.3
Res Hmstd: Ex-Hi Val	456,300	456,300	0.0	5,811	6,077	265	4.6	1.27	1.33
Apartment	300,000	300,000	0.0	4,602	4,820	218	4.7	1.53	1.61
Comm/Ind: Lo Val	150,000	150,000	0.0	3,839	3,970	131	3.4	2.56	2.65
Comm/Ind: Med Val	300,000	300,000	0.0	8,843	9,148	305	3.5	2.95	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,190	33,310	1,120	3.5	3.22	3.33



**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	222,436	8,130	3.8	1.30	1.35
Res NonHmstd	2,070,817	2,070,817	0	0.0	29,630	31,071	1,441	4.9	1.43	1.50
Apartments	394,691	394,691	0	0.0	6,568	6,919	351	5.3	1.66	1.75
Low-inc Apts	110,176	110,176	0	0.0	1,159	1,228	68	5.9	1.05	1.11
Seasonal Rec	78,944	78,944	0	0.0	1,057	1,099	41	3.9	1.34	1.39
Com/Ind Lo Tier	362,324	362,324	0	0.0	10,417	10,696	280	2.7	2.87	2.95
Com/Ind Hi Tier	2,333,424	2,333,424	0	0.0	87,332	89,224	1,892	2.2	3.74	3.82
Publ U: Elec Gen	19,113	19,113	0	0.0	484	496	12	2.4	2.53	2.59
Publ U: Other	202,970	202,970	0	0.0	7,412	7,562	150	2.0	3.65	3.73
Ag Hmstd: House	362,752	362,752	0	0.0	3,656	3,830	174	4.8	1.01	1.06
Ag Hmstd: Land	921,718	921,718	0	0.0	4,153	4,393	240	5.8	0.45	0.48
Ag NonHmstd	483,882	483,882	0	0.0	4,964	5,247	283	5.7	1.03	1.08
Misc Properties	24,861	24,861	0	0.0	409	437	28	6.8	1.65	1.76
<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>384,638</b>	<b>13,090</b>	<b>3.5</b>	<b>1.56</b>	<b>1.61</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	41.55	0.000	0.000
(-) TIF Tax Capacity	6,999	6,999	0	0.0	City/Town	33.82	35.52	1.081	1.081
(-) FD Contrib Tax Cap	22,091	22,091	0	0.0	School District	34.45	35.95	19.910	19.910
(=) Taxable Tax Capacity	<u>236,461</u>	<u>226,770</u>	<u>-9,691</u>	<u>-4.1</u>	Special District	<u>5.47</u>	<u>5.80</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	26,226	26,226	0	0.0	<b>Total</b>	112.78	118.82	20.990	20.990

**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>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	2,270	69	3.2	1.22	1.26
Res Hmstd: Avg Val	270,200	270,200	0.0	3,485	3,624	139	4.0	1.29	1.34
Res Hmstd: Hi Val	360,200	360,200	0.0	4,770	4,979	209	4.4	1.32	1.38
Res Hmstd: Ex-Hi Val	540,500	540,500	0.0	7,344	7,677	333	4.5	1.36	1.42
Apartment	300,000	300,000	0.0	4,859	5,086	227	4.7	1.62	1.7
Comm/Ind: Lo Val	150,000	150,000	0.0	4,001	4,137	136	3.4	2.67	2.76
Comm/Ind: Med Val	300,000	300,000	0.0	9,230	9,547	317	3.4	3.08	3.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,633	34,797	1,164	3.5	3.36	3.48

