

House Research Simulation Report: Property Tax

Simulation #11F1

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DESCRIPTION

BASELINE: Final Pay 2011

ALTERNATIVE: Pay 2011 under MVHC conversion with no levy change

This report compares actual property taxes payable in 2011 to what property tax burdens would be in 2011 if the market value homestead credit had been replaced by a homestead market value exclusion (as it was for pay 2012 in Laws 2011, Special Session #1, chapter 7). This run is a slight revision over its predecessors (#11C8 and #11C9), incorporating some minor updates in a few data elements reported by the counties and correcting a few minor errors. The run is designed to show the effect of the MVHC conversion – for the most part, no adjustments to levies have been made, i.e. the simulation assumes levies are the same, except that jurisdictions with permanent credit reimbursement reductions in law were assumed to reduce their levies by the amount of the permanent reduction (so that their levy is equal to what is really their net levy under current law).

KEY POINTS

- **Statewide, property taxes would be higher by \$272 million, or 3.4%**, according to the simulation. The overall tax increases are 5.3% in Greater Minnesota and 2.3% in the Metro area. Overall tax change effects are fairly even across the state, varying by region from a low of 1.6% in SE Hennepin county to a high of 6.7% in southeast Minnesota towns.
- **On a statewide average basis, property tax changes vary by property type from +2.5% (on commercial-industrial property) to +6.6% (on agricultural property).** Increases on other large property types are 3.2% on residential homesteads, 4.6% on residential non-homestead property, 4.6% on apartments, 3.3% on public utility property, and 3.8% on seasonal-recreational property.
- **Note that** the simulation does not show any difference in the market value of homestead properties under the conversion. Rather, the effect of the exclusion is reflected in the change in tax capacity shown in the tables in the middle of each page of the simulation.

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

ASSUMPTIONS:**BASELINE: Final Pay 2011**

- **Property values** (taxable market values) are actual values reported by county assessors on the abstracts of assessment.
- **Local government levies** are actual levies reported by county auditors on the abstracts of tax lists.
- **Property tax credits** are actual amounts reported by county auditors on the abstracts of tax lists.

ALTERNATIVE: Pay 2011 under MVHC conversion with no levy change

- **Market values** are the same as baseline.
- **County, city and town levies** are the same as baseline. No adjustments were made for jurisdictions that might choose to reduce levies in light of the elimination of the credit, except that cities and towns now subject to a reduction in market value credit reimbursements were assumed to reduce levies since they would no longer be subject to the reductions (meaning that the levy amount was adjusted to reflect the actual net yield of the levy under current law).
- **School district and special taxing district levies** were assumed not to change.
- **Agricultural market value credit amounts** are actual amounts reported by county auditors on the abstracts of tax lists.
- **The state property tax levy** was not changed.

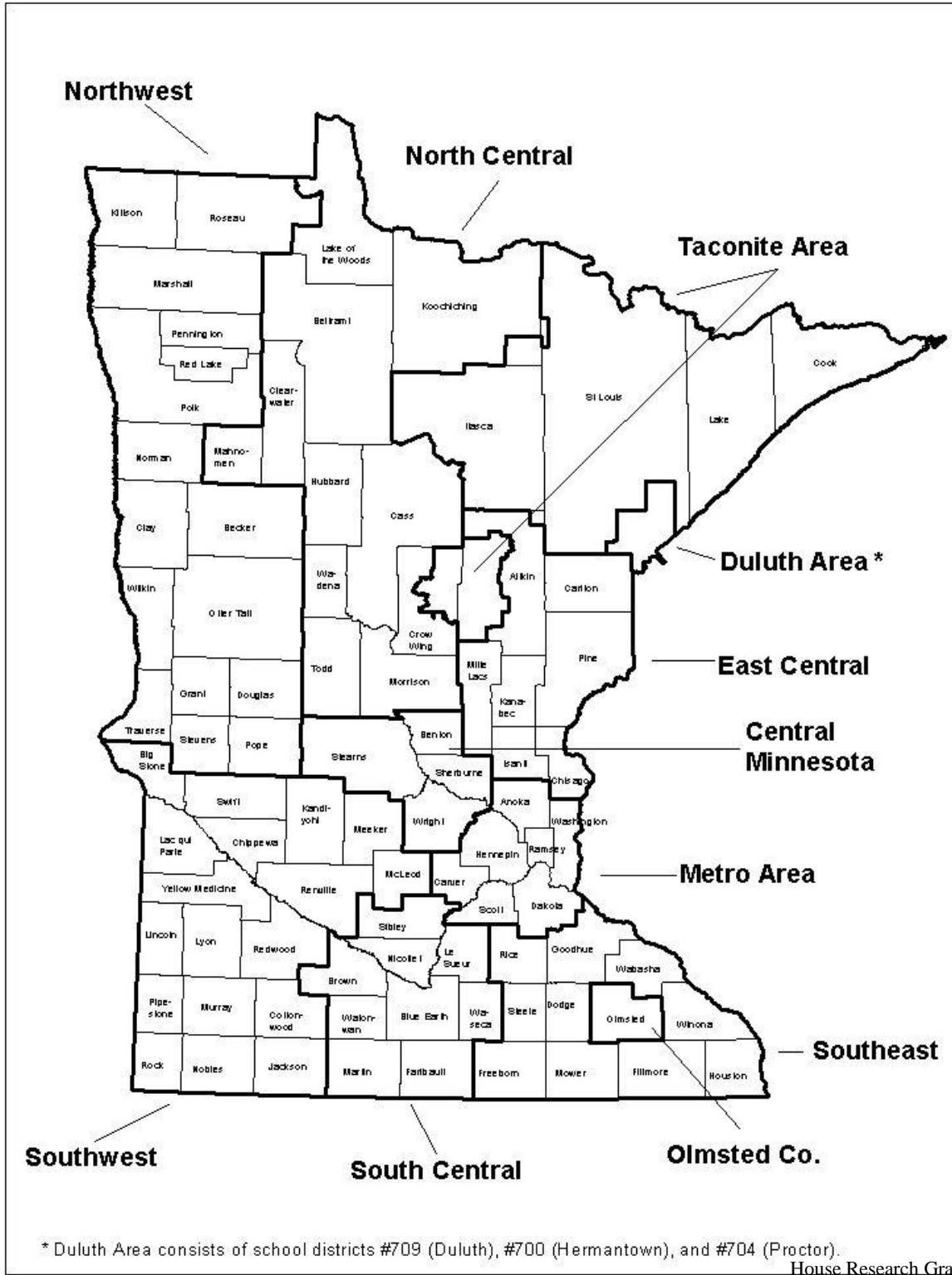
SIMULATION PARAMETERS

| | Baseline | Alternative |
|--|----------|-------------|
| Disabled homestead | 0.45% | 0.45% |
| Residential homestead: | | |
| <\$500,000 | 1.0 | 1.0* |
| >\$500,000 | 1.25 | 1.25 |
| Residential non-homestead: | | |
| Single unit: | | |
| <\$500,000 | 1.0 | 1.0 |
| >\$500,000 | 1.25 | 1.25 |
| 2-3 unit and undeveloped land | 1.25 | 1.25 |
| Apartments: | | |
| Regular | 1.25 | 1.25 |
| Low-income | 0.75 | 0.75 |
| Commercial-industrial-public utility: | | |
| <\$150,000 | 1.5 | 1.5 |
| >\$150,000 | 2.0 | 2.0 |
| Electric generation machinery | 2.0 | 2.0 |
| Commercial seasonal recreational: | | |
| 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 |
| Non-commercial seasonal recreational: | | |
| <\$500,000 | 1.0 | 1.0 |
| >\$500,000 | 1.25 | 1.25 |
| Agricultural land & buildings: | | |
| Homestead: | | |
| <\$1,140,000 | 0.5 | 0.5 |
| >\$1,140,000 | 1.0 | 1.0 |
| Nonhomestead | | |
| Agricultural and rural vacant | 1.0 | 1.0 |
| Managed forest land | 0.65 | 0.65 |
| Credits: | | |
| Homestead: | | |
| Rate | 0.4% | 0% |
| Maximum | \$304 | \$0 |
| Phase-out rate | 0.09% | 0% |
| Agricultural homestead land: | | |
| Rate | 0.3% | 0% |
| Maximum | \$345 | \$0 |
| Phase-out rate | 0.05% | 0% |

House Research Department

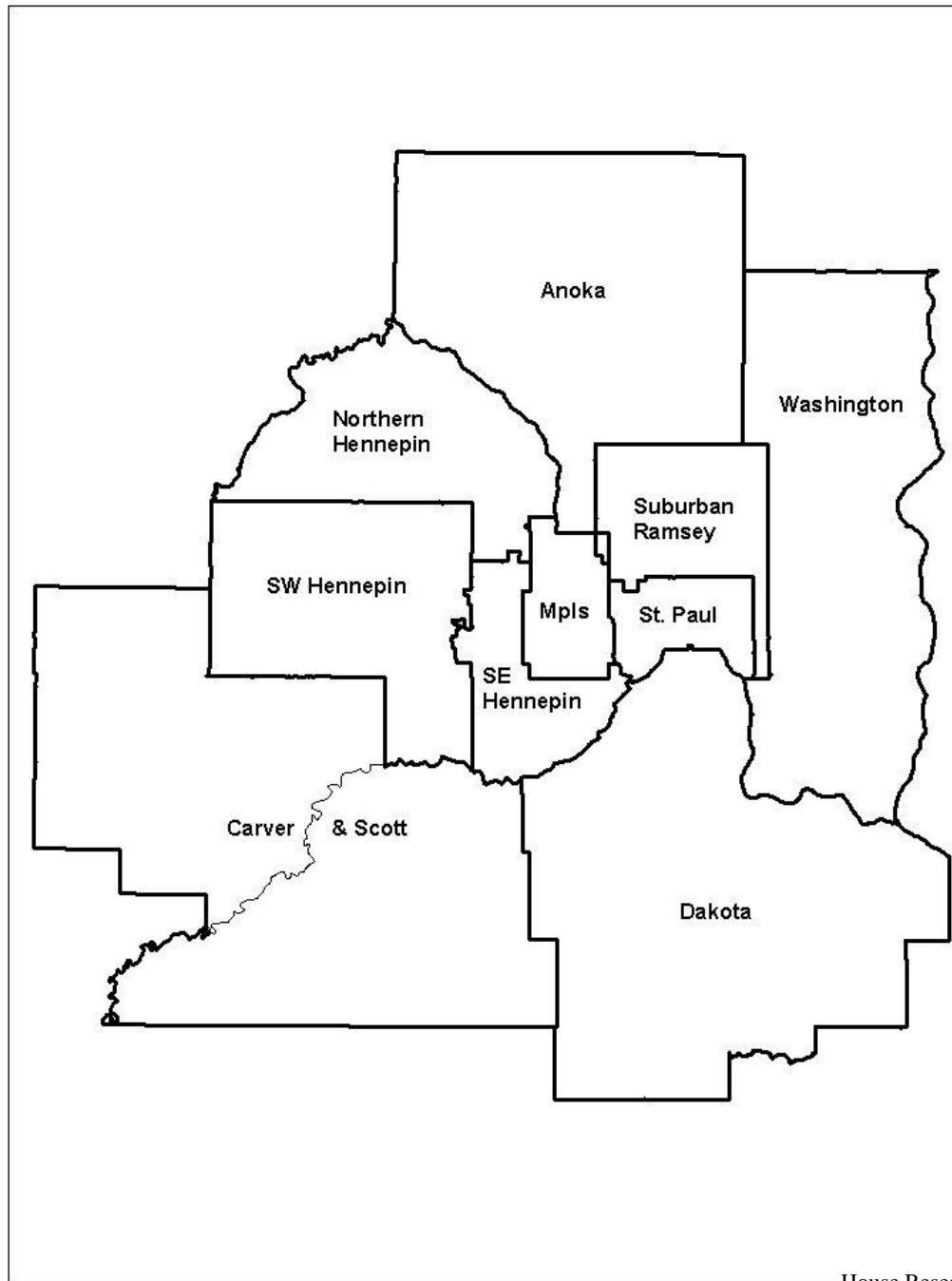
* Tax capacity reduced by amount of homestead market value exclusion.

Property Tax Model Regions (Greater Minnesota)



House Research Graphics

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> | Taxable Market Value | | | | Net Tax | | | Effective Tax Rates | | |
|--|-----------------------------|--------------------|---------------|----------------------|------------------|--------------------|----------------|--------------------------------|-------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 293,428,816 | 293,428,816 | 0 | 0.0 | 3,529,246 | 3,641,151 | 111,905 | 3.2 | 1.20 | 1.24 |
| Res Non-Hmstd | 38,825,892 | 38,825,892 | 0 | 0.0 | 541,805 | 566,848 | 25,043 | 4.6 | 1.40 | 1.46 |
| Misc props | 885,928 | 885,928 | 0 | 0.0 | 15,065 | 15,862 | 797 | 5.3 | 1.70 | 1.79 |
| Apartments | 17,618,203 | 17,618,203 | 0 | 0.0 | 303,240 | 317,252 | 14,012 | 4.6 | 1.72 | 1.80 |
| Low-inc Apts | 2,784,493 | 2,784,493 | 0 | 0.0 | 29,741 | 31,317 | 1,576 | 5.3 | 1.07 | 1.12 |
| Seasonal Rec | 27,214,499 | 27,214,499 | 0 | 0.0 | 233,622 | 242,396 | 8,774 | 3.8 | 0.86 | 0.89 |
| Com/Ind: Lo | 10,162,968 | 10,162,968 | 0 | 0.0 | 273,028 | 284,028 | 11,001 | 4.0 | 2.69 | 2.79 |
| Com/Ind Hi | 62,943,595 | 62,943,595 | 0 | 0.0 | 2,248,073 | 2,300,565 | 52,492 | 2.3 | 3.57 | 3.65 |
| Publ U: Elec Gen | 1,655,111 | 1,655,111 | 0 | 0.0 | 38,922 | 40,275 | 1,353 | 3.5 | 2.35 | 2.43 |
| Publ U: Other | 7,351,722 | 7,351,722 | 0 | 0.0 | 234,783 | 242,264 | 7,481 | 3.2 | 3.19 | 3.30 |
| Ag Hmstd House | 11,185,950 | 11,185,950 | 0 | 0.0 | 93,984 | 102,956 | 8,972 | 9.5 | 0.84 | 0.92 |
| Ag Hmstd Land | 53,262,094 | 53,262,094 | 0 | 0.0 | 222,186 | 236,404 | 14,219 | 6.4 | 0.42 | 0.44 |
| Ag Non-Hmstd | 33,064,886 | 33,064,886 | 0 | 0.0 | 255,892 | 270,497 | 14,605 | 5.7 | 0.77 | 0.82 |
| Total | 560,384,158 | 560,384,158 | 0 | 0.0 | 8,019,587 | 8,291,816 | 272,230 | 3.4 | 1.43 | 1.48 |

Tax Base**Tax Rates**

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|------------------|--------------------|-----------------|----------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 6,258,123 | 5,971,392 | -286,731 | -4.6 | County | 44.19 | 46.57 | 0.067 | 0.067 |
| (-) TIF Tax Capacity | 221,790 | 221,790 | 0 | 0.0 | City/Town | 33.57 | 34.79 | 0.725 | 0.725 |
| (-) FD Contrib Tax Cap | 426,361 | 426,361 | 0 | 0.0 | School District | 23.06 | 24.31 | 16.993 | 16.993 |
| (=) Taxable Tax Capacity | <u>5,609,972</u> | <u>5,323,241</u> | <u>-286,731</u> | <u>-5.1</u> | Special District | <u>4.96</u> | <u>5.23</u> | <u>0.010</u> | <u>0.010</u> |
| FD Distrib Tax Cap | 426,250 | 426,250 | 0 | 0.0 | Total | 105.79 | 110.90 | 17.795 | 17.795 |