**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	248,247	8,626	3.6	1.49	1.55
Res NonHmstd	1,541,848	1,541,848	0	0.0	25,755	27,412	1,658	6.4	1.67	1.78
Apartments	907,391	907,391	0	0.0	18,451	19,976	1,525	8.3	2.03	2.20
Low-inc Apts	134,650	134,650	0	0.0	1,685	1,807	122	7.2	1.25	1.34
Seasonal Rec	7,739	7,739	0	0.0	141	146	6	3.9	1.82	1.89
Com/Ind Lo Tier	337,398	337,398	0	0.0	10,459	10,804	345	3.3	3.10	3.20
Com/Ind Hi Tier	3,975,305	3,975,305	0	0.0	159,952	164,792	4,840	3.0	4.02	4.15
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	9,139	247	2.8	3.98	4.09
Ag Hmstd: House	62,250	62,250	0	0.0	881	903	21	2.4	1.42	1.45
Ag Hmstd: Land	113,269	113,269	0	0.0	678	711	33	4.9	0.60	0.63
Ag NonHmstd	214,824	214,824	0	0.0	2,823	2,974	152	5.4	1.31	1.38
Misc Properties	23,423	23,423	0	0.0	485	515	30	6.1	2.07	2.20
<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>487,427</b>	<b>17,604</b>	<b>3.7</b>	<b>1.99</b>	<b>2.07</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	49.06	0.000	0.000
(-) TIF Tax Capacity	20,527	20,527	0	0.0	City/Town	45.85	50.21	1.117	1.117
(-) FD Contrib Tax Cap	34,763	34,763	0	0.0	School District	30.23	32.27	24.807	24.807
(=) Taxable Tax Capacity	<u>227,009</u>	<u>211,710</u>	<u>-15,299</u>	<u>-6.7</u>	Special District	<u>10.57</u>	<u>11.24</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	43,383	43,383	0	0.0	<b>Total</b>	133.16	142.78	25.925	25.925

**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>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	1,994	28	1.4	1.41	1.43
Res Hmstd: Avg Val	208,600	208,600	0.0	3,134	3,256	122	3.9	1.50	1.56
Res Hmstd: Hi Val	278,000	278,000	0.0	4,300	4,516	215	5.0	1.55	1.62
Res Hmstd: Ex-Hi Val	417,100	417,100	0.0	6,635	7,037	401	6.0	1.59	1.69
Apartment	300,000	300,000	0.0	5,771	6,132	361	6.3	1.92	2.04
Comm/Ind: Lo Val	150,000	150,000	0.0	4,533	4,750	216	4.8	3.02	3.17
Comm/Ind: Med Val	300,000	300,000	0.0	10,448	10,953	505	4.8	3.48	3.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,050	39,902	1,852	4.9	3.81	3.99

**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	280,674	7,589	2.8	1.39	1.43
Res NonHmstd	2,079,455	2,079,455	0	0.0	30,842	32,083	1,241	4.0	1.48	1.54
Apartments	2,004,801	2,004,801	0	0.0	35,516	37,132	1,616	4.6	1.77	1.85
Low-inc Apts	157,718	157,718	0	0.0	1,733	1,807	75	4.3	1.10	1.15
Seasonal Rec	3,290	3,290	0	0.0	43	44	1	3.3	1.30	1.34
Com/Ind Lo Tier	375,752	375,752	0	0.0	11,100	11,323	222	2.0	2.95	3.01
Com/Ind Hi Tier	7,402,215	7,402,215	0	0.0	283,764	289,228	5,464	1.9	3.83	3.91
Publ U: Elec Gen	204	204	0	0.0	6	6	0	2.5	3.02	3.09
Publ U: Other	174,651	174,651	0	0.0	6,720	6,850	130	1.9	3.85	3.92
Ag Hmstd: House	151	151	0	0.0	2	2	0	1.0	1.26	1.27
Ag Hmstd: Land	59	59	0	0.0	0	0	0	9.0	0.31	0.34
Ag NonHmstd	189	189	0	0.0	2	2	0	4.5	1.22	1.28
Misc Properties	7,878	7,878	0	0.0	163	172	9	5.6	2.07	2.18
<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>659,324</b>	<b>16,347</b>	<b>2.5</b>	<b>2.02</b>	<b>2.07</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	49.06	0.000	0.000
(-) TIF Tax Capacity	28,216	28,216	0	0.0	City/Town	39.48	40.74	0.194	0.194
(-) FD Contrib Tax Cap	58,793	58,793	0	0.0	School District	24.80	25.76	19.879	19.879
(=) Taxable Tax Capacity	<u>318,806</u>	<u>307,410</u>	<u>-11,396</u>	<u>-3.6</u>	Special District	<u>11.89</u>	<u>12.64</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	27,066	27,066	0	0.0	<b>Total</b>	122.67	128.19	20.073	20.073