GREATER MINNESOTA

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|------------------|--------------------|----------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 103,454,590 | 103,454,590 | 0 | 0.0 | 1,072,992 | 1,124,497 | 51,506 | 4.8 | 1.04 | 1.09 |
| Res Non-Hmstd | 13,946,250 | 13,946,250 | 0 | 0.0 | 177,351 | 189,511 | 12,160 | 6.9 | 1.27 | 1.36 |
| Misc props | 340,375 | 340,375 | 0 | 0.0 | 5,777 | 6,194 | 417 | 7.2 | 1.70 | 1.82 |
| Apartments | 3,949,188 | 3,949,188 | 0 | 0.0 | 64,426 | 69,118 | 4,691 | 7.3 | 1.63 | 1.75 |
| Low-inc Apts | 970,911 | 970,911 | 0 | 0.0 | 10,022 | 10,802 | 780 | 7.8 | 1.03 | 1.11 |
| Seasonal Rec | 26,716,397 | 26,716,397 | 0 | 0.0 | 227,536 | 236,140 | 8,604 | 3.8 | 0.85 | 0.88 |
| Com/Ind: Lo | 5,972,509 | 5,972,509 | 0 | 0.0 | 156,306 | 165,228 | 8,922 | 5.7 | 2.62 | 2.77 |
| Com/Ind Hi | 14,966,711 | 14,966,711 | 0 | 0.0 | 508,558 | 532,616 | 24,058 | 4.7 | 3.40 | 3.56 |
| Publ U: Elec Gen | 1,282,577 | 1,282,577 | 0 | 0.0 | 29,312 | 30,488 | 1,177 | 4.0 | 2.29 | 2.38 |
| Publ U: Other | 4,771,354 | 4,771,354 | 0 | 0.0 | 142,317 | 148,237 | 5,920 | 4.2 | 2.98 | 3.11 |
| Ag Hmstd House | 10,210,043 | 10,210,043 | 0 | 0.0 | 84,078 | 92,661 | 8,583 | 10.2 | 0.82 | 0.91 |
| Ag Hmstd Land | 51,149,702 | 51,149,702 | 0 | 0.0 | 212,823 | 226,633 | 13,810 | 6.5 | 0.42 | 0.44 |
| Ag Non-Hmstd | 31,268,562 | 31,268,562 | 0 | 0.0 | 238,114 | 252,061 | 13,947 | 5.9 | 0.76 | 0.81 |
| Total | 268,999,170 | 268,999,170 | 0 | 0.0 | 2,929,611 | 3,084,187 | 154,576 | 5.3 | 1.09 | 1.15 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|------------------|--------------------|-----------------|------------------|---------------------------|--------------|--------------------|---------------|---------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 2,747,054 | 2,588,879 | -158,174 | -5.8 | County | 46.76 | 49.66 | 0.026 | 0.026 |
| (-) TIF Tax Capacity | 36,966 | 36,966 | 0 | 0.0 | City/Town | 27.43 | 28.87 | 0.305 | 0.305 |
| (-) FD Contrib Tax Cap | 5,646 | 5,646 | 0 | 0.0 | School District | 19.45 | 20.65 | 13.915 | 13.915 |
| (=) Taxable Tax Capacity | <u>2,704,441</u> | <u>2,546,266</u> | <u>-158,174</u> | <u>-5.8</u> | Special District | <u>1.67</u> | <u>1.77</u> | <u>0.028</u> | <u>0.028</u> |
| FD Distrib Tax Cap | 5,536 | 5,536 | 0 | 0.0 | Total | 95.30 | 100.95 | 14.274 | 14.274 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 109,800 | 109,800 | 0.0 | 930 | 989 | 59 | 6.4 | 0.85 | 0.90 |
| Res Hmstd: Avg Val | 164,600 | 164,600 | 0.0 | 1,579 | 1,670 | 91 | 5.7 | 0.96 | 1.01 |
| Res Hmstd: Hi Val | 219,400 | 219,400 | 0.0 | 2,229 | 2,351 | 122 | 5.5 | 1.02 | 1.07 |
| Res Hmstd: Ex-Hi Val | 329,100 | 329,100 | 0.0 | 3,530 | 3,715 | 185 | 5.2 | 1.07 | 1.13 |
| Apartment | 300,000 | 300,000 | 0.0 | 4,002 | 4,214 | 212 | 5.3 | 1.33 | 1.40 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,457 | 3,584 | 127 | 3.7 | 2.30 | 2.39 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 7,996 | 8,292 | 296 | 3.7 | 2.67 | 2.76 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 29,174 | 30,261 | 1,087 | 3.7 | 2.92 | 3.03 |

| |
|-------------------|
| METRO AREA |
|-------------------|

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | Effective Tax Rates | | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|------------------|--------------------|----------------|----------------------------|-------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 189,974,226 | 189,974,226 | 0 | 0.0 | 2,456,255 | 2,516,654 | 60,399 | 2.5 | 1.29 | 1.32 |
| Res Non-Hmstd | 24,879,642 | 24,879,642 | 0 | 0.0 | 364,454 | 377,338 | 12,883 | 3.5 | 1.46 | 1.52 |
| Misc props | 545,553 | 545,553 | 0 | 0.0 | 9,288 | 9,668 | 380 | 4.1 | 1.70 | 1.77 |
| Apartments | 13,669,015 | 13,669,015 | 0 | 0.0 | 238,814 | 248,135 | 9,321 | 3.9 | 1.75 | 1.82 |
| Low-inc Apts | 1,813,582 | 1,813,582 | 0 | 0.0 | 19,719 | 20,515 | 796 | 4.0 | 1.09 | 1.13 |
| Seasonal Rec | 498,102 | 498,102 | 0 | 0.0 | 6,086 | 6,256 | 170 | 2.8 | 1.22 | 1.26 |
| Com/Ind: Lo | 4,190,460 | 4,190,460 | 0 | 0.0 | 116,722 | 118,800 | 2,078 | 1.8 | 2.79 | 2.84 |
| Com/Ind Hi | 47,976,884 | 47,976,884 | 0 | 0.0 | 1,739,515 | 1,767,949 | 28,434 | 1.6 | 3.63 | 3.69 |
| Publ U: Elec Gen | 372,533 | 372,533 | 0 | 0.0 | 9,610 | 9,787 | 177 | 1.8 | 2.58 | 2.63 |
| Publ U: Other | 2,580,368 | 2,580,368 | 0 | 0.0 | 92,466 | 94,027 | 1,561 | 1.7 | 3.58 | 3.64 |
| Ag Hmstd House | 975,908 | 975,908 | 0 | 0.0 | 9,906 | 10,295 | 388 | 3.9 | 1.02 | 1.05 |
| Ag Hmstd Land | 2,112,392 | 2,112,392 | 0 | 0.0 | 9,363 | 9,771 | 408 | 4.4 | 0.44 | 0.46 |
| Ag Non-Hmstd | 1,796,324 | 1,796,324 | 0 | 0.0 | 17,778 | 18,436 | 658 | 3.7 | 0.99 | 1.03 |
| Total | 291,384,987 | 291,384,987 | 0 | 0.0 | 5,089,976 | 5,207,630 | 117,654 | 2.3 | 1.75 | 1.79 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|------------------|--------------------|-----------------|------------------|---------------------------|---------------|--------------------|---------------|---------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 3,511,069 | 3,382,513 | -128,557 | -3.7 | County | 41.81 | 43.75 | 0.090 | 0.090 |
| (-) TIF Tax Capacity | 184,823 | 184,823 | 0 | 0.0 | City/Town | 39.29 | 40.22 | 0.960 | 0.960 |
| (-) FD Contrib Tax Cap | 420,714 | 420,714 | 0 | 0.0 | School District | 26.43 | 27.66 | 18.716 | 18.716 |
| (=) Taxable Tax Capacity | <u>2,905,532</u> | <u>2,776,975</u> | <u>-128,557</u> | <u>-4.4</u> | Special District | <u>8.03</u> | <u>8.40</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 420,714 | 420,714 | 0 | 0.0 | Total | 115.55 | 120.02 | 19.766 | 19.766 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 175,400 | 175,400 | 0.0 | 2,159 | 2,194 | 35 | 1.6 | 1.23 | 1.25 |
| Res Hmstd: Avg Val | 262,900 | 262,900 | 0.0 | 3,422 | 3,512 | 90 | 2.6 | 1.30 | 1.34 |
| Res Hmstd: Hi Val | 350,500 | 350,500 | 0.0 | 4,686 | 4,831 | 145 | 3.1 | 1.34 | 1.38 |
| Res Hmstd: Ex-Hi Val | 525,800 | 525,800 | 0.0 | 7,189 | 7,427 | 238 | 3.3 | 1.37 | 1.41 |
| Apartment | 300,000 | 300,000 | 0.0 | 4,926 | 5,094 | 168 | 3.4 | 1.64 | 1.7 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,995 | 4,096 | 101 | 2.5 | 2.66 | 2.73 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 9,223 | 9,458 | 235 | 2.5 | 3.07 | 3.15 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 33,621 | 34,480 | 860 | 2.6 | 3.36 | 3.45 |

GREATER MINNESOTA CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|------------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 58,298,928 | 58,298,928 | 0 | 0.0 | 689,724 | 715,667 | 25,943 | 3.8 | 1.18 | 1.23 |
| Res Non-Hmstd | 8,714,864 | 8,714,864 | 0 | 0.0 | 124,396 | 133,743 | 9,348 | 7.5 | 1.43 | 1.53 |
| Misc props | 283,373 | 283,373 | 0 | 0.0 | 5,090 | 5,470 | 380 | 7.5 | 1.80 | 1.93 |
| Apartments | 3,877,243 | 3,877,243 | 0 | 0.0 | 63,600 | 68,247 | 4,648 | 7.3 | 1.64 | 1.76 |
| Low-inc Apts | 970,713 | 970,713 | 0 | 0.0 | 10,020 | 10,800 | 780 | 7.8 | 1.03 | 1.11 |
| Seasonal Rec | 3,587,475 | 3,587,475 | 0 | 0.0 | 35,366 | 36,578 | 1,212 | 3.4 | 0.99 | 1.02 |
| Com/Ind: Lo | 4,889,714 | 4,889,714 | 0 | 0.0 | 133,343 | 141,453 | 8,110 | 6.1 | 2.73 | 2.89 |
| Com/Ind Hi | 13,520,738 | 13,520,738 | 0 | 0.0 | 468,484 | 491,199 | 22,716 | 4.8 | 3.46 | 3.63 |
| Publ U: Elec Gen | 1,243,543 | 1,243,543 | 0 | 0.0 | 28,645 | 29,784 | 1,139 | 4.0 | 2.30 | 2.40 |
| Publ U: Other | 1,549,692 | 1,549,692 | 0 | 0.0 | 54,348 | 57,188 | 2,840 | 5.2 | 3.51 | 3.69 |
| Ag Hmstd House | 285,211 | 285,211 | 0 | 0.0 | 3,321 | 3,512 | 191 | 5.8 | 1.16 | 1.23 |
| Ag Hmstd Land | 616,591 | 616,591 | 0 | 0.0 | 3,578 | 3,994 | 415 | 11.6 | 0.58 | 0.65 |
| Ag Non-Hmstd | 1,022,084 | 1,022,084 | 0 | 0.0 | 12,036 | 13,074 | 1,038 | 8.6 | 1.18 | 1.28 |
| Total | 98,860,168 | 98,860,168 | 0 | 0.0 | 1,631,950 | 1,710,711 | 78,761 | 4.8 | 1.65 | 1.73 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|------------------|--------------------|----------------|------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 1,188,481 | 1,091,618 | -96,863 | -8.2 | County | 47.54 | 50.59 | 0.022 | 0.022 |
| (-) TIF Tax Capacity | 36,368 | 36,368 | 0 | 0.0 | City/Town | 47.41 | 51.58 | 0.510 | 0.510 |
| (-) FD Contrib Tax Cap | 4,094 | 4,094 | 0 | 0.0 | School District | 22.17 | 23.74 | 14.390 | 14.390 |
| (=) Taxable Tax Capacity | <u>1,148,019</u> | <u>1,051,155</u> | <u>-96,863</u> | <u>-8.4</u> | Special District | <u>1.91</u> | <u>2.05</u> | <u>0.039</u> | <u>0.039</u> |
| FD Distrib Tax Cap | 4,393 | 4,393 | 0 | 0.0 | Total | 119.02 | 127.96 | 14.961 | 14.961 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 95,000 | 95,000 | 0.0 | 986 | 991 | 5 | 0.5 | 1.04 | 1.04 |
| Res Hmstd: Avg Val | 142,400 | 142,400 | 0.0 | 1,664 | 1,723 | 59 | 3.5 | 1.17 | 1.21 |
| Res Hmstd: Hi Val | 189,800 | 189,800 | 0.0 | 2,341 | 2,455 | 113 | 4.8 | 1.23 | 1.29 |
| Res Hmstd: Ex-Hi Val | 284,800 | 284,800 | 0.0 | 3,700 | 3,922 | 222 | 6.0 | 1.3 | 1.38 |
| Apartment | 300,000 | 300,000 | 0.0 | 4,912 | 5,247 | 335 | 6.8 | 1.64 | 1.75 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 4,001 | 4,202 | 201 | 5.0 | 2.67 | 2.80 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 9,261 | 9,730 | 469 | 5.1 | 3.09 | 3.24 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 33,809 | 35,529 | 1,720 | 5.1 | 3.38 | 3.55 |

GREATER MINNESOTA TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|------------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 45,155,662 | 45,155,662 | 0 | 0.0 | 383,268 | 408,830 | 25,562 | 6.7 | 0.85 | 0.91 |
| Res Non-Hmstd | 5,231,387 | 5,231,387 | 0 | 0.0 | 52,955 | 55,767 | 2,812 | 5.3 | 1.01 | 1.07 |
| Misc props | 57,002 | 57,002 | 0 | 0.0 | 687 | 725 | 37 | 5.4 | 1.21 | 1.27 |
| Apartments | 71,945 | 71,945 | 0 | 0.0 | 827 | 870 | 44 | 5.3 | 1.15 | 1.21 |
| Low-inc Apts | 198 | 198 | 0 | 0.0 | 2 | 2 | 0 | 7.0 | 1.02 | 1.09 |
| Seasonal Rec | 23,128,921 | 23,128,921 | 0 | 0.0 | 192,169 | 199,561 | 7,392 | 3.8 | 0.83 | 0.86 |
| Com/Ind: Lo | 1,082,795 | 1,082,795 | 0 | 0.0 | 22,963 | 23,775 | 812 | 3.5 | 2.12 | 2.20 |
| Com/Ind Hi | 1,445,973 | 1,445,973 | 0 | 0.0 | 40,074 | 41,416 | 1,342 | 3.3 | 2.77 | 2.86 |
| Publ U: Elec Gen | 39,035 | 39,035 | 0 | 0.0 | 667 | 704 | 37 | 5.6 | 1.71 | 1.80 |
| Publ U: Other | 3,221,663 | 3,221,663 | 0 | 0.0 | 87,969 | 91,049 | 3,080 | 3.5 | 2.73 | 2.83 |
| Ag Hmstd House | 9,924,832 | 9,924,832 | 0 | 0.0 | 80,757 | 89,149 | 8,392 | 10.4 | 0.81 | 0.90 |
| Ag Hmstd Land | 50,533,112 | 50,533,112 | 0 | 0.0 | 209,244 | 222,639 | 13,395 | 6.4 | 0.41 | 0.44 |
| Ag Non-Hmstd | 30,246,478 | 30,246,478 | 0 | 0.0 | 226,078 | 238,986 | 12,909 | 5.7 | 0.75 | 0.79 |
| Total | 170,139,002 | 170,139,002 | 0 | 0.0 | 1,297,661 | 1,373,476 | 75,815 | 5.8 | 0.76 | 0.81 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|------------------|--------------------|----------------|------------------|---------------------------|--------------|--------------------|---------------|---------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 1,558,572 | 1,497,261 | -61,311 | -3.9 | County | 46.18 | 49.00 | 0.032 | 0.032 |
| (-) TIF Tax Capacity | 598 | 598 | 0 | 0.0 | City/Town | 12.69 | 12.91 | 0.019 | 0.019 |
| (-) FD Contrib Tax Cap | 1,552 | 1,552 | 0 | 0.0 | School District | 17.45 | 18.47 | 13.251 | 13.251 |
| (=) Taxable Tax Capacity | <u>1,556,422</u> | <u>1,495,111</u> | <u>-61,311</u> | <u>-3.9</u> | Special District | <u>1.49</u> | <u>1.58</u> | <u>0.013</u> | <u>0.013</u> |
| FD Distrib Tax Cap | 1,142 | 1,142 | 0 | 0.0 | Total | 77.81 | 81.96 | 13.314 | 13.314 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 137,500 | 137,500 | 0.0 | 1,004 | 1,106 | 102 | 10.2 | 0.73 | 0.80 |
| Res Hmstd: Avg Val | 206,100 | 206,100 | 0.0 | 1,691 | 1,810 | 119 | 7.1 | 0.82 | 0.88 |
| Res Hmstd: Hi Val | 274,700 | 274,700 | 0.0 | 2,378 | 2,515 | 137 | 5.7 | 0.87 | 0.92 |
| Res Hmstd: Ex-Hi Val | 412,200 | 412,200 | 0.0 | 3,755 | 3,926 | 171 | 4.6 | 0.91 | 0.95 |
| Apartment | 300,000 | 300,000 | 0.0 | 3,317 | 3,473 | 156 | 4.7 | 1.11 | 1.16 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,049 | 3,143 | 93 | 3.1 | 2.03 | 2.1 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 7,048 | 7,266 | 218 | 3.1 | 2.35 | 2.42 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 25,710 | 26,510 | 799 | 3.1 | 2.57 | 2.65 |

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| NORTHWEST CITIES |
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| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 5,381,407 | 5,381,407 | 0 | 0.0 | 63,688 | 66,141 | 2,454 | 3.9 | 1.18 | 1.23 |
| Res Non-Hmstd | 753,411 | 753,411 | 0 | 0.0 | 10,682 | 11,579 | 897 | 8.4 | 1.42 | 1.54 |
| Misc props | 36,525 | 36,525 | 0 | 0.0 | 637 | 690 | 53 | 8.3 | 1.74 | 1.89 |
| Apartments | 483,430 | 483,430 | 0 | 0.0 | 7,968 | 8,619 | 651 | 8.2 | 1.65 | 1.78 |
| Low-inc Apts | 110,832 | 110,832 | 0 | 0.0 | 1,131 | 1,227 | 96 | 8.5 | 1.02 | 1.11 |
| Seasonal Rec | 323,255 | 323,255 | 0 | 0.0 | 3,560 | 3,727 | 167 | 4.7 | 1.10 | 1.15 |
| Com/Ind: Lo | 616,252 | 616,252 | 0 | 0.0 | 16,246 | 17,183 | 937 | 5.8 | 2.64 | 2.79 |
| Com/Ind Hi | 1,241,938 | 1,241,938 | 0 | 0.0 | 37,389 | 38,747 | 1,358 | 3.6 | 3.01 | 3.12 |
| Publ U: Elec Gen | 25,150 | 25,150 | 0 | 0.0 | 562 | 603 | 41 | 7.3 | 2.23 | 2.40 |
| Publ U: Other | 114,385 | 114,385 | 0 | 0.0 | 3,974 | 4,241 | 267 | 6.7 | 3.47 | 3.71 |
| Ag Hmstd House | 18,276 | 18,276 | 0 | 0.0 | 209 | 219 | 10 | 4.9 | 1.14 | 1.20 |
| Ag Hmstd Land | 54,964 | 54,964 | 0 | 0.0 | 325 | 366 | 41 | 12.7 | 0.59 | 0.67 |
| Ag Non-Hmstd | 78,072 | 78,072 | 0 | 0.0 | 912 | 999 | 87 | 9.6 | 1.17 | 1.28 |
| Total | 9,237,896 | 9,237,896 | 0 | 0.0 | 147,281 | 154,341 | 7,060 | 4.8 | 1.59 | 1.67 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 110,477 | 99,791 | -10,686 | -9.7 | County | 47.90 | 51.08 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 4,746 | 4,746 | 0 | 0.0 | City/Town | 47.12 | 52.39 | 0.288 | 0.288 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 20.39 | 22.02 | 16.831 | 16.831 |
| (=) Taxable Tax Capacity | 105,731 | 95,045 | -10,686 | ##### | Special District | 3.34 | 3.54 | 0.128 | 0.128 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 118.75 | 129.02 | 17.246 | 17.246 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 77,200 | 77,200 | 0.0 | 747 | 738 | -9 | -1.2 | 0.97 | 0.96 |
| Res Hmstd: Avg Val | 115,700 | 115,700 | 0.0 | 1,305 | 1,346 | 41 | 3.1 | 1.13 | 1.16 |
| Res Hmstd: Hi Val | 154,200 | 154,200 | 0.0 | 1,863 | 1,954 | 91 | 4.9 | 1.21 | 1.27 |
| Res Hmstd: Ex-Hi Val | 231,400 | 231,400 | 0.0 | 2,983 | 3,173 | 190 | 6.4 | 1.29 | 1.37 |
| Apartment | 300,000 | 300,000 | 0.0 | 4,971 | 5,356 | 385 | 7.7 | 1.66 | 1.79 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 4,029 | 4,260 | 231 | 5.7 | 2.69 | 2.84 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 9,316 | 9,855 | 539 | 5.8 | 3.11 | 3.28 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 33,985 | 35,961 | 1,976 | 5.8 | 3.4 | 3.6 |

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| NORTHWEST TOWNS |
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| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 6,404,012 | 6,404,012 | 0 | 0.0 | 50,838 | 54,300 | 3,461 | 6.8 | 0.79 | 0.85 |
| Res Non-Hmstd | 652,663 | 652,663 | 0 | 0.0 | 6,345 | 6,638 | 293 | 4.6 | 0.97 | 1.02 |
| Misc props | 5,875 | 5,875 | 0 | 0.0 | 71 | 76 | 5 | 6.3 | 1.21 | 1.29 |
| Apartments | 10,511 | 10,511 | 0 | 0.0 | 103 | 107 | 4 | 4.3 | 0.98 | 1.02 |
| Low-inc Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasonal Rec | 5,292,541 | 5,292,541 | 0 | 0.0 | 43,271 | 44,738 | 1,467 | 3.4 | 0.82 | 0.85 |
| Com/Ind: Lo | 167,738 | 167,738 | 0 | 0.0 | 3,442 | 3,558 | 115 | 3.3 | 2.05 | 2.12 |
| Com/Ind Hi | 214,677 | 214,677 | 0 | 0.0 | 5,884 | 6,080 | 196 | 3.3 | 2.74 | 2.83 |
| Publ U: Elec Gen | 509 | 509 | 0 | 0.0 | 8 | 8 | 0 | 5.7 | 1.53 | 1.62 |
| Publ U: Other | 666,859 | 666,859 | 0 | 0.0 | 17,768 | 18,374 | 606 | 3.4 | 2.66 | 2.76 |
| Ag Hmstd House | 1,534,467 | 1,534,467 | 0 | 0.0 | 11,869 | 13,178 | 1,309 | 11.0 | 0.77 | 0.86 |
| Ag Hmstd Land | 8,693,003 | 8,693,003 | 0 | 0.0 | 35,897 | 38,152 | 2,255 | 6.3 | 0.41 | 0.44 |
| Ag Non-Hmstd | 5,856,752 | 5,856,752 | 0 | 0.0 | 43,956 | 46,337 | 2,381 | 5.4 | 0.75 | 0.79 |
| Total | 29,499,607 | 29,499,607 | 0 | 0.0 | 219,451 | 231,544 | 12,093 | 5.5 | 0.74 | 0.78 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|---------------|---------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 270,549 | 260,836 | -9,713 | -3.6 | County | 44.63 | 47.10 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 142 | 142 | 0 | 0.0 | City/Town | 12.02 | 12.23 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 14.24 | 15.02 | 14.961 | 14.961 |
| (=) Taxable Tax Capacity | <u>270,407</u> | <u>260,694</u> | <u>-9,713</u> | <u>-3.6</u> | Special District | <u>3.42</u> | <u>3.61</u> | <u>0.090</u> | <u>0.090</u> |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 74.31 | 77.96 | 15.051 | 15.051 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 130,600 | 130,600 | 0.0 | 912 | 1,016 | 104 | 11.4 | 0.7 | 0.78 |
| Res Hmstd: Avg Val | 195,700 | 195,700 | 0.0 | 1,552 | 1,667 | 115 | 7.4 | 0.79 | 0.85 |
| Res Hmstd: Hi Val | 260,900 | 260,900 | 0.0 | 2,194 | 2,319 | 126 | 5.7 | 0.84 | 0.89 |
| Res Hmstd: Ex-Hi Val | 391,500 | 391,500 | 0.0 | 3,478 | 3,626 | 147 | 4.2 | 0.89 | 0.93 |
| Apartment | 300,000 | 300,000 | 0.0 | 3,238 | 3,375 | 137 | 4.2 | 1.08 | 1.13 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 2,996 | 3,079 | 82 | 2.7 | 2 | 2.05 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 6,916 | 7,108 | 192 | 2.8 | 2.31 | 2.37 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 25,210 | 25,913 | 703 | 2.8 | 2.52 | 2.59 |

NORTH CENTRAL CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 3,771,870 | 3,771,870 | 0 | 0.0 | 34,568 | 35,750 | 1,183 | 3.4 | 0.92 | 0.95 |
| Res Non-Hmstd | 686,247 | 686,247 | 0 | 0.0 | 8,338 | 8,910 | 573 | 6.9 | 1.21 | 1.30 |
| Misc props | 21,197 | 21,197 | 0 | 0.0 | 361 | 386 | 25 | 7.0 | 1.70 | 1.82 |
| Apartments | 225,226 | 225,226 | 0 | 0.0 | 3,378 | 3,616 | 237 | 7.0 | 1.50 | 1.61 |
| Low-inc Apts | 80,560 | 80,560 | 0 | 0.0 | 798 | 865 | 67 | 8.4 | 0.99 | 1.07 |
| Seasonal Rec | 2,395,108 | 2,395,108 | 0 | 0.0 | 20,705 | 21,102 | 397 | 1.9 | 0.86 | 0.88 |
| Com/Ind: Lo | 517,635 | 517,635 | 0 | 0.0 | 12,957 | 13,660 | 703 | 5.4 | 2.50 | 2.64 |
| Com/Ind Hi | 1,039,899 | 1,039,899 | 0 | 0.0 | 33,201 | 34,607 | 1,405 | 4.2 | 3.19 | 3.33 |
| Publ U: Elec Gen | 2,484 | 2,484 | 0 | 0.0 | 73 | 82 | 9 | 12.2 | 2.93 | 3.29 |
| Publ U: Other | 85,228 | 85,228 | 0 | 0.0 | 2,799 | 2,970 | 171 | 6.1 | 3.28 | 3.48 |
| Ag Hmstd House | 28,340 | 28,340 | 0 | 0.0 | 256 | 281 | 25 | 9.8 | 0.90 | 0.99 |
| Ag Hmstd Land | 49,028 | 49,028 | 0 | 0.0 | 186 | 213 | 27 | 14.5 | 0.38 | 0.43 |
| Ag Non-Hmstd | 109,337 | 109,337 | 0 | 0.0 | 873 | 915 | 42 | 4.8 | 0.80 | 0.84 |
| Total | 9,012,158 | 9,012,158 | 0 | 0.0 | 118,491 | 123,356 | 4,865 | 4.1 | 1.31 | 1.37 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|-------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 106,091 | 100,060 | -6,031 | -5.7 | County | 36.40 | 37.86 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 3,086 | 3,086 | 0 | 0.0 | City/Town | 39.82 | 41.87 | 0.046 | 0.046 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 16.63 | 17.43 | 9.180 | 9.180 |
| (=) Taxable Tax Capacity | 103,005 | 96,974 | -6,031 | -5.9 | Special District | 0.87 | 0.91 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 93.72 | 98.06 | 9.226 | 9.226 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 98,300 | 98,300 | 0.0 | 728 | 776 | 48 | 6.6 | 0.74 | 0.79 |
| Res Hmstd: Avg Val | 147,300 | 147,300 | 0.0 | 1,277 | 1,345 | 69 | 5.4 | 0.87 | 0.91 |
| Res Hmstd: Hi Val | 196,400 | 196,400 | 0.0 | 1,826 | 1,915 | 89 | 4.9 | 0.93 | 0.98 |
| Res Hmstd: Ex-Hi Val | 294,600 | 294,600 | 0.0 | 2,926 | 3,055 | 130 | 4.4 | 0.99 | 1.04 |
| Apartment | 300,000 | 300,000 | 0.0 | 3,791 | 3,954 | 163 | 4.3 | 1.26 | 1.32 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,346 | 3,443 | 98 | 2.9 | 2.23 | 2.3 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 7,761 | 7,989 | 228 | 2.9 | 2.59 | 2.66 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 28,364 | 29,200 | 835 | 2.9 | 2.84 | 2.92 |

NORTH CENTRAL TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 7,029,946 | 7,029,946 | 0 | 0.0 | 49,159 | 53,280 | 4,121 | 8.4 | 0.70 | 0.76 |
| Res Non-Hmstd | 784,673 | 784,673 | 0 | 0.0 | 6,903 | 7,269 | 366 | 5.3 | 0.88 | 0.93 |
| Misc props | 9,542 | 9,542 | 0 | 0.0 | 100 | 105 | 5 | 5.0 | 1.05 | 1.10 |
| Apartments | 22,582 | 22,582 | 0 | 0.0 | 252 | 266 | 14 | 5.4 | 1.12 | 1.18 |
| Low-inc Apts | 191 | 191 | 0 | 0.0 | 2 | 2 | 0 | 7.0 | 1.04 | 1.11 |
| Seasonal Rec | 7,202,194 | 7,202,194 | 0 | 0.0 | 54,136 | 55,969 | 1,834 | 3.4 | 0.75 | 0.78 |
| Com/Ind: Lo | 197,890 | 197,890 | 0 | 0.0 | 3,793 | 3,918 | 125 | 3.3 | 1.92 | 1.98 |
| Com/Ind Hi | 179,387 | 179,387 | 0 | 0.0 | 4,421 | 4,557 | 136 | 3.1 | 2.46 | 2.54 |
| Publ U: Elec Gen | 3,342 | 3,342 | 0 | 0.0 | 65 | 69 | 5 | 7.0 | 1.94 | 2.07 |
| Publ U: Other | 632,243 | 632,243 | 0 | 0.0 | 16,659 | 17,269 | 610 | 3.7 | 2.63 | 2.73 |
| Ag Hmstd House | 1,049,853 | 1,049,853 | 0 | 0.0 | 7,827 | 8,806 | 980 | 12.5 | 0.75 | 0.84 |
| Ag Hmstd Land | 2,859,570 | 2,859,570 | 0 | 0.0 | 10,427 | 11,488 | 1,062 | 10.2 | 0.36 | 0.40 |
| Ag Non-Hmstd | 2,647,622 | 2,647,622 | 0 | 0.0 | 19,896 | 21,221 | 1,325 | 6.7 | 0.75 | 0.80 |
| Total | 22,619,035 | 22,619,035 | 0 | 0.0 | 173,638 | 184,219 | 10,581 | 6.1 | 0.77 | 0.81 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 223,103 | 213,130 | -9,973 | -4.5 | County | 40.37 | 42.61 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 5 | 5 | 0 | 0.0 | City/Town | 12.30 | 12.64 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 16.51 | 17.40 | 9.803 | 9.803 |
| (=) Taxable Tax Capacity | <u>223,098</u> | <u>213,125</u> | <u>-9,973</u> | <u>-4.5</u> | Special District | <u>1.09</u> | <u>1.15</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 70.26 | 73.79 | 9.803 | 9.803 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 129,800 | 129,800 | 0.0 | 784 | 896 | 113 | 14.4 | 0.60 | 0.69 |
| Res Hmstd: Avg Val | 194,600 | 194,600 | 0.0 | 1,361 | 1,481 | 120 | 8.8 | 0.7 | 0.76 |
| Res Hmstd: Hi Val | 259,500 | 259,500 | 0.0 | 1,939 | 2,067 | 128 | 6.6 | 0.75 | 0.8 |
| Res Hmstd: Ex-Hi Val | 389,300 | 389,300 | 0.0 | 3,095 | 3,238 | 143 | 4.6 | 0.8 | 0.83 |
| Apartment | 300,000 | 300,000 | 0.0 | 2,929 | 3,061 | 132 | 4.5 | 0.98 | 1.02 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 2,827 | 2,906 | 79 | 2.8 | 1.88 | 1.94 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 6,547 | 6,732 | 185 | 2.8 | 2.18 | 2.24 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 23,906 | 24,585 | 678 | 2.8 | 2.39 | 2.46 |