**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>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	2,391	40	1.7	1.31	1.33
Res Hmstd: Avg Val	269,200	269,200	0.0	3,713	3,825	112	3.0	1.38	1.42
Res Hmstd: Hi Val	358,800	358,800	0.0	5,072	5,256	184	3.6	1.41	1.46
Res Hmstd: Ex-Hi Val	538,300	538,300	0.0	7,801	8,104	303	3.9	1.45	1.51
Apartment	300,000	300,000	0.0	5,202	5,409	207	4.0	1.73	1.80
Comm/Ind: Lo Val	150,000	150,000	0.0	4,209	4,334	124	3.0	2.81	2.89
Comm/Ind: Med Val	300,000	300,000	0.0	9,722	10,012	290	3.0	3.24	3.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,446	36,509	1,063	3.0	3.54	3.65

**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	362,340	10,160	2.9	1.34	1.37
Res NonHmstd	3,830,891	3,830,891	0	0.0	53,441	55,159	1,718	3.2	1.39	1.44
Apartments	1,497,517	1,497,517	0	0.0	24,954	25,837	883	3.5	1.67	1.73
Low-inc Apts	113,506	113,506	0	0.0	1,168	1,207	39	3.4	1.03	1.06
Seasonal Rec	135,133	135,133	0	0.0	1,790	1,847	57	3.2	1.32	1.37
Com/Ind Lo Tier	354,481	354,481	0	0.0	10,094	10,252	158	1.6	2.85	2.89
Com/Ind Hi Tier	6,011,435	6,011,435	0	0.0	224,976	228,260	3,284	1.5	3.74	3.80
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	8,024	114	1.4	3.70	3.76
Ag Hmstd: House	62,614	62,614	0	0.0	782	802	20	2.5	1.25	1.28
Ag Hmstd: Land	116,896	116,896	0	0.0	772	801	29	3.7	0.66	0.69
Ag NonHmstd	183,685	183,685	0	0.0	1,927	1,992	65	3.4	1.05	1.08
Misc Properties	18,302	18,302	0	0.0	342	353	11	3.2	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>696,874</b>	<b>16,538</b>	<b>2.4</b>	<b>1.75</b>	<b>1.79</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	49.06	0.000	0.000
(-) TIF Tax Capacity	8,400	8,400	0	0.0	City/Town	28.87	29.28	1.031	1.031
(-) FD Contrib Tax Cap	50,252	50,252	0	0.0	School District	25.67	26.25	19.452	19.452
(=) Taxable Tax Capacity	<u>411,941</u>	<u>404,420</u>	<u>-7,521</u>	<u>-1.8</u>	Special District	<u>11.06</u>	<u>11.73</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	21,269	21,269	0	0.0	<b>Total</b>	112.11	116.31	20.483	20.483

**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>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	3,195	79	2.5	1.26	1.3
Res Hmstd: Avg Val	369,400	369,400	0.0	4,858	5,007	149	3.1	1.32	1.36
Res Hmstd: Hi Val	492,500	492,500	0.0	6,530	6,737	207	3.2	1.33	1.37
Res Hmstd: Ex-Hi Val	738,900	738,900	0.0	10,467	10,803	336	3.2	1.42	1.46
Apartment	300,000	300,000	0.0	4,819	4,976	158	3.3	1.61	1.66
Comm/Ind: Lo Val	150,000	150,000	0.0	3,978	4,073	95	2.4	2.65	2.72
Comm/Ind: Med Val	300,000	300,000	0.0	9,180	9,400	221	2.4	3.06	3.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,454	34,263	809	2.4	3.35	3.43