TACONITE CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 2,888,639 | 2,888,639 | 0 | 0.0 | 23,713 | 24,623 | 909 | 3.8 | 0.82 | 0.85 |
| Res Non-Hmstd | 433,763 | 433,763 | 0 | 0.0 | 6,124 | 6,789 | 665 | 10.9 | 1.41 | 1.57 |
| Misc props | 15,835 | 15,835 | 0 | 0.0 | 334 | 365 | 32 | 9.5 | 2.11 | 2.31 |
| Apartments | 119,539 | 119,539 | 0 | 0.0 | 2,028 | 2,244 | 216 | 10.7 | 1.70 | 1.88 |
| Low-inc Apts | 54,946 | 54,946 | 0 | 0.0 | 570 | 631 | 61 | 10.7 | 1.04 | 1.15 |
| Seasonal Rec | 411,680 | 411,680 | 0 | 0.0 | 4,655 | 4,877 | 222 | 4.8 | 1.13 | 1.18 |
| Com/Ind: Lo | 331,452 | 331,452 | 0 | 0.0 | 9,246 | 9,806 | 561 | 6.1 | 2.79 | 2.96 |
| Com/Ind Hi | 518,375 | 518,375 | 0 | 0.0 | 18,876 | 19,884 | 1,007 | 5.3 | 3.64 | 3.84 |
| Publ U: Elec Gen | 238,051 | 238,051 | 0 | 0.0 | 4,409 | 4,611 | 202 | 4.6 | 1.85 | 1.94 |
| Publ U: Other | 159,255 | 159,255 | 0 | 0.0 | 5,301 | 5,581 | 279 | 5.3 | 3.33 | 3.50 |
| Ag Hmstd House | 7,482 | 7,482 | 0 | 0.0 | 53 | 72 | 18 | 34.6 | 0.71 | 0.96 |
| Ag Hmstd Land | 8,618 | 8,618 | 0 | 0.0 | 27 | 34 | 6 | 22.4 | 0.32 | 0.39 |
| Ag Non-Hmstd | 182,369 | 182,369 | 0 | 0.0 | 2,232 | 2,469 | 237 | 10.6 | 1.22 | 1.35 |
| Total | 5,370,005 | 5,370,005 | 0 | 0.0 | 77,569 | 81,986 | 4,417 | 5.7 | 1.44 | 1.53 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|-------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 64,820 | 58,360 | -6,459 | ##### | County | 45.14 | 47.27 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 1,274 | 1,274 | 0 | 0.0 | City/Town | 60.68 | 67.97 | 0.176 | 0.176 |
| (-) FD Contrib Tax Cap | 4,094 | 4,094 | 0 | 0.0 | School District | 13.42 | 14.48 | 8.343 | 8.343 |
| (=) Taxable Tax Capacity | 59,451 | 52,992 | -6,459 | ##### | Special District | 1.16 | 1.23 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 4,393 | 4,393 | 0 | 0.0 | Total | 120.40 | 130.96 | 8.519 | 8.519 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 69,400 | 69,400 | 0.0 | 327 | 315 | -13 | -3.9 | 0.47 | 0.45 |
| Res Hmstd: Avg Val | 104,000 | 104,000 | 0.0 | 772 | 796 | 23 | 3.0 | 0.74 | 0.77 |
| Res Hmstd: Hi Val | 138,600 | 138,600 | 0.0 | 1,249 | 1,319 | 70 | 5.6 | 0.90 | 0.95 |
| Res Hmstd: Ex-Hi Val | 208,000 | 208,000 | 0.0 | 2,207 | 2,369 | 162 | 7.3 | 1.06 | 1.14 |
| Apartment | 300,000 | 300,000 | 0.0 | 4,771 | 5,166 | 396 | 8.3 | 1.59 | 1.72 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,936 | 4,173 | 237 | 6.0 | 2.62 | 2.78 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 9,141 | 9,695 | 554 | 6.1 | 3.05 | 3.23 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 33,430 | 35,462 | 2,031 | 6.1 | 3.34 | 3.55 |

TACONITE TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 5,596,474 | 5,596,474 | 0 | 0.0 | 33,166 | 35,822 | 2,655 | 8.0 | 0.59 | 0.64 |
| Res Non-Hmstd | 573,518 | 573,518 | 0 | 0.0 | 4,978 | 5,247 | 270 | 5.4 | 0.87 | 0.91 |
| Misc props | 9,151 | 9,151 | 0 | 0.0 | 93 | 97 | 4 | 4.6 | 1.01 | 1.06 |
| Apartments | 9,431 | 9,431 | 0 | 0.0 | 97 | 102 | 4 | 4.6 | 1.03 | 1.08 |
| Low-inc Apts | 7 | 7 | 0 | 0.0 | 0 | 0 | 0 | 4.9 | 0.48 | 0.50 |
| Seasonal Rec | 6,025,034 | 6,025,034 | 0 | 0.0 | 50,412 | 52,316 | 1,904 | 3.8 | 0.84 | 0.87 |
| Com/Ind: Lo | 90,615 | 90,615 | 0 | 0.0 | 1,941 | 1,983 | 42 | 2.2 | 2.14 | 2.19 |
| Com/Ind Hi | 182,294 | 182,294 | 0 | 0.0 | 5,352 | 5,500 | 149 | 2.8 | 2.94 | 3.02 |
| Publ U: Elec Gen | 1,145 | 1,145 | 0 | 0.0 | 20 | 21 | 1 | 2.6 | 1.78 | 1.82 |
| Publ U: Other | 323,477 | 323,477 | 0 | 0.0 | 9,019 | 9,312 | 293 | 3.2 | 2.79 | 2.88 |
| Ag Hmstd House | 189,157 | 189,157 | 0 | 0.0 | 554 | 849 | 294 | 53.1 | 0.29 | 0.45 |
| Ag Hmstd Land | 375,331 | 375,331 | 0 | 0.0 | 784 | 777 | -7 | -0.9 | 0.21 | 0.21 |
| Ag Non-Hmstd | 2,609,931 | 2,609,931 | 0 | 0.0 | 19,793 | 20,873 | 1,080 | 5.5 | 0.76 | 0.80 |
| Total | 15,985,566 | 15,985,566 | 0 | 0.0 | 126,210 | 132,899 | 6,689 | 5.3 | 0.79 | 0.83 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 164,399 | 158,839 | -5,560 | -3.4 | County | 45.97 | 48.51 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 294 | 294 | 0 | 0.0 | City/Town | 11.84 | 12.01 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 1,552 | 1,552 | 0 | 0.0 | School District | 13.87 | 14.54 | 5.225 | 5.225 |
| (=) Taxable Tax Capacity | <u>162,553</u> | <u>156,993</u> | <u>-5,560</u> | <u>-3.4</u> | Special District | <u>2.18</u> | <u>2.28</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 1,142 | 1,142 | 0 | 0.0 | Total | 73.86 | 77.34 | 5.225 | 5.225 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 138,800 | 138,800 | 0.0 | 535 | 640 | 104 | 19.5 | 0.39 | 0.46 |
| Res Hmstd: Avg Val | 208,200 | 208,200 | 0.0 | 1,146 | 1,261 | 114 | 10.0 | 0.55 | 0.61 |
| Res Hmstd: Hi Val | 277,500 | 277,500 | 0.0 | 1,757 | 1,881 | 125 | 7.1 | 0.63 | 0.68 |
| Res Hmstd: Ex-Hi Val | 416,300 | 416,300 | 0.0 | 2,977 | 3,122 | 145 | 4.9 | 0.72 | 0.75 |
| Apartment | 300,000 | 300,000 | 0.0 | 2,926 | 3,057 | 131 | 4.5 | 0.98 | 1.02 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 2,839 | 2,917 | 78 | 2.8 | 1.89 | 1.94 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 6,598 | 6,781 | 183 | 2.8 | 2.2 | 2.26 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 24,141 | 24,811 | 671 | 2.8 | 2.41 | 2.48 |

DULUTH AREA

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 5,237,271 | 5,237,271 | 0 | 0.0 | 55,273 | 58,417 | 3,143 | 5.7 | 1.06 | 1.12 |
| Res Non-Hmstd | 1,010,155 | 1,010,155 | 0 | 0.0 | 12,835 | 13,768 | 932 | 7.3 | 1.27 | 1.36 |
| Misc props | 22,997 | 22,997 | 0 | 0.0 | 320 | 343 | 23 | 7.3 | 1.39 | 1.49 |
| Apartments | 324,964 | 324,964 | 0 | 0.0 | 4,845 | 5,201 | 356 | 7.3 | 1.49 | 1.60 |
| Low-inc Apts | 63,660 | 63,660 | 0 | 0.0 | 585 | 628 | 43 | 7.4 | 0.92 | 0.99 |
| Seasonal Rec | 144,473 | 144,473 | 0 | 0.0 | 1,620 | 1,724 | 103 | 6.4 | 1.12 | 1.19 |
| Com/Ind: Lo | 231,469 | 231,469 | 0 | 0.0 | 5,762 | 6,062 | 300 | 5.2 | 2.49 | 2.62 |
| Com/Ind Hi | 948,548 | 948,548 | 0 | 0.0 | 31,324 | 32,980 | 1,656 | 5.3 | 3.30 | 3.48 |
| Publ U: Elec Gen | 5,295 | 5,295 | 0 | 0.0 | 125 | 134 | 10 | 7.6 | 2.36 | 2.54 |
| Publ U: Other | 155,548 | 155,548 | 0 | 0.0 | 5,035 | 5,289 | 254 | 5.0 | 3.24 | 3.40 |
| Ag Hmstd House | 10,046 | 10,046 | 0 | 0.0 | 71 | 104 | 33 | 47.0 | 0.70 | 1.03 |
| Ag Hmstd Land | 14,213 | 14,213 | 0 | 0.0 | 57 | 62 | 5 | 9.4 | 0.40 | 0.44 |
| Ag Non-Hmstd | 162,190 | 162,190 | 0 | 0.0 | 1,609 | 1,724 | 115 | 7.2 | 0.99 | 1.06 |
| Total | 8,330,828 | 8,330,828 | 0 | 0.0 | 119,461 | 126,437 | 6,976 | 5.8 | 1.43 | 1.52 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 96,895 | 90,349 | -6,546 | -6.8 | County | 57.16 | 61.75 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 1,998 | 1,998 | 0 | 0.0 | City/Town | 26.63 | 28.48 | 0.099 | 0.099 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 22.06 | 23.69 | 8.254 | 8.254 |
| (=) Taxable Tax Capacity | <u>94,897</u> | <u>88,351</u> | <u>-6,546</u> | <u>-6.9</u> | Special District | <u>4.25</u> | <u>4.57</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 110.10 | 118.49 | 8.353 | 8.353 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 117,700 | 117,700 | 0.0 | 1,128 | 1,177 | 49 | 4.4 | 0.96 | 1.00 |
| Res Hmstd: Avg Val | 176,500 | 176,500 | 0.0 | 1,877 | 1,986 | 109 | 5.8 | 1.06 | 1.13 |
| Res Hmstd: Hi Val | 235,300 | 235,300 | 0.0 | 2,626 | 2,794 | 168 | 6.4 | 1.12 | 1.19 |
| Res Hmstd: Ex-Hi Val | 353,100 | 353,100 | 0.0 | 4,128 | 4,414 | 286 | 6.9 | 1.17 | 1.25 |
| Apartment | 300,000 | 300,000 | 0.0 | 4,379 | 4,694 | 315 | 7.2 | 1.46 | 1.56 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,701 | 3,890 | 189 | 5.1 | 2.47 | 2.59 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 8,594 | 9,035 | 440 | 5.1 | 2.86 | 3.01 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 31,429 | 33,044 | 1,615 | 5.1 | 3.14 | 3.30 |

| |
|----------------------------|
| EAST CENTRAL CITIES |
|----------------------------|

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 3,657,047 | 3,657,047 | 0 | 0.0 | 47,957 | 49,148 | 1,191 | 2.5 | 1.31 | 1.34 |
| Res Non-Hmstd | 587,867 | 587,867 | 0 | 0.0 | 9,132 | 9,882 | 749 | 8.2 | 1.55 | 1.68 |
| Misc props | 25,316 | 25,316 | 0 | 0.0 | 496 | 536 | 40 | 8.1 | 1.96 | 2.12 |
| Apartments | 202,206 | 202,206 | 0 | 0.0 | 3,684 | 3,996 | 312 | 8.5 | 1.82 | 1.98 |
| Low-inc Apts | 70,927 | 70,927 | 0 | 0.0 | 791 | 858 | 66 | 8.4 | 1.12 | 1.21 |
| Seasonal Rec | 112,839 | 112,839 | 0 | 0.0 | 1,651 | 1,760 | 108 | 6.6 | 1.46 | 1.56 |
| Com/Ind: Lo | 335,467 | 335,467 | 0 | 0.0 | 9,697 | 10,312 | 614 | 6.3 | 2.89 | 3.07 |
| Com/Ind Hi | 688,970 | 688,970 | 0 | 0.0 | 26,359 | 27,936 | 1,578 | 6.0 | 3.83 | 4.05 |
| Publ U: Elec Gen | 1,130 | 1,130 | 0 | 0.0 | 34 | 38 | 3 | 10.2 | 3.02 | 3.33 |
| Publ U: Other | 104,416 | 104,416 | 0 | 0.0 | 3,992 | 4,245 | 252 | 6.3 | 3.82 | 4.07 |
| Ag Hmstd House | 70,059 | 70,059 | 0 | 0.0 | 845 | 883 | 39 | 4.6 | 1.21 | 1.26 |
| Ag Hmstd Land | 97,922 | 97,922 | 0 | 0.0 | 520 | 570 | 50 | 9.6 | 0.53 | 0.58 |
| Ag Non-Hmstd | 93,505 | 93,505 | 0 | 0.0 | 1,235 | 1,335 | 100 | 8.1 | 1.32 | 1.43 |
| Total | 6,047,672 | 6,047,672 | 0 | 0.0 | 106,394 | 111,498 | 5,104 | 4.8 | 1.76 | 1.84 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 70,351 | 64,549 | -5,801 | -8.2 | County | 61.67 | 66.56 | 0.072 | 0.072 |
| (-) TIF Tax Capacity | 2,137 | 2,137 | 0 | 0.0 | City/Town | 46.42 | 50.31 | 0.251 | 0.251 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 26.33 | 28.44 | 7.986 | 7.986 |
| (=) Taxable Tax Capacity | <u>68,213</u> | <u>62,412</u> | <u>-5,801</u> | <u>-8.5</u> | Special District | <u>3.87</u> | <u>4.21</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 138.29 | 149.52 | 8.309 | 8.309 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 110,200 | 110,200 | 0.0 | 1,342 | 1,331 | -12 | -0.9 | 1.22 | 1.21 |
| Res Hmstd: Avg Val | 165,100 | 165,100 | 0.0 | 2,196 | 2,271 | 75 | 3.4 | 1.33 | 1.38 |
| Res Hmstd: Hi Val | 220,100 | 220,100 | 0.0 | 3,052 | 3,213 | 161 | 5.3 | 1.39 | 1.46 |
| Res Hmstd: Ex-Hi Val | 330,300 | 330,300 | 0.0 | 4,767 | 5,101 | 334 | 7.0 | 1.44 | 1.54 |
| Apartment | 300,000 | 300,000 | 0.0 | 5,435 | 5,856 | 421 | 7.8 | 1.81 | 1.95 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 4,335 | 4,588 | 253 | 5.8 | 2.89 | 3.06 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 10,073 | 10,663 | 590 | 5.9 | 3.36 | 3.55 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 36,852 | 39,014 | 2,162 | 5.9 | 3.69 | 3.90 |

EAST CENTRAL TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 5,257,160 | 5,257,160 | 0 | 0.0 | 53,852 | 57,216 | 3,364 | 6.2 | 1.02 | 1.09 |
| Res Non-Hmstd | 709,257 | 709,257 | 0 | 0.0 | 8,256 | 8,851 | 595 | 7.2 | 1.16 | 1.25 |
| Misc props | 7,426 | 7,426 | 0 | 0.0 | 105 | 112 | 7 | 6.5 | 1.42 | 1.51 |
| Apartments | 4,361 | 4,361 | 0 | 0.0 | 67 | 72 | 5 | 7.8 | 1.54 | 1.66 |
| Low-inc Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasonal Rec | 1,852,553 | 1,852,553 | 0 | 0.0 | 18,182 | 19,198 | 1,016 | 5.6 | 0.98 | 1.04 |
| Com/Ind: Lo | 100,896 | 100,896 | 0 | 0.0 | 2,377 | 2,502 | 125 | 5.3 | 2.36 | 2.48 |
| Com/Ind Hi | 84,944 | 84,944 | 0 | 0.0 | 2,588 | 2,717 | 129 | 5.0 | 3.05 | 3.20 |
| Publ U: Elec Gen | 10,736 | 10,736 | 0 | 0.0 | 256 | 276 | 20 | 7.7 | 2.39 | 2.57 |
| Publ U: Other | 200,212 | 200,212 | 0 | 0.0 | 6,480 | 6,813 | 333 | 5.1 | 3.24 | 3.40 |
| Ag Hmstd House | 1,092,501 | 1,092,501 | 0 | 0.0 | 10,260 | 11,032 | 772 | 7.5 | 0.94 | 1.01 |
| Ag Hmstd Land | 1,581,517 | 1,581,517 | 0 | 0.0 | 6,173 | 6,859 | 686 | 11.1 | 0.39 | 0.43 |
| Ag Non-Hmstd | 1,471,515 | 1,471,515 | 0 | 0.0 | 14,298 | 15,406 | 1,107 | 7.7 | 0.97 | 1.05 |
| Total | 12,373,078 | 12,373,078 | 0 | 0.0 | 122,895 | 131,054 | 8,159 | 6.6 | 0.99 | 1.06 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|-------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 119,526 | 111,586 | -7,940 | -6.6 | County | 58.38 | 63.00 | 0.183 | 0.183 |
| (-) TIF Tax Capacity | 0 | 0 | 0 | 0.0 | City/Town | 17.72 | 18.49 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 24.33 | 26.19 | 8.008 | 8.008 |
| (=) Taxable Tax Capacity | 119,526 | 111,586 | -7,940 | -6.6 | Special District | 0.87 | 0.94 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 101.29 | 108.63 | 8.191 | 8.191 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 130,400 | 130,400 | 0.0 | 1,173 | 1,246 | 74 | 6.3 | 0.9 | 0.96 |
| Res Hmstd: Avg Val | 195,500 | 195,500 | 0.0 | 1,944 | 2,070 | 127 | 6.5 | 0.99 | 1.06 |
| Res Hmstd: Hi Val | 260,600 | 260,600 | 0.0 | 2,715 | 2,895 | 179 | 6.6 | 1.04 | 1.11 |
| Res Hmstd: Ex-Hi Val | 391,000 | 391,000 | 0.0 | 4,260 | 4,546 | 285 | 6.7 | 1.09 | 1.16 |
| Apartment | 300,000 | 300,000 | 0.0 | 4,044 | 4,319 | 275 | 6.8 | 1.35 | 1.44 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,501 | 3,666 | 165 | 4.7 | 2.33 | 2.44 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 8,127 | 8,513 | 385 | 4.7 | 2.71 | 2.84 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 29,718 | 31,131 | 1,413 | 4.8 | 2.97 | 3.11 |

CENTRAL MINN CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 11,860,000 | 11,860,000 | 0 | 0.0 | 148,835 | 153,543 | 4,709 | 3.2 | 1.25 | 1.29 |
| Res Non-Hmstd | 1,691,796 | 1,691,796 | 0 | 0.0 | 24,869 | 26,294 | 1,425 | 5.7 | 1.47 | 1.55 |
| Misc props | 58,845 | 58,845 | 0 | 0.0 | 1,066 | 1,129 | 63 | 5.9 | 1.81 | 1.92 |
| Apartments | 888,250 | 888,250 | 0 | 0.0 | 14,990 | 15,906 | 916 | 6.1 | 1.69 | 1.79 |
| Low-inc Apts | 179,700 | 179,700 | 0 | 0.0 | 1,874 | 1,988 | 114 | 6.1 | 1.04 | 1.11 |
| Seasonal Rec | 114,211 | 114,211 | 0 | 0.0 | 1,622 | 1,716 | 94 | 5.8 | 1.42 | 1.50 |
| Com/Ind: Lo | 714,332 | 714,332 | 0 | 0.0 | 19,664 | 20,597 | 934 | 4.7 | 2.75 | 2.88 |
| Com/Ind Hi | 3,168,133 | 3,168,133 | 0 | 0.0 | 114,147 | 118,926 | 4,778 | 4.2 | 3.60 | 3.75 |
| Publ U: Elec Gen | 611,287 | 611,287 | 0 | 0.0 | 14,306 | 14,758 | 452 | 3.2 | 2.34 | 2.41 |
| Publ U: Other | 473,784 | 473,784 | 0 | 0.0 | 16,534 | 17,075 | 541 | 3.3 | 3.49 | 3.60 |
| Ag Hmstd House | 86,261 | 86,261 | 0 | 0.0 | 1,033 | 1,068 | 35 | 3.4 | 1.20 | 1.24 |
| Ag Hmstd Land | 146,116 | 146,116 | 0 | 0.0 | 760 | 814 | 54 | 7.1 | 0.52 | 0.56 |
| Ag Non-Hmstd | 216,697 | 216,697 | 0 | 0.0 | 2,644 | 2,802 | 158 | 6.0 | 1.22 | 1.29 |
| Total | 20,209,412 | 20,209,412 | 0 | 0.0 | 362,343 | 376,617 | 14,274 | 3.9 | 1.79 | 1.86 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|----------------|------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 250,734 | 235,008 | -15,727 | -6.3 | County | 47.20 | 50.19 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 9,190 | 9,190 | 0 | 0.0 | City/Town | 42.61 | 45.00 | 1.632 | 1.632 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 30.24 | 32.09 | 13.832 | 13.832 |
| (=) Taxable Tax Capacity | <u>241,545</u> | <u>225,818</u> | <u>-15,727</u> | <u>-6.5</u> | Special District | <u>2.15</u> | <u>2.29</u> | <u>0.130</u> | <u>0.130</u> |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 122.20 | 129.57 | 15.594 | 15.594 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 119,500 | 119,500 | 0.0 | 1,382 | 1,392 | 10 | 0.7 | 1.16 | 1.16 |
| Res Hmstd: Avg Val | 179,200 | 179,200 | 0.0 | 2,258 | 2,328 | 70 | 3.1 | 1.26 | 1.3 |
| Res Hmstd: Hi Val | 238,800 | 238,800 | 0.0 | 3,133 | 3,262 | 129 | 4.1 | 1.31 | 1.37 |
| Res Hmstd: Ex-Hi Val | 358,300 | 358,300 | 0.0 | 4,887 | 5,137 | 249 | 5.1 | 1.36 | 1.43 |
| Apartment | 300,000 | 300,000 | 0.0 | 5,050 | 5,327 | 276 | 5.5 | 1.68 | 1.78 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 4,082 | 4,248 | 166 | 4.1 | 2.72 | 2.83 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 9,447 | 9,834 | 387 | 4.1 | 3.15 | 3.28 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 34,484 | 35,902 | 1,418 | 4.1 | 3.45 | 3.59 |

CENTRAL MINN TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 7,289,510 | 7,289,510 | 0 | 0.0 | 73,082 | 76,859 | 3,777 | 5.2 | 1.00 | 1.05 |
| Res Non-Hmstd | 681,377 | 681,377 | 0 | 0.0 | 7,852 | 8,246 | 394 | 5.0 | 1.15 | 1.21 |
| Misc props | 9,000 | 9,000 | 0 | 0.0 | 115 | 121 | 6 | 5.6 | 1.28 | 1.35 |
| Apartments | 5,194 | 5,194 | 0 | 0.0 | 67 | 70 | 4 | 5.3 | 1.29 | 1.36 |
| Low-inc Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasonal Rec | 1,262,441 | 1,262,441 | 0 | 0.0 | 12,287 | 12,827 | 540 | 4.4 | 0.97 | 1.02 |
| Com/Ind: Lo | 157,575 | 157,575 | 0 | 0.0 | 3,568 | 3,702 | 135 | 3.8 | 2.26 | 2.35 |
| Com/Ind Hi | 229,509 | 229,509 | 0 | 0.0 | 6,771 | 7,019 | 247 | 3.7 | 2.95 | 3.06 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 239,341 | 239,341 | 0 | 0.0 | 7,108 | 7,369 | 261 | 3.7 | 2.97 | 3.08 |
| Ag Hmstd House | 1,147,674 | 1,147,674 | 0 | 0.0 | 10,891 | 11,584 | 693 | 6.4 | 0.95 | 1.01 |
| Ag Hmstd Land | 2,633,237 | 2,633,237 | 0 | 0.0 | 11,504 | 12,367 | 863 | 7.5 | 0.44 | 0.47 |
| Ag Non-Hmstd | 982,440 | 982,440 | 0 | 0.0 | 9,122 | 9,678 | 557 | 6.1 | 0.93 | 0.99 |
| Total | 14,637,298 | 14,637,298 | 0 | 0.0 | 142,366 | 149,843 | 7,477 | 5.3 | 0.97 | 1.02 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 140,335 | 133,279 | -7,057 | -5.0 | County | 47.91 | 50.96 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 85 | 85 | 0 | 0.0 | City/Town | 17.30 | 17.68 | 0.046 | 0.046 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 26.30 | 27.99 | 13.798 | 13.798 |
| (=) Taxable Tax Capacity | 140,251 | 133,194 | -7,057 | -5.0 | Special District | 1.35 | 1.43 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 92.87 | 98.07 | 13.844 | 13.844 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 161,300 | 161,300 | 0.0 | 1,494 | 1,582 | 88 | 5.9 | 0.93 | 0.98 |
| Res Hmstd: Avg Val | 241,800 | 241,800 | 0.0 | 2,425 | 2,554 | 129 | 5.3 | 1.00 | 1.06 |
| Res Hmstd: Hi Val | 322,300 | 322,300 | 0.0 | 3,357 | 3,526 | 169 | 5.0 | 1.04 | 1.09 |
| Res Hmstd: Ex-Hi Val | 483,600 | 483,600 | 0.0 | 5,161 | 5,412 | 252 | 4.9 | 1.07 | 1.12 |
| Apartment | 300,000 | 300,000 | 0.0 | 3,898 | 4,093 | 195 | 5.0 | 1.3 | 1.36 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,396 | 3,513 | 117 | 3.4 | 2.26 | 2.34 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 7,855 | 8,128 | 273 | 3.5 | 2.62 | 2.71 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 28,662 | 29,664 | 1,002 | 3.5 | 2.87 | 2.97 |

SOUTHWEST CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 5,289,290 | 5,289,290 | 0 | 0.0 | 69,650 | 71,682 | 2,032 | 2.9 | 1.32 | 1.36 |
| Res Non-Hmstd | 644,623 | 644,623 | 0 | 0.0 | 10,351 | 11,375 | 1,024 | 9.9 | 1.61 | 1.76 |
| Misc props | 19,173 | 19,173 | 0 | 0.0 | 397 | 433 | 36 | 9.2 | 2.07 | 2.26 |
| Apartments | 299,380 | 299,380 | 0 | 0.0 | 5,422 | 5,921 | 499 | 9.2 | 1.81 | 1.98 |
| Low-inc Apts | 91,996 | 91,996 | 0 | 0.0 | 1,062 | 1,161 | 99 | 9.3 | 1.15 | 1.26 |
| Seasonal Rec | 38,827 | 38,827 | 0 | 0.0 | 631 | 676 | 45 | 7.1 | 1.62 | 1.74 |
| Com/Ind: Lo | 609,995 | 609,995 | 0 | 0.0 | 18,043 | 19,493 | 1,450 | 8.0 | 2.96 | 3.20 |
| Com/Ind Hi | 1,097,692 | 1,097,692 | 0 | 0.0 | 40,794 | 43,468 | 2,674 | 6.6 | 3.72 | 3.96 |
| Publ U: Elec Gen | 3,346 | 3,346 | 0 | 0.0 | 112 | 123 | 10 | 9.3 | 3.36 | 3.67 |
| Publ U: Other | 93,031 | 93,031 | 0 | 0.0 | 3,770 | 4,120 | 350 | 9.3 | 4.05 | 4.43 |
| Ag Hmstd House | 21,073 | 21,073 | 0 | 0.0 | 287 | 302 | 15 | 5.3 | 1.36 | 1.43 |
| Ag Hmstd Land | 95,473 | 95,473 | 0 | 0.0 | 746 | 855 | 110 | 14.7 | 0.78 | 0.90 |
| Ag Non-Hmstd | 85,087 | 85,087 | 0 | 0.0 | 1,149 | 1,300 | 150 | 13.1 | 1.35 | 1.53 |
| Total | 8,388,986 | 8,388,986 | 0 | 0.0 | 152,414 | 160,909 | 8,495 | 5.6 | 1.82 | 1.92 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 99,362 | 87,143 | -12,219 | ##### | County | 46.14 | 49.09 | 0.198 | 0.198 |
| (-) TIF Tax Capacity | 3,356 | 3,356 | 0 | 0.0 | City/Town | 65.95 | 75.57 | 0.361 | 0.361 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 17.32 | 18.61 | 22.284 | 22.284 |
| (=) Taxable Tax Capacity | 96,006 | 83,787 | -12,219 | ##### | Special District | 1.55 | 1.69 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 130.95 | 144.96 | 22.843 | 22.843 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 66,600 | 66,600 | 0.0 | 758 | 731 | -26 | -3.5 | 1.14 | 1.1 |
| Res Hmstd: Avg Val | 99,900 | 99,900 | 0.0 | 1,254 | 1,267 | 13 | 1.0 | 1.26 | 1.27 |
| Res Hmstd: Hi Val | 133,200 | 133,200 | 0.0 | 1,796 | 1,869 | 73 | 4.1 | 1.35 | 1.40 |
| Res Hmstd: Ex-Hi Val | 199,800 | 199,800 | 0.0 | 2,880 | 3,074 | 193 | 6.7 | 1.44 | 1.54 |
| Apartment | 300,000 | 300,000 | 0.0 | 5,596 | 6,121 | 525 | 9.4 | 1.87 | 2.04 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 4,388 | 4,703 | 315 | 7.2 | 2.93 | 3.14 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 10,124 | 10,859 | 735 | 7.3 | 3.37 | 3.62 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 36,893 | 39,589 | 2,696 | 7.3 | 3.69 | 3.96 |

SOUTHWEST TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 3,435,647 | 3,435,647 | 0 | 0.0 | 30,239 | 32,583 | 2,344 | 7.7 | 0.88 | 0.95 |
| Res Non-Hmstd | 436,739 | 436,739 | 0 | 0.0 | 4,431 | 4,614 | 183 | 4.1 | 1.01 | 1.06 |
| Misc props | 3,330 | 3,330 | 0 | 0.0 | 44 | 46 | 2 | 4.6 | 1.33 | 1.39 |
| Apartments | 4,137 | 4,137 | 0 | 0.0 | 48 | 49 | 2 | 3.3 | 1.15 | 1.19 |
| Low-inc Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasonal Rec | 867,949 | 867,949 | 0 | 0.0 | 8,354 | 8,714 | 360 | 4.3 | 0.96 | 1.00 |
| Com/Ind: Lo | 131,476 | 131,476 | 0 | 0.0 | 2,762 | 2,845 | 83 | 3.0 | 2.10 | 2.16 |
| Com/Ind Hi | 232,723 | 232,723 | 0 | 0.0 | 6,180 | 6,343 | 163 | 2.6 | 2.66 | 2.73 |
| Publ U: Elec Gen | 12,329 | 12,329 | 0 | 0.0 | 161 | 169 | 7 | 4.4 | 1.31 | 1.37 |
| Publ U: Other | 501,905 | 501,905 | 0 | 0.0 | 13,006 | 13,334 | 328 | 2.5 | 2.59 | 2.66 |
| Ag Hmstd House | 1,628,514 | 1,628,514 | 0 | 0.0 | 12,151 | 13,800 | 1,649 | 13.6 | 0.75 | 0.85 |
| Ag Hmstd Land | 16,588,099 | 16,588,099 | 0 | 0.0 | 66,671 | 70,057 | 3,386 | 5.1 | 0.40 | 0.42 |
| Ag Non-Hmstd | 8,621,105 | 8,621,105 | 0 | 0.0 | 57,767 | 60,512 | 2,744 | 4.8 | 0.67 | 0.70 |
| Total | 32,463,953 | 32,463,953 | 0 | 0.0 | 201,815 | 213,065 | 11,250 | 5.6 | 0.62 | 0.66 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 272,808 | 265,190 | -7,618 | -2.8 | County | 44.67 | 47.15 | 0.120 | 0.120 |
| (-) TIF Tax Capacity | 68 | 68 | 0 | 0.0 | City/Town | 9.65 | 9.68 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 13.99 | 14.78 | 23.125 | 23.125 |
| (=) Taxable Tax Capacity | <u>272,741</u> | <u>265,122</u> | <u>-7,618</u> | <u>-2.8</u> | Special District | <u>1.15</u> | <u>1.22</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 69.47 | 72.82 | 23.245 | 23.245 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 118,100 | 118,100 | 0.0 | 829 | 941 | 112 | 13.5 | 0.70 | 0.8 |
| Res Hmstd: Avg Val | 177,000 | 177,000 | 0.0 | 1,428 | 1,545 | 117 | 8.2 | 0.81 | 0.87 |
| Res Hmstd: Hi Val | 235,900 | 235,900 | 0.0 | 2,027 | 2,150 | 123 | 6.0 | 0.86 | 0.91 |
| Res Hmstd: Ex-Hi Val | 354,000 | 354,000 | 0.0 | 3,228 | 3,362 | 133 | 4.1 | 0.91 | 0.95 |
| Apartment | 300,000 | 300,000 | 0.0 | 3,303 | 3,428 | 126 | 3.8 | 1.10 | 1.14 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,011 | 3,086 | 75 | 2.5 | 2.01 | 2.06 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 6,908 | 7,084 | 176 | 2.5 | 2.30 | 2.36 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 25,098 | 25,743 | 645 | 2.6 | 2.51 | 2.57 |