**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	201,669	7,046	3.6	1.35	1.40
Res NonHmstd	1,364,459	1,364,459	0	0.0	20,087	21,112	1,025	5.1	1.47	1.55
Apartments	1,200,266	1,200,266	0	0.0	21,026	22,183	1,157	5.5	1.75	1.85
Low-inc Apts	232,246	232,246	0	0.0	2,576	2,720	144	5.6	1.11	1.17
Seasonal Rec	12,565	12,565	0	0.0	177	185	8	4.5	1.41	1.47
Com/Ind Lo Tier	342,544	342,544	0	0.0	10,022	10,265	244	2.4	2.93	3.00
Com/Ind Hi Tier	4,643,804	4,643,804	0	0.0	178,202	182,294	4,092	2.3	3.84	3.93
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	8,680	205	2.4	3.83	3.92
Ag Hmstd: House	939	939	0	0.0	13	14	0	3.5	1.39	1.44
Ag Hmstd: Land	261	261	0	0.0	1	1	0	11.5	0.27	0.30
Ag NonHmstd	15,850	15,850	0	0.0	170	179	9	5.2	1.08	1.13
Misc Properties	93,198	93,198	0	0.0	1,714	1,810	97	5.6	1.84	1.94
<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>451,112</b>	<b>14,026</b>	<b>3.2</b>	<b>1.94</b>	<b>2.00</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	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	31.99	1.019	1.019
(-) FD Contrib Tax Cap	37,264	37,264	0	0.0	School District	24.03	25.34	20.907	20.907
(=) Taxable Tax Capacity	<u>225,573</u>	<u>214,039</u>	<u>-11,534</u>	<u>-5.1</u>	Special District	<u>9.10</u>	<u>8.89</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	30,951	30,951	0	0.0	<b>Total</b>	120.46	127.40	21.926	21.926

**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>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	2,005	43	2.2	1.27	1.30
Res Hmstd: Avg Val	231,100	231,100	0.0	3,126	3,241	115	3.7	1.35	1.40
Res Hmstd: Hi Val	308,100	308,100	0.0	4,292	4,480	188	4.4	1.39	1.45
Res Hmstd: Ex-Hi Val	462,300	462,300	0.0	6,582	6,903	321	4.9	1.42	1.49
Apartment	300,000	300,000	0.0	5,175	5,435	260	5.0	1.72	1.81
Comm/Ind: Lo Val	150,000	150,000	0.0	4,187	4,344	156	3.7	2.79	2.9
Comm/Ind: Med Val	300,000	300,000	0.0	9,661	10,026	364	3.8	3.22	3.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,205	36,541	1,336	3.8	3.52	3.65

**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	313,557	16,743	5.6	1.67	1.77
Res NonHmstd	4,983,585	4,983,585	0	0.0	92,565	100,291	7,725	8.3	1.86	2.01
Apartments	2,895,351	2,895,351	0	0.0	61,015	66,188	5,172	8.5	2.11	2.29
Low-inc Apts	352,897	352,897	0	0.0	4,577	4,955	378	8.3	1.30	1.40
Seasonal Rec	14,782	14,782	0	0.0	310	337	26	8.5	2.10	2.28
Com/Ind Lo Tier	651,017	651,017	0	0.0	20,850	21,765	915	4.4	3.20	3.34
Com/Ind Hi Tier	6,778,567	6,778,567	0	0.0	284,555	297,257	12,701	4.5	4.20	4.39
Publ U: Elec Gen	121,563	121,563	0	0.0	3,862	4,090	228	5.9	3.18	3.36
Publ U: Other	286,772	286,772	0	0.0	12,037	12,574	537	4.5	4.20	4.38
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	24	2	9.5	1.51	1.66
Misc Properties	53,919	53,919	0	0.0	1,145	1,246	101	8.8	2.12	2.31
<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>822,284</b>	<b>44,530</b>	<b>5.7</b>	<b>2.30</b>	<b>2.43</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	48.29	0.000	0.000
(-) TIF Tax Capacity	42,358	42,358	0	0.0	City/Town	71.48	81.50	2.756	2.756
(-) FD Contrib Tax Cap	52,873	52,873	0	0.0	School District	25.67	26.79	18.959	18.959
(=) Taxable Tax Capacity	<u>332,156</u>	<u>318,283</u>	<u>-13,873</u>	<u>-4.2</u>	Special District	<u>8.29</u>	<u>8.92</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	53,316	53,316	0	0.0	<b>Total</b>	151.22	165.51	21.714	21.714