SOUTH CENTRAL CITIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 5,728,250 | 5,728,250 | 0 | 0.0 | 67,480 | 70,511 | 3,030 | 4.5 | 1.18 | 1.23 |
| Res Non-Hmstd | 781,486 | 781,486 | 0 | 0.0 | 11,056 | 11,986 | 931 | 8.4 | 1.41 | 1.53 |
| Misc props | 25,086 | 25,086 | 0 | 0.0 | 426 | 458 | 32 | 7.6 | 1.70 | 1.83 |
| Apartments | 443,424 | 443,424 | 0 | 0.0 | 6,809 | 7,290 | 481 | 7.1 | 1.54 | 1.64 |
| Low-inc Apts | 87,689 | 87,689 | 0 | 0.0 | 858 | 927 | 70 | 8.1 | 0.98 | 1.06 |
| Seasonal Rec | 53,730 | 53,730 | 0 | 0.0 | 623 | 665 | 42 | 6.8 | 1.16 | 1.24 |
| Com/Ind: Lo | 480,962 | 480,962 | 0 | 0.0 | 13,031 | 13,946 | 915 | 7.0 | 2.71 | 2.90 |
| Com/Ind Hi | 1,313,645 | 1,313,645 | 0 | 0.0 | 44,120 | 46,415 | 2,295 | 5.2 | 3.36 | 3.53 |
| Publ U: Elec Gen | 26,472 | 26,472 | 0 | 0.0 | 604 | 641 | 37 | 6.2 | 2.28 | 2.42 |
| Publ U: Other | 93,837 | 93,837 | 0 | 0.0 | 3,268 | 3,481 | 213 | 6.5 | 3.48 | 3.71 |
| Ag Hmstd House | 12,973 | 12,973 | 0 | 0.0 | 166 | 177 | 11 | 6.8 | 1.28 | 1.36 |
| Ag Hmstd Land | 44,229 | 44,229 | 0 | 0.0 | 319 | 366 | 48 | 14.9 | 0.72 | 0.83 |
| Ag Non-Hmstd | 81,217 | 81,217 | 0 | 0.0 | 961 | 1,058 | 97 | 10.1 | 1.18 | 1.30 |
| Total | 9,173,000 | 9,173,000 | 0 | 0.0 | 149,720 | 157,922 | 8,202 | 5.5 | 1.63 | 1.72 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 109,624 | 99,021 | -10,603 | -9.7 | County | 44.41 | 47.11 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 3,165 | 3,165 | 0 | 0.0 | City/Town | 54.19 | 60.19 | 0.343 | 0.343 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 18.42 | 19.74 | 15.567 | 15.567 |
| (=) Taxable Tax Capacity | 106,459 | 95,856 | -10,603 | ##### | Special District | 0.49 | 0.52 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 117.51 | 127.55 | 15.910 | 15.910 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 86,600 | 86,600 | 0.0 | 861 | 867 | 6 | 0.7 | 0.99 | 1.00 |
| Res Hmstd: Avg Val | 129,800 | 129,800 | 0.0 | 1,476 | 1,536 | 60 | 4.1 | 1.14 | 1.18 |
| Res Hmstd: Hi Val | 173,000 | 173,000 | 0.0 | 2,091 | 2,205 | 114 | 5.5 | 1.21 | 1.27 |
| Res Hmstd: Ex-Hi Val | 259,600 | 259,600 | 0.0 | 3,325 | 3,547 | 222 | 6.7 | 1.28 | 1.37 |
| Apartment | 300,000 | 300,000 | 0.0 | 4,884 | 5,260 | 377 | 7.7 | 1.63 | 1.75 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,981 | 4,207 | 226 | 5.7 | 2.65 | 2.80 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 9,210 | 9,738 | 527 | 5.7 | 3.07 | 3.25 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 33,612 | 35,545 | 1,933 | 5.8 | 3.36 | 3.55 |

SOUTH CENTRAL TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 2,782,941 | 2,782,941 | 0 | 0.0 | 22,718 | 24,357 | 1,639 | 7.2 | 0.82 | 0.88 |
| Res Non-Hmstd | 388,012 | 388,012 | 0 | 0.0 | 3,609 | 3,767 | 158 | 4.4 | 0.93 | 0.97 |
| Misc props | 1,208 | 1,208 | 0 | 0.0 | 13 | 14 | 1 | 4.6 | 1.11 | 1.16 |
| Apartments | 5,341 | 5,341 | 0 | 0.0 | 58 | 60 | 3 | 4.5 | 1.08 | 1.13 |
| Low-inc Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasonal Rec | 277,972 | 277,972 | 0 | 0.0 | 2,161 | 2,246 | 85 | 3.9 | 0.78 | 0.81 |
| Com/Ind: Lo | 78,709 | 78,709 | 0 | 0.0 | 1,571 | 1,619 | 48 | 3.1 | 2.00 | 2.06 |
| Com/Ind Hi | 144,620 | 144,620 | 0 | 0.0 | 3,732 | 3,852 | 120 | 3.2 | 2.58 | 2.66 |
| Publ U: Elec Gen | 10,945 | 10,945 | 0 | 0.0 | 155 | 160 | 5 | 3.3 | 1.42 | 1.46 |
| Publ U: Other | 267,458 | 267,458 | 0 | 0.0 | 6,919 | 7,118 | 200 | 2.9 | 2.59 | 2.66 |
| Ag Hmstd House | 1,145,779 | 1,145,779 | 0 | 0.0 | 8,434 | 9,493 | 1,059 | 12.6 | 0.74 | 0.83 |
| Ag Hmstd Land | 8,543,732 | 8,543,732 | 0 | 0.0 | 35,646 | 37,785 | 2,140 | 6.0 | 0.42 | 0.44 |
| Ag Non-Hmstd | 4,025,108 | 4,025,108 | 0 | 0.0 | 28,013 | 29,551 | 1,538 | 5.5 | 0.70 | 0.73 |
| Total | 17,671,825 | 17,671,825 | 0 | 0.0 | 113,029 | 120,024 | 6,995 | 6.2 | 0.64 | 0.68 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|---------------|---------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 149,565 | 145,012 | -4,553 | -3.0 | County | 45.44 | 48.33 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 6 | 6 | 0 | 0.0 | City/Town | 10.33 | 10.37 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 15.09 | 16.04 | 17.081 | 17.081 |
| (=) Taxable Tax Capacity | <u>149,559</u> | <u>145,006</u> | <u>-4,553</u> | <u>-3.0</u> | Special District | <u>0.44</u> | <u>0.47</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 71.30 | 75.20 | 17.081 | 17.081 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 134,900 | 134,900 | 0.0 | 941 | 1,056 | 115 | 12.2 | 0.7 | 0.78 |
| Res Hmstd: Avg Val | 202,200 | 202,200 | 0.0 | 1,597 | 1,723 | 126 | 7.9 | 0.79 | 0.85 |
| Res Hmstd: Hi Val | 269,500 | 269,500 | 0.0 | 2,252 | 2,389 | 137 | 6.1 | 0.84 | 0.89 |
| Res Hmstd: Ex-Hi Val | 404,400 | 404,400 | 0.0 | 3,566 | 3,726 | 160 | 4.5 | 0.88 | 0.92 |
| Apartment | 300,000 | 300,000 | 0.0 | 3,186 | 3,332 | 146 | 4.6 | 1.06 | 1.11 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 2,959 | 3,047 | 88 | 3.0 | 1.97 | 2.03 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 6,819 | 7,024 | 205 | 3.0 | 2.27 | 2.34 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 24,833 | 25,585 | 751 | 3.0 | 2.48 | 2.56 |

| |
|-----------------------|
| OLMSTED COUNTY |
|-----------------------|

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 7,464,887 | 7,464,887 | 0 | 0.0 | 87,897 | 91,111 | 3,214 | 3.7 | 1.18 | 1.22 |
| Res Non-Hmstd | 1,220,603 | 1,220,603 | 0 | 0.0 | 16,477 | 17,399 | 922 | 5.6 | 1.35 | 1.43 |
| Misc props | 21,554 | 21,554 | 0 | 0.0 | 359 | 380 | 21 | 5.8 | 1.67 | 1.76 |
| Apartments | 398,527 | 398,527 | 0 | 0.0 | 6,438 | 6,809 | 371 | 5.8 | 1.62 | 1.71 |
| Low-inc Apts | 92,006 | 92,006 | 0 | 0.0 | 917 | 969 | 53 | 5.8 | 1.00 | 1.05 |
| Seasonal Rec | 10,351 | 10,351 | 0 | 0.0 | 156 | 165 | 9 | 5.7 | 1.51 | 1.59 |
| Com/Ind: Lo | 331,153 | 331,153 | 0 | 0.0 | 8,764 | 9,138 | 374 | 4.3 | 2.65 | 2.76 |
| Com/Ind Hi | 1,858,045 | 1,858,045 | 0 | 0.0 | 64,632 | 67,363 | 2,731 | 4.2 | 3.48 | 3.63 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 70,055 | 70,055 | 0 | 0.0 | 2,341 | 2,437 | 97 | 4.1 | 3.34 | 3.48 |
| Ag Hmstd House | 353,262 | 353,262 | 0 | 0.0 | 3,561 | 3,754 | 193 | 5.4 | 1.01 | 1.06 |
| Ag Hmstd Land | 790,299 | 790,299 | 0 | 0.0 | 3,991 | 4,228 | 238 | 6.0 | 0.50 | 0.54 |
| Ag Non-Hmstd | 379,096 | 379,096 | 0 | 0.0 | 3,827 | 4,037 | 210 | 5.5 | 1.01 | 1.06 |
| Total | 12,989,839 | 12,989,839 | 0 | 0.0 | 199,360 | 207,792 | 8,432 | 4.2 | 1.53 | 1.60 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 149,247 | 140,955 | -8,292 | -5.6 | County | 54.54 | 57.79 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 1,992 | 1,992 | 0 | 0.0 | City/Town | 38.32 | 40.53 | 0.136 | 0.136 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 23.46 | 24.88 | 11.075 | 11.075 |
| (=) Taxable Tax Capacity | 147,255 | 138,963 | -8,292 | -5.6 | Special District | 0.00 | 0.00 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 116.32 | 123.20 | 11.211 | 11.211 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 127,700 | 127,700 | 0.0 | 1,371 | 1,399 | 28 | 2.1 | 1.07 | 1.1 |
| Res Hmstd: Avg Val | 191,500 | 191,500 | 0.0 | 2,242 | 2,328 | 85 | 3.8 | 1.17 | 1.22 |
| Res Hmstd: Hi Val | 255,300 | 255,300 | 0.0 | 3,113 | 3,256 | 143 | 4.6 | 1.22 | 1.28 |
| Res Hmstd: Ex-Hi Val | 383,000 | 383,000 | 0.0 | 4,857 | 5,114 | 257 | 5.3 | 1.27 | 1.34 |
| Apartment | 300,000 | 300,000 | 0.0 | 4,698 | 4,956 | 258 | 5.5 | 1.57 | 1.65 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,884 | 4,039 | 155 | 4.0 | 2.59 | 2.69 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 9,007 | 9,368 | 361 | 4.0 | 3.00 | 3.12 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 32,913 | 34,238 | 1,324 | 4.0 | 3.29 | 3.42 |

| |
|-------------------------|
| SOUTHEAST CITIES |
|-------------------------|

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 9,792,204 | 9,792,204 | 0 | 0.0 | 118,802 | 124,406 | 5,604 | 4.7 | 1.21 | 1.27 |
| Res Non-Hmstd | 1,265,474 | 1,265,474 | 0 | 0.0 | 18,539 | 19,986 | 1,447 | 7.8 | 1.46 | 1.58 |
| Misc props | 42,327 | 42,327 | 0 | 0.0 | 766 | 823 | 57 | 7.5 | 1.81 | 1.94 |
| Apartments | 499,094 | 499,094 | 0 | 0.0 | 8,128 | 8,742 | 613 | 7.5 | 1.63 | 1.75 |
| Low-inc Apts | 138,397 | 138,397 | 0 | 0.0 | 1,435 | 1,546 | 111 | 7.8 | 1.04 | 1.12 |
| Seasonal Rec | 103,043 | 103,043 | 0 | 0.0 | 1,448 | 1,551 | 103 | 7.1 | 1.40 | 1.51 |
| Com/Ind: Lo | 773,941 | 773,941 | 0 | 0.0 | 21,161 | 22,533 | 1,372 | 6.5 | 2.73 | 2.91 |
| Com/Ind Hi | 1,726,636 | 1,726,636 | 0 | 0.0 | 60,111 | 63,445 | 3,334 | 5.5 | 3.48 | 3.67 |
| Publ U: Elec Gen | 330,328 | 330,328 | 0 | 0.0 | 8,421 | 8,795 | 374 | 4.4 | 2.55 | 2.66 |
| Publ U: Other | 256,146 | 256,146 | 0 | 0.0 | 9,043 | 9,523 | 480 | 5.3 | 3.53 | 3.72 |
| Ag Hmstd House | 36,434 | 36,434 | 0 | 0.0 | 425 | 456 | 31 | 7.4 | 1.17 | 1.25 |
| Ag Hmstd Land | 111,254 | 111,254 | 0 | 0.0 | 641 | 716 | 75 | 11.6 | 0.58 | 0.64 |
| Ag Non-Hmstd | 114,224 | 114,224 | 0 | 0.0 | 1,274 | 1,389 | 116 | 9.1 | 1.12 | 1.22 |
| Total | 15,189,501 | 15,189,501 | 0 | 0.0 | 250,193 | 263,911 | 13,718 | 5.5 | 1.65 | 1.74 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|----------------|------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 180,347 | 163,695 | -16,652 | -9.2 | County | 44.10 | 47.16 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 5,425 | 5,425 | 0 | 0.0 | City/Town | 50.13 | 55.40 | 0.192 | 0.192 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 21.26 | 22.82 | 19.972 | 19.972 |
| (=) Taxable Tax Capacity | <u>174,923</u> | <u>158,270</u> | <u>-16,652</u> | <u>-9.5</u> | Special District | <u>1.83</u> | <u>2.00</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 117.32 | 127.38 | 20.164 | 20.164 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 95,500 | 95,500 | 0.0 | 1,027 | 1,044 | 18 | 1.7 | 1.07 | 1.09 |
| Res Hmstd: Avg Val | 143,200 | 143,200 | 0.0 | 1,725 | 1,803 | 77 | 4.5 | 1.20 | 1.26 |
| Res Hmstd: Hi Val | 190,800 | 190,800 | 0.0 | 2,423 | 2,560 | 137 | 5.7 | 1.27 | 1.34 |
| Res Hmstd: Ex-Hi Val | 286,300 | 286,300 | 0.0 | 3,821 | 4,078 | 257 | 6.7 | 1.33 | 1.42 |
| Apartment | 300,000 | 300,000 | 0.0 | 5,004 | 5,382 | 377 | 7.5 | 1.67 | 1.79 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 4,041 | 4,267 | 226 | 5.6 | 2.69 | 2.84 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 9,328 | 9,856 | 528 | 5.7 | 3.11 | 3.29 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 34,001 | 35,938 | 1,937 | 5.7 | 3.40 | 3.59 |

SOUTHEAST TOWNS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 4,588,037 | 4,588,037 | 0 | 0.0 | 42,073 | 44,749 | 2,676 | 6.4 | 0.92 | 0.98 |
| Res Non-Hmstd | 644,587 | 644,587 | 0 | 0.0 | 6,574 | 6,910 | 336 | 5.1 | 1.02 | 1.07 |
| Misc props | 5,989 | 5,989 | 0 | 0.0 | 75 | 79 | 4 | 5.8 | 1.25 | 1.32 |
| Apartments | 3,592 | 3,592 | 0 | 0.0 | 44 | 47 | 3 | 5.9 | 1.24 | 1.31 |
| Low-inc Apts | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasonal Rec | 228,194 | 228,194 | 0 | 0.0 | 2,062 | 2,170 | 107 | 5.2 | 0.90 | 0.95 |
| Com/Ind: Lo | 104,951 | 104,951 | 0 | 0.0 | 2,281 | 2,371 | 90 | 3.9 | 2.17 | 2.26 |
| Com/Ind Hi | 96,674 | 96,674 | 0 | 0.0 | 2,677 | 2,778 | 102 | 3.8 | 2.77 | 2.87 |
| Publ U: Elec Gen | 28 | 28 | 0 | 0.0 | 1 | 1 | 0 | 6.9 | 2.31 | 2.47 |
| Publ U: Other | 334,173 | 334,173 | 0 | 0.0 | 9,302 | 9,686 | 384 | 4.1 | 2.78 | 2.90 |
| Ag Hmstd House | 1,777,894 | 1,777,894 | 0 | 0.0 | 15,188 | 16,603 | 1,415 | 9.3 | 0.85 | 0.93 |
| Ag Hmstd Land | 8,463,097 | 8,463,097 | 0 | 0.0 | 38,151 | 40,922 | 2,771 | 7.3 | 0.45 | 0.48 |
| Ag Non-Hmstd | 3,552,295 | 3,552,295 | 0 | 0.0 | 28,554 | 30,455 | 1,901 | 6.7 | 0.80 | 0.86 |
| Total | 19,799,510 | 19,799,510 | 0 | 0.0 | 146,981 | 156,771 | 9,790 | 6.7 | 0.74 | 0.79 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|---------------|---------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 168,820 | 162,075 | -6,744 | -4.0 | County | 46.16 | 49.61 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 0 | 0 | 0 | 0.0 | City/Town | 13.88 | 14.20 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 20.67 | 22.13 | 18.983 | 18.983 |
| (=) Taxable Tax Capacity | <u>168,820</u> | <u>162,075</u> | <u>-6,744</u> | <u>-4.0</u> | Special District | <u>0.62</u> | <u>0.67</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 81.33 | 86.60 | 18.983 | 18.983 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 141,100 | 141,100 | 0.0 | 1,170 | 1,277 | 107 | 9.2 | 0.83 | 0.91 |
| Res Hmstd: Avg Val | 211,500 | 211,500 | 0.0 | 1,940 | 2,075 | 136 | 7.0 | 0.92 | 0.98 |
| Res Hmstd: Hi Val | 282,000 | 282,000 | 0.0 | 2,710 | 2,875 | 164 | 6.1 | 0.96 | 1.02 |
| Res Hmstd: Ex-Hi Val | 423,100 | 423,100 | 0.0 | 4,244 | 4,467 | 223 | 5.3 | 1.00 | 1.06 |
| Apartment | 300,000 | 300,000 | 0.0 | 3,619 | 3,817 | 198 | 5.5 | 1.21 | 1.27 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,213 | 3,332 | 119 | 3.7 | 2.14 | 2.22 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 7,403 | 7,680 | 277 | 3.7 | 2.47 | 2.56 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 26,954 | 27,969 | 1,014 | 3.8 | 2.7 | 2.8 |

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| ANOKA COUNTY |
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| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|-----------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 19,059,913 | 19,059,913 | 0 | 0.0 | 236,276 | 245,446 | 9,170 | 3.9 | 1.24 | 1.29 |
| Res Non-Hmstd | 2,050,475 | 2,050,475 | 0 | 0.0 | 28,733 | 30,230 | 1,497 | 5.2 | 1.40 | 1.47 |
| Misc props | 144,899 | 144,899 | 0 | 0.0 | 2,455 | 2,576 | 121 | 4.9 | 1.69 | 1.78 |
| Apartments | 760,604 | 760,604 | 0 | 0.0 | 12,745 | 13,499 | 754 | 5.9 | 1.68 | 1.77 |
| Low-inc Apts | 151,324 | 151,324 | 0 | 0.0 | 1,568 | 1,655 | 86 | 5.5 | 1.04 | 1.09 |
| Seasonal Rec | 49,379 | 49,379 | 0 | 0.0 | 625 | 655 | 30 | 4.9 | 1.27 | 1.33 |
| Com/Ind: Lo | 486,333 | 486,333 | 0 | 0.0 | 13,363 | 13,666 | 303 | 2.3 | 2.75 | 2.81 |
| Com/Ind Hi | 3,746,798 | 3,746,798 | 0 | 0.0 | 134,522 | 137,541 | 3,019 | 2.2 | 3.59 | 3.67 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 262,912 | 262,912 | 0 | 0.0 | 9,363 | 9,561 | 198 | 2.1 | 3.56 | 3.64 |
| Ag Hmstd House | 107,119 | 107,119 | 0 | 0.0 | 1,221 | 1,272 | 51 | 4.1 | 1.14 | 1.19 |
| Ag Hmstd Land | 107,463 | 107,463 | 0 | 0.0 | 475 | 509 | 34 | 7.1 | 0.44 | 0.47 |
| Ag Non-Hmstd | 123,033 | 123,033 | 0 | 0.0 | 1,357 | 1,434 | 77 | 5.7 | 1.10 | 1.17 |
| Total | 27,050,251 | 27,050,251 | 0 | 0.0 | 442,703 | 458,043 | 15,340 | 3.5 | 1.64 | 1.69 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 315,783 | 297,339 | -18,444 | -5.8 | County | 40.17 | 43.17 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 14,674 | 14,674 | 0 | 0.0 | City/Town | 38.80 | 40.00 | 0.345 | 0.345 |
| (-) FD Contrib Tax Cap | 36,111 | 36,111 | 0 | 0.0 | School District | 27.70 | 29.79 | 20.700 | 20.700 |
| (=) Taxable Tax Capacity | 264,998 | 246,554 | -18,444 | -7.0 | Special District | 6.15 | 6.54 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 56,477 | 56,477 | 0 | 0.0 | Total | 112.82 | 119.51 | 21.045 | 21.045 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 148,400 | 148,400 | 0.0 | 1,748 | 1,800 | 53 | 3.0 | 1.18 | 1.21 |
| Res Hmstd: Avg Val | 222,500 | 222,500 | 0.0 | 2,806 | 2,922 | 115 | 4.1 | 1.26 | 1.31 |
| Res Hmstd: Hi Val | 296,700 | 296,700 | 0.0 | 3,867 | 4,044 | 178 | 4.6 | 1.30 | 1.36 |
| Res Hmstd: Ex-Hi Val | 445,100 | 445,100 | 0.0 | 5,958 | 6,256 | 298 | 5.0 | 1.34 | 1.41 |
| Apartment | 300,000 | 300,000 | 0.0 | 4,862 | 5,113 | 251 | 5.2 | 1.62 | 1.70 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,953 | 4,103 | 150 | 3.8 | 2.64 | 2.74 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 9,118 | 9,469 | 351 | 3.8 | 3.04 | 3.16 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 33,223 | 34,510 | 1,287 | 3.9 | 3.32 | 3.45 |

WASHINGTON COUNTY

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | Effective Tax Rates | | |
|--|-----------------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|--------------------------------|-------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 18,642,293 | 18,642,293 | 0 | 0.0 | 202,452 | 208,267 | 5,815 | 2.9 | 1.09 | 1.12 |
| Res Non-Hmstd | 2,221,917 | 2,221,917 | 0 | 0.0 | 26,085 | 26,833 | 748 | 2.9 | 1.17 | 1.21 |
| Misc props | 37,324 | 37,324 | 0 | 0.0 | 485 | 499 | 14 | 2.9 | 1.30 | 1.34 |
| Apartments | 572,971 | 572,971 | 0 | 0.0 | 8,369 | 8,618 | 249 | 3.0 | 1.46 | 1.50 |
| Low-inc Apts | 106,786 | 106,786 | 0 | 0.0 | 940 | 969 | 29 | 3.1 | 0.88 | 0.91 |
| Seasonal Rec | 157,764 | 157,764 | 0 | 0.0 | 1,623 | 1,664 | 41 | 2.5 | 1.03 | 1.05 |
| Com/Ind: Lo | 301,228 | 301,228 | 0 | 0.0 | 7,688 | 7,785 | 97 | 1.3 | 2.55 | 2.58 |
| Com/Ind Hi | 2,693,810 | 2,693,810 | 0 | 0.0 | 90,964 | 92,084 | 1,120 | 1.2 | 3.38 | 3.42 |
| Publ U: Elec Gen | 152,977 | 152,977 | 0 | 0.0 | 3,569 | 3,614 | 45 | 1.3 | 2.33 | 2.36 |
| Publ U: Other | 240,625 | 240,625 | 0 | 0.0 | 8,086 | 8,190 | 104 | 1.3 | 3.36 | 3.40 |
| Ag Hmstd House | 147,077 | 147,077 | 0 | 0.0 | 1,359 | 1,407 | 49 | 3.6 | 0.92 | 0.96 |
| Ag Hmstd Land | 203,525 | 203,525 | 0 | 0.0 | 663 | 690 | 27 | 4.1 | 0.33 | 0.34 |
| Ag Non-Hmstd | 419,622 | 419,622 | 0 | 0.0 | 3,652 | 3,769 | 117 | 3.2 | 0.87 | 0.90 |
| Total | 25,897,921 | 25,897,921 | 0 | 0.0 | 355,936 | 364,391 | 8,455 | 2.4 | 1.37 | 1.41 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 295,231 | 284,250 | -10,981 | -3.7 | County | 29.56 | 30.85 | 0.229 | 0.229 |
| (-) TIF Tax Capacity | 7,305 | 7,305 | 0 | 0.0 | City/Town | 32.73 | 32.99 | 0.675 | 0.675 |
| (-) FD Contrib Tax Cap | 25,869 | 25,869 | 0 | 0.0 | School District | 26.86 | 28.04 | 18.004 | 18.004 |
| (=) Taxable Tax Capacity | 262,057 | 251,076 | -10,981 | -4.2 | Special District | 5.39 | 5.63 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 31,708 | 31,708 | 0 | 0.0 | Total | 94.55 | 97.52 | 18.908 | 18.908 |

**Tax Burdens on
Hypothetical Properties**

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|---------------------------------|--------------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 188,900 | 188,900 | 0.0 | 1,941 | 2,002 | 61 | 3.2 | 1.03 | 1.06 |
| Res Hmstd: Avg Val | 283,200 | 283,200 | 0.0 | 3,095 | 3,183 | 87 | 2.8 | 1.09 | 1.12 |
| Res Hmstd: Hi Val | 377,500 | 377,500 | 0.0 | 4,250 | 4,363 | 113 | 2.7 | 1.13 | 1.16 |
| Res Hmstd: Ex-Hi Val | 566,400 | 566,400 | 0.0 | 6,583 | 6,757 | 174 | 2.6 | 1.16 | 1.19 |
| Apartment | 300,000 | 300,000 | 0.0 | 4,113 | 4,224 | 112 | 2.7 | 1.37 | 1.41 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,510 | 3,577 | 67 | 1.9 | 2.34 | 2.38 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 8,095 | 8,251 | 156 | 1.9 | 2.7 | 2.75 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 29,491 | 30,065 | 573 | 1.9 | 2.95 | 3.01 |

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| DAKOTA COUNTY |
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| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 26,348,987 | 26,348,987 | 0 | 0.0 | 308,210 | 317,237 | 9,027 | 2.9 | 1.17 | 1.20 |
| Res Non-Hmstd | 2,166,431 | 2,166,431 | 0 | 0.0 | 28,121 | 29,078 | 957 | 3.4 | 1.30 | 1.34 |
| Misc props | 135,301 | 135,301 | 0 | 0.0 | 2,179 | 2,258 | 79 | 3.6 | 1.61 | 1.67 |
| Apartments | 1,604,628 | 1,604,628 | 0 | 0.0 | 23,729 | 24,552 | 823 | 3.5 | 1.48 | 1.53 |
| Low-inc Apts | 124,731 | 124,731 | 0 | 0.0 | 1,210 | 1,252 | 42 | 3.5 | 0.97 | 1.00 |
| Seasonal Rec | 26,305 | 26,305 | 0 | 0.0 | 329 | 340 | 11 | 3.4 | 1.25 | 1.29 |
| Com/Ind: Lo | 523,210 | 523,210 | 0 | 0.0 | 13,800 | 14,014 | 213 | 1.5 | 2.64 | 2.68 |
| Com/Ind Hi | 5,560,048 | 5,560,048 | 0 | 0.0 | 189,836 | 192,351 | 2,515 | 1.3 | 3.41 | 3.46 |
| Publ U: Elec Gen | 79,195 | 79,195 | 0 | 0.0 | 1,961 | 1,994 | 33 | 1.7 | 2.48 | 2.52 |
| Publ U: Other | 533,687 | 533,687 | 0 | 0.0 | 18,393 | 18,663 | 270 | 1.5 | 3.45 | 3.50 |
| Ag Hmstd House | 205,174 | 205,174 | 0 | 0.0 | 1,997 | 2,098 | 101 | 5.0 | 0.97 | 1.02 |
| Ag Hmstd Land | 625,420 | 625,420 | 0 | 0.0 | 2,841 | 2,973 | 132 | 4.6 | 0.45 | 0.48 |
| Ag Non-Hmstd | 326,539 | 326,539 | 0 | 0.0 | 3,036 | 3,163 | 126 | 4.2 | 0.93 | 0.97 |
| Total | 38,259,657 | 38,259,657 | 0 | 0.0 | 595,641 | 609,972 | 14,331 | 2.4 | 1.56 | 1.59 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|----------------|------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 450,548 | 430,713 | -19,835 | -4.4 | County | 29.04 | 30.63 | 0.537 | 0.537 |
| (-) TIF Tax Capacity | 14,037 | 14,037 | 0 | 0.0 | City/Town | 39.92 | 40.43 | 0.995 | 0.995 |
| (-) FD Contrib Tax Cap | 52,609 | 52,609 | 0 | 0.0 | School District | 27.28 | 28.73 | 20.367 | 20.367 |
| (=) Taxable Tax Capacity | <u>383,902</u> | <u>364,067</u> | <u>-19,835</u> | <u>-5.2</u> | Special District | <u>4.91</u> | <u>5.16</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 58,690 | 58,690 | 0 | 0.0 | Total | 101.15 | 104.94 | 21.899 | 21.899 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 164,200 | 164,200 | 0.0 | 1,796 | 1,847 | 51 | 2.9 | 1.09 | 1.12 |
| Res Hmstd: Avg Val | 246,200 | 246,200 | 0.0 | 2,879 | 2,965 | 86 | 3.0 | 1.17 | 1.20 |
| Res Hmstd: Hi Val | 328,200 | 328,200 | 0.0 | 3,961 | 4,082 | 121 | 3.0 | 1.21 | 1.24 |
| Res Hmstd: Ex-Hi Val | 492,400 | 492,400 | 0.0 | 6,059 | 6,246 | 187 | 3.1 | 1.23 | 1.27 |
| Apartment | 300,000 | 300,000 | 0.0 | 4,450 | 4,592 | 142 | 3.2 | 1.48 | 1.53 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,703 | 3,789 | 85 | 2.3 | 2.47 | 2.53 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 8,531 | 8,730 | 199 | 2.3 | 2.84 | 2.91 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 31,061 | 31,792 | 731 | 2.4 | 3.11 | 3.18 |