**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>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	2,516	69	2.8	1.58	1.62
Res Hmstd: Avg Val	232,400	232,400	0.0	3,856	4,081	225	5.8	1.66	1.76
Res Hmstd: Hi Val	309,800	309,800	0.0	5,264	5,645	381	7.2	1.7	1.82
Res Hmstd: Ex-Hi Val	464,800	464,800	0.0	8,038	8,702	664	8.3	1.73	1.87
Apartment	300,000	300,000	0.0	6,322	6,858	536	8.5	2.11	2.29
Comm/Ind: Lo Val	150,000	150,000	0.0	4,876	5,198	322	6.6	3.25	3.47
Comm/Ind: Med Val	300,000	300,000	0.0	11,270	12,020	750	6.7	3.76	4.01
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,105	43,856	2,751	6.7	4.11	4.39

<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	170,176	9,448	5.9	1.46	1.54
Res NonHmstd	2,006,757	2,006,757	0	0.0	33,380	36,474	3,095	9.3	1.66	1.82
Apartments	1,924,006	1,924,006	0	0.0	36,646	40,086	3,440	9.4	1.90	2.08
Low-inc Apts	345,016	345,016	0	0.0	4,021	4,391	370	9.2	1.17	1.27
Seasonal Rec	455	455	0	0.0	7	8	1	9.1	1.56	1.71
Com/Ind Lo Tier	421,812	421,812	0	0.0	12,776	13,378	602	4.7	3.03	3.17
Com/Ind Hi Tier	3,446,128	3,446,128	0	0.0	137,439	143,991	6,552	4.8	3.99	4.18
Publ U: Elec Gen	885	885	0	0.0	26	28	2	6.4	2.97	3.16
Publ U: Other	229,495	229,495	0	0.0	9,149	9,585	436	4.8	3.99	4.18
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	1	10.2	1.40	1.55
Misc Properties	6,329	6,329	0	0.0	118	129	11	9.7	1.86	2.04
<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>418,258</b>	<b>23,958</b>	<b>6.1</b>	<b>2.03</b>	<b>2.15</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	239,513	227,525	-11,988	-5.0	County	53.07	56.59	0.000	0.000
(-) TIF Tax Capacity	22,670	22,670	0	0.0	City/Town	40.77	49.22	0.000	0.000
(-) FD Contrib Tax Cap	26,786	26,786	0	0.0	School District	35.19	37.56	15.079	15.079
(=) Taxable Tax Capacity	<u>190,056</u>	<u>178,068</u>	<u>-11,988</u>	<u>-6.3</u>	Special District	<u>11.28</u>	<u>11.24</u>	<u>0.000</u>	<u>0.000</u>
FD Distrib Tax Cap	51,913	51,913	0	0.0	<b>Total</b>	140.31	154.61	15.079	15.079

**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	132,200	132,200	0.0	1,801	1,852	51	2.8	1.36	1.40
Res Hmstd: Avg Val	198,200	198,200	0.0	2,886	3,063	178	6.2	1.46	1.55
Res Hmstd: Hi Val	264,200	264,200	0.0	3,971	4,275	304	7.7	1.50	1.62
Res Hmstd: Ex-Hi Val	396,300	396,300	0.0	6,142	6,701	558	9.1	1.55	1.69
Apartment	300,000	300,000	0.0	5,714	6,250	536	9.4	1.90	2.08
Comm/Ind: Lo Val	150,000	150,000	0.0	4,531	4,853	322	7.1	3.02	3.24
Comm/Ind: Med Val	300,000	300,000	0.0	10,498	11,249	751	7.2	3.5	3.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,342	41,095	2,754	7.2	3.83	4.11

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. 11E7**

**Baseline: Projected Pay 2012: Current law**

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**Alternative: Projected Pay 2012: Spec Sess Agreement 7-18-11**

(all figures in \$000s)

7/18/2011	5:44 PM	Alternative: Projected Pay 2012: Spec Sess Agreement 7-18-11	Baseline: Projected Pay 2012: Current law	Projected Pay 2012: Current law	Projected Pay 2012: Spec Sess Agreement 7-18-11	(all figures in \$000s)
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. 11E7

Baseline: Projected Pay 2012: Current law

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Alternative: Projected Pay 2012: Spec Sess Agreement 7-18-11

(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	44,692
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	57,270
181.2	Ag Hmstd HGA: 76K-414K: New	1.090	31,882	348	377
182.1	Ag Hmstd HGA: 414K-500K: Exist	1.000	31,806	318	357
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	670
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	13,517
185.2	Ag Hmstd 2a l & b: <115K: New	0.500	11,738	59	21
186.1	Ag Hmstd 2a l & b: 115K-345K: Exist	0.500	11,954,506	59,773	56,742
186.2	Ag Hmstd 2a l & b: 115K-345K: New	0.500	14,708	74	76
187.1	Ag Hmstd 2a l & b: 345K-1.14M: Exist	0.500	20,075,460	100,377	79,053
187.2	Ag Hmstd 2a l & b: 345K-1.14M: New	0.500	57,235	286	226
188.1	Ag Hmstd 2a l & b: >1.14M: Exist	1.000	11,126,849	111,268	83,502
188.2	Ag Hmstd 2a l & b: >1.14M: New	1.000	21,242	212	173
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	1,706
190.2	Ag Hmstd 2b l & b: <115K: New	0.500	3,223	16	6
191.1	Ag Hmstd 2b l & b: 115K-345K: Exist	0.500	1,247,158	6,236	6,366
191.2	Ag Hmstd 2b l & b: 115K-345K: New	0.500	5,295	26	27
192.1	Ag Hmstd 2b l & b: 345K-1.14M: Exist	0.500	838,879	4,194	3,759
192.2	Ag Hmstd 2b l & b: 345K-1.14M: New	0.500	4,071	20	18
193.1	Ag Hmstd 2b l & b: >1.14M: Exist	1.000	194,560	1,946	1,770
193.2	Ag Hmstd 2b l & b: >1.14M: New	1.000	2,226	22	19
197.1	Ag 2a Non-homestead: Exist	1.000	25,585,711	255,857	203,902
197.2	Ag 2a Non-homestead: New	1.000	42,980	430	339
198.1	Ag 2b Non-homestead: Exist	1.000	8,391,448	83,914	75,573
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	3,037
210.1	Res Homestead: <76K: Exist	0.600	104,802,120	628,813	1,001,729
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	2,502,804
211.2	Res Homestead: 76K-414K: New	1.090	974,579	10,623	14,612
212.1	Res Homestead: 414K-500K: Exist	1.000	2,849,830	28,498	35,134

**House Research Dept.**

**Simulation No. 11E7**

**Baseline: Projected Pay 2012: Current law**

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**Alternative: Projected Pay 2012: Spec Sess Agreement 7-18-11**

(all figures in \$000s)

Item ID	Description	Baseline	Projected Pay 2012: Current law	Projected Pay 2012: Spec Sess Agreement 7-18-11	Change
212.2	Res Homestead: 414K-500K: New	1.000	59,370	594	739
213.1	Res Homestead: > 500K: Exist	1.250	10,814,731	135,184	173,967
213.2	Res Homestead: > 500K: New	1.250	154,258	1,928	2,364
215.1	Res NonHmstd 1 unit: <76K: Exist	1.000	13,103,332	131,033	195,052
215.2	Res NonHmstd 1 unit: <76K: New	1.000	73,734	737	1,017
216.1	Res NonHmstd 1 unit: 76K - 500K: Exis	1.000	14,351,962	143,520	208,430
216.2	Res NonHmstd 1 unit: 76K - 500K: New	1.000	249,432	2,494	3,447
217.1	Res NonHmstd 1 unit: >500K: Exist	1.250	2,118,247	26,478	34,688
217.2	Res NonHmstd 1 unit: >500K: New	1.250	58,481	731	914
219.1	Res NonHmstd 2-3 units: Exist	1.250	8,267,626	103,345	150,774
219.2	Res NonHmstd 2-3 units: New	1.250	115,309	1,441	1,924
222.1	Regular apartments (4a): Exist	1.250	17,583,656	219,796	338,792
222.2	Regular apartments (4a): New	1.250	174,741	2,184	3,403
223.1	Low-income housing (4d): Exist	0.750	2,777,069	20,828	33,490
223.2	Low-income housing (4d): New	0.750	29,054	218	348
224.1	Student housing: Exist	1.000	24,769	248	403
224.2	Student housing: New	1.000	310	3	5
225.1	Manuf home park land: Exist	1.250	607,468	7,593	10,903
227.1	Non-comm SeasRec: <76K: Exist	1.000	9,479,369	94,794	83,502
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	132,939
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	15,262
229.2	Non-comm SeasRec: >500K: New	1.250	39,024	488	430
231.1	Comm SeasRec 1c: <600K: Exist	0.500	405,754	2,029	1,821
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	2,457
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	1,909
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	3,758
238.1	Metro Non-profit Indoor Rec	1.250	14,556	182	333
239.1	Non-profit/Comm Serv - NonRev: Exist	1.500	36,027	540	793
240.1	Non-profit/Comm Serv - donation: Exist	1.500	72,174	1,083	1,815
241.1	Seasonal Restaurant on Lake: Exist	1.250	18,238	228	205
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	254,435
246.1	Commercial: >150K: Exist	2.000	45,477,311	909,546	1,777,584

House Research Dept.

Simulation No. 11E7

Baseline: Projected Pay 2012: Current law

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Alternative: Projected Pay 2012: Spec Sess Agreement 7-18-11

(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	39,514
256.2	Industrial: <150K: New	1.500	2,452	37	75
257.1	Industrial: >150K: Exist	2.000	13,901,791	278,036	545,907
257.2	Industrial: >150K: New	2.000	45,413	908	1,716
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	1,951
268.1	Publ Util: land & bldgs >150K	2.000	967,010	19,340	35,236
269.1	Publ Util: Electric Generat Mach	2.000	1,671,662	33,433	43,497
270.1	Publ Util: machinery (non-generat)	2.000	1,430,188	28,604	47,064
272.1	Railroad <150K	1.500	164,135	2,462	5,031
273.1	Railroad >150K	2.000	790,705	15,814	28,326
275.1	Non-comm aircraft hangars	1.500	4,121	62	83
276.1	Mineral	2.000	2,202	44	98
277.1	Misc class 5	2.000	2,327	47	68
283.1	Personal: 3f	1.000	12,421	124	133
284.1	Non-comm aircraft hangars	1.500	82,447	1,237	1,635
285.1	Pers: It31 tools&mach excl elec gen	2.000	211,051	4,221	6,843
286.1	Pers: It32 struct/lease land-non C/I,SRR	1.000	15,946	159	226
287.1	Pers: It32 struct/leased land-NCSRR<76	1.000	50,460	505	482
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	798
291.1	Pers: Item 33 ag real estate	1.000	34,557	346	385
293.1	Pers: It41 struct/leased land - C/I	2.000	464,039	9,281	13,809
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	1,395
301.1	Pers: It43 leased real estate - non C/I	1.500	24,803	372	669
302.1	Pers: Item 43 leased real estate - C/I	2.000	494,560	9,891	14,151
303.1	Pers: Item 44 electric util trans lines	2.000	1,852,417	37,048	68,357
304.1	Pers: Item 44 electric util distri lines	2.000	268,963	5,379	10,270
305.1	Pers: Item 45 syst/gas utils	2.000	2,621,913	52,438	87,914
306.1	Pers: Item 46 syst/water utils	2.000	71	1	3
307.1	Pers: Item 48 misc	2.000	15,645	313	410
<b>State Total</b>			551,964,758	5,854,100	8,589,828

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

	County	City	Town	School District	Special District	State	Total
<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*

	County	City	Town	School District	Special District	State	Total
<b>Certified NTC Levy</b>	2,682,320	1,920,330	218,214	1,462,580	324,931	814,706	7,423,081
<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>	9,792	0	514	8,161	0	0	18,467
<b>Spread NTC Levy</b>	2,504,724	1,747,759	216,086	1,345,865	288,592	814,706	6,917,732
<b>Spread MKV Levy</b>	2,992	32,202	194	812,852	457	0	848,697
<b>Tax Incr Financing Levy</b>							309,861
	<b>Homestead Credit</b>	0		<b>Taconite credit</b>		17,202	
	<b>Agricultural Credit</b>	23,608		<b>Disparity Reduction Credit</b>		8,608	