CARVER & SCOTT COUNTIES

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | Effective Tax Rates | | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|----------------------------|-------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 16,914,539 | 16,914,539 | 0 | 0.0 | 209,500 | 214,495 | 4,995 | 2.4 | 1.24 | 1.27 |
| Res Non-Hmstd | 2,088,328 | 2,088,328 | 0 | 0.0 | 28,411 | 29,281 | 871 | 3.1 | 1.36 | 1.40 |
| Misc props | 24,861 | 24,861 | 0 | 0.0 | 388 | 404 | 15 | 3.9 | 1.56 | 1.62 |
| Apartments | 393,623 | 393,623 | 0 | 0.0 | 6,252 | 6,455 | 202 | 3.2 | 1.59 | 1.64 |
| Low-inc Apts | 109,756 | 109,756 | 0 | 0.0 | 1,097 | 1,135 | 38 | 3.5 | 1.00 | 1.03 |
| Seasonal Rec | 80,259 | 80,259 | 0 | 0.0 | 1,020 | 1,048 | 28 | 2.7 | 1.27 | 1.31 |
| Com/Ind: Lo | 382,406 | 382,406 | 0 | 0.0 | 10,318 | 10,486 | 168 | 1.6 | 2.70 | 2.74 |
| Com/Ind Hi | 2,407,602 | 2,407,602 | 0 | 0.0 | 84,904 | 86,058 | 1,154 | 1.4 | 3.53 | 3.57 |
| Publ U: Elec Gen | 18,924 | 18,924 | 0 | 0.0 | 445 | 452 | 8 | 1.7 | 2.35 | 2.39 |
| Publ U: Other | 200,960 | 200,960 | 0 | 0.0 | 6,818 | 6,916 | 99 | 1.4 | 3.39 | 3.44 |
| Ag Hmstd House | 379,769 | 379,769 | 0 | 0.0 | 3,605 | 3,759 | 154 | 4.3 | 0.95 | 0.99 |
| Ag Hmstd Land | 930,361 | 930,361 | 0 | 0.0 | 3,915 | 4,085 | 170 | 4.4 | 0.42 | 0.44 |
| Ag Non-Hmstd | 486,182 | 486,182 | 0 | 0.0 | 4,704 | 4,886 | 182 | 3.9 | 0.97 | 1.00 |
| Total | 24,417,571 | 24,417,571 | 0 | 0.0 | 361,377 | 369,460 | 8,083 | 2.2 | 1.48 | 1.51 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | | Ref Mkt Val | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|-------------|--------------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 272,375 | 262,924 | -9,451 | -3.5 | County | 38.04 | 39.58 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 7,298 | 7,298 | 0 | 0.0 | City/Town | 32.34 | 32.83 | 1.054 | 1.054 |
| (-) FD Contrib Tax Cap | 22,257 | 22,257 | 0 | 0.0 | School District | 32.19 | 33.53 | 18.327 | 18.327 |
| (=) Taxable Tax Capacity | 242,820 | 233,369 | -9,451 | -3.9 | Special District | 5.23 | 5.45 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 28,261 | 28,261 | 0 | 0.0 | Total | 107.80 | 111.38 | 19.381 | 19.381 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 191,300 | 191,300 | 0.0 | 2,233 | 2,278 | 46 | 2.1 | 1.17 | 1.19 |
| Res Hmstd: Avg Val | 286,900 | 286,900 | 0.0 | 3,535 | 3,624 | 90 | 2.5 | 1.23 | 1.26 |
| Res Hmstd: Hi Val | 382,400 | 382,400 | 0.0 | 4,835 | 4,969 | 134 | 2.8 | 1.26 | 1.3 |
| Res Hmstd: Ex-Hi Val | 573,700 | 573,700 | 0.0 | 7,495 | 7,707 | 212 | 2.8 | 1.31 | 1.34 |
| Apartment | 300,000 | 300,000 | 0.0 | 4,624 | 4,758 | 134 | 2.9 | 1.54 | 1.59 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,815 | 3,896 | 81 | 2.1 | 2.54 | 2.6 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 8,804 | 8,993 | 188 | 2.1 | 2.93 | 3 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 32,089 | 32,780 | 690 | 2.2 | 3.21 | 3.28 |

NORTHERN HENNEPIN CO.

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 16,744,285 | 16,744,285 | 0 | 0.0 | 237,584 | 241,793 | 4,209 | 1.8 | 1.42 | 1.44 |
| Res Non-Hmstd | 1,608,827 | 1,608,827 | 0 | 0.0 | 25,548 | 26,554 | 1,006 | 3.9 | 1.59 | 1.65 |
| Misc props | 23,423 | 23,423 | 0 | 0.0 | 462 | 480 | 18 | 3.9 | 1.97 | 2.05 |
| Apartments | 914,764 | 914,764 | 0 | 0.0 | 17,759 | 18,644 | 885 | 5.0 | 1.94 | 2.04 |
| Low-inc Apts | 136,362 | 136,362 | 0 | 0.0 | 1,621 | 1,692 | 71 | 4.4 | 1.19 | 1.24 |
| Seasonal Rec | 7,901 | 7,901 | 0 | 0.0 | 136 | 140 | 4 | 2.8 | 1.72 | 1.77 |
| Com/Ind: Lo | 341,583 | 341,583 | 0 | 0.0 | 9,968 | 10,165 | 198 | 2.0 | 2.92 | 2.98 |
| Com/Ind Hi | 4,180,910 | 4,180,910 | 0 | 0.0 | 158,425 | 161,329 | 2,905 | 1.8 | 3.79 | 3.86 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 221,346 | 221,346 | 0 | 0.0 | 8,280 | 8,422 | 142 | 1.7 | 3.74 | 3.80 |
| Ag Hmstd House | 67,076 | 67,076 | 0 | 0.0 | 900 | 917 | 17 | 1.9 | 1.34 | 1.37 |
| Ag Hmstd Land | 121,729 | 121,729 | 0 | 0.0 | 693 | 717 | 25 | 3.6 | 0.57 | 0.59 |
| Ag Non-Hmstd | 230,025 | 230,025 | 0 | 0.0 | 2,888 | 2,987 | 99 | 3.4 | 1.26 | 1.30 |
| Total | 24,598,230 | 24,598,230 | 0 | 0.0 | 464,263 | 473,840 | 9,577 | 2.1 | 1.89 | 1.93 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|----------------|------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 294,483 | 279,635 | -14,848 | -5.0 | County | 45.63 | 47.31 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 20,429 | 20,429 | 0 | 0.0 | City/Town | 43.68 | 45.28 | 1.072 | 1.072 |
| (-) FD Contrib Tax Cap | 37,581 | 37,581 | 0 | 0.0 | School District | 28.40 | 30.19 | 22.144 | 22.144 |
| (=) Taxable Tax Capacity | <u>236,473</u> | <u>221,625</u> | <u>-14,848</u> | <u>-6.3</u> | Special District | <u>10.03</u> | <u>10.44</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 46,749 | 46,749 | 0 | 0.0 | Total | 127.74 | 133.21 | 23.216 | 23.216 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 152,500 | 152,500 | 0.0 | 2,067 | 2,072 | 5 | 0.3 | 1.36 | 1.36 |
| Res Hmstd: Avg Val | 228,600 | 228,600 | 0.0 | 3,284 | 3,354 | 70 | 2.1 | 1.44 | 1.47 |
| Res Hmstd: Hi Val | 304,800 | 304,800 | 0.0 | 4,503 | 4,637 | 134 | 3.0 | 1.48 | 1.52 |
| Res Hmstd: Ex-Hi Val | 457,300 | 457,300 | 0.0 | 6,903 | 7,154 | 250 | 3.6 | 1.51 | 1.56 |
| Apartment | 300,000 | 300,000 | 0.0 | 5,487 | 5,692 | 205 | 3.7 | 1.83 | 1.9 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 4,321 | 4,444 | 123 | 2.8 | 2.88 | 2.96 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 9,967 | 10,254 | 287 | 2.9 | 3.32 | 3.42 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 36,312 | 37,366 | 1,053 | 2.9 | 3.63 | 3.74 |

SOUTHEAST HENNEPIN CO.

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 20,168,135 | 20,168,135 | 0 | 0.0 | 268,200 | 273,023 | 4,823 | 1.8 | 1.33 | 1.35 |
| Res Non-Hmstd | 2,134,320 | 2,134,320 | 0 | 0.0 | 30,322 | 31,132 | 810 | 2.7 | 1.42 | 1.46 |
| Misc props | 7,878 | 7,878 | 0 | 0.0 | 157 | 163 | 6 | 3.7 | 1.99 | 2.06 |
| Apartments | 1,984,129 | 1,984,129 | 0 | 0.0 | 33,769 | 34,787 | 1,018 | 3.0 | 1.70 | 1.75 |
| Low-inc Apts | 156,223 | 156,223 | 0 | 0.0 | 1,646 | 1,694 | 48 | 2.9 | 1.05 | 1.08 |
| Seasonal Rec | 3,470 | 3,470 | 0 | 0.0 | 44 | 45 | 1 | 2.2 | 1.26 | 1.29 |
| Com/Ind: Lo | 375,557 | 375,557 | 0 | 0.0 | 10,499 | 10,632 | 133 | 1.3 | 2.80 | 2.83 |
| Com/Ind Hi | 7,452,706 | 7,452,706 | 0 | 0.0 | 271,111 | 274,428 | 3,318 | 1.2 | 3.64 | 3.68 |
| Publ U: Elec Gen | 202 | 202 | 0 | 0.0 | 6 | 6 | 0 | 1.5 | 2.85 | 2.90 |
| Publ U: Other | 172,922 | 172,922 | 0 | 0.0 | 6,308 | 6,385 | 77 | 1.2 | 3.65 | 3.69 |
| Ag Hmstd House | 167 | 167 | 0 | 0.0 | 2 | 2 | 0 | 0.3 | 1.24 | 1.24 |
| Ag Hmstd Land | 60 | 60 | 0 | 0.0 | 0 | 0 | 0 | 5.8 | 0.30 | 0.32 |
| Ag Non-Hmstd | 194 | 194 | 0 | 0.0 | 2 | 2 | 0 | 2.9 | 1.20 | 1.24 |
| Total | 32,455,961 | 32,455,961 | 0 | 0.0 | 622,065 | 632,299 | 10,234 | 1.6 | 1.92 | 1.95 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|----------------|------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 412,670 | 401,547 | -11,124 | -2.7 | County | 45.63 | 47.31 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 27,312 | 27,312 | 0 | 0.0 | City/Town | 38.81 | 39.27 | 0.190 | 0.190 |
| (-) FD Contrib Tax Cap | 64,861 | 64,861 | 0 | 0.0 | School District | 23.45 | 24.32 | 17.338 | 17.338 |
| (=) Taxable Tax Capacity | <u>320,497</u> | <u>309,373</u> | <u>-11,124</u> | <u>-3.5</u> | Special District | <u>11.30</u> | <u>11.73</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 29,166 | 29,166 | 0 | 0.0 | Total | 119.20 | 122.63 | 17.528 | 17.528 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 190,700 | 190,700 | 0.0 | 2,407 | 2,427 | 20 | 0.8 | 1.26 | 1.27 |
| Res Hmstd: Avg Val | 285,900 | 285,900 | 0.0 | 3,794 | 3,866 | 72 | 1.9 | 1.33 | 1.35 |
| Res Hmstd: Hi Val | 381,100 | 381,100 | 0.0 | 5,181 | 5,306 | 124 | 2.4 | 1.36 | 1.39 |
| Res Hmstd: Ex-Hi Val | 571,700 | 571,700 | 0.0 | 8,031 | 8,233 | 202 | 2.5 | 1.40 | 1.44 |
| Apartment | 300,000 | 300,000 | 0.0 | 4,996 | 5,125 | 129 | 2.6 | 1.67 | 1.71 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 4,044 | 4,121 | 77 | 1.9 | 2.7 | 2.75 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 9,348 | 9,528 | 180 | 1.9 | 3.12 | 3.18 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 34,100 | 34,760 | 660 | 1.9 | 3.41 | 3.48 |

SOUTHWEST HENNEPIN CO.

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 27,300,565 | 27,300,565 | 0 | 0.0 | 347,419 | 354,931 | 7,512 | 2.2 | 1.27 | 1.30 |
| Res Non-Hmstd | 3,979,734 | 3,979,734 | 0 | 0.0 | 52,791 | 53,900 | 1,109 | 2.1 | 1.33 | 1.35 |
| Misc props | 18,302 | 18,302 | 0 | 0.0 | 328 | 334 | 7 | 2.1 | 1.79 | 1.83 |
| Apartments | 1,488,134 | 1,488,134 | 0 | 0.0 | 23,760 | 24,302 | 541 | 2.3 | 1.60 | 1.63 |
| Low-inc Apts | 112,663 | 112,663 | 0 | 0.0 | 1,108 | 1,131 | 23 | 2.1 | 0.98 | 1.00 |
| Seasonal Rec | 145,013 | 145,013 | 0 | 0.0 | 1,833 | 1,870 | 37 | 2.0 | 1.26 | 1.29 |
| Com/Ind: Lo | 357,224 | 357,224 | 0 | 0.0 | 9,598 | 9,686 | 89 | 0.9 | 2.69 | 2.71 |
| Com/Ind Hi | 6,082,008 | 6,082,008 | 0 | 0.0 | 215,439 | 217,426 | 1,988 | 0.9 | 3.54 | 3.57 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 211,377 | 211,377 | 0 | 0.0 | 7,403 | 7,471 | 68 | 0.9 | 3.50 | 3.53 |
| Ag Hmstd House | 68,576 | 68,576 | 0 | 0.0 | 809 | 826 | 18 | 2.2 | 1.18 | 1.20 |
| Ag Hmstd Land | 123,556 | 123,556 | 0 | 0.0 | 776 | 796 | 21 | 2.7 | 0.63 | 0.64 |
| Ag Non-Hmstd | 192,524 | 192,524 | 0 | 0.0 | 1,945 | 1,992 | 47 | 2.4 | 1.01 | 1.03 |
| Total | 40,079,677 | 40,079,677 | 0 | 0.0 | 663,208 | 674,668 | 11,459 | 1.7 | 1.65 | 1.68 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 484,514 | 477,341 | -7,174 | -1.5 | County | 45.63 | 47.31 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 8,377 | 8,377 | 0 | 0.0 | City/Town | 28.09 | 28.12 | 1.001 | 1.001 |
| (-) FD Contrib Tax Cap | 53,864 | 53,864 | 0 | 0.0 | School District | 23.83 | 24.33 | 17.189 | 17.189 |
| (=) Taxable Tax Capacity | <u>422,274</u> | <u>415,100</u> | <u>-7,174</u> | <u>-1.7</u> | Special District | <u>10.48</u> | <u>10.87</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 22,919 | 22,919 | 0 | 0.0 | Total | 108.04 | 110.63 | 18.190 | 18.190 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 264,100 | 264,100 | 0.0 | 3,199 | 3,253 | 54 | 1.7 | 1.21 | 1.23 |
| Res Hmstd: Avg Val | 395,900 | 395,900 | 0.0 | 4,981 | 5,082 | 101 | 2.0 | 1.26 | 1.28 |
| Res Hmstd: Hi Val | 527,800 | 527,800 | 0.0 | 6,737 | 6,876 | 139 | 2.1 | 1.28 | 1.30 |
| Res Hmstd: Ex-Hi Val | 791,900 | 791,900 | 0.0 | 10,784 | 11,008 | 224 | 2.1 | 1.36 | 1.39 |
| Apartment | 300,000 | 300,000 | 0.0 | 4,597 | 4,694 | 97 | 2.1 | 1.53 | 1.56 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,802 | 3,861 | 58 | 1.5 | 2.53 | 2.57 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 8,781 | 8,917 | 136 | 1.5 | 2.93 | 2.97 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 32,017 | 32,515 | 499 | 1.6 | 3.20 | 3.25 |

SUBURBAN RAMSEY CO.

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 14,931,372 | 14,931,372 | 0 | 0.0 | 191,857 | 197,597 | 5,741 | 3.0 | 1.28 | 1.32 |
| Res Non-Hmstd | 1,403,887 | 1,403,887 | 0 | 0.0 | 19,688 | 20,490 | 802 | 4.1 | 1.40 | 1.46 |
| Misc props | 93,198 | 93,198 | 0 | 0.0 | 1,622 | 1,694 | 72 | 4.4 | 1.74 | 1.82 |
| Apartments | 1,175,080 | 1,175,080 | 0 | 0.0 | 19,651 | 20,487 | 836 | 4.3 | 1.67 | 1.74 |
| Low-inc Apts | 227,784 | 227,784 | 0 | 0.0 | 2,402 | 2,503 | 101 | 4.2 | 1.05 | 1.10 |
| Seasonal Rec | 12,765 | 12,765 | 0 | 0.0 | 172 | 179 | 7 | 3.9 | 1.35 | 1.40 |
| Com/Ind: Lo | 343,506 | 343,506 | 0 | 0.0 | 9,488 | 9,666 | 178 | 1.9 | 2.76 | 2.81 |
| Com/Ind Hi | 4,727,770 | 4,727,770 | 0 | 0.0 | 171,140 | 174,304 | 3,164 | 1.8 | 3.62 | 3.69 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 219,070 | 219,070 | 0 | 0.0 | 7,917 | 8,068 | 150 | 1.9 | 3.61 | 3.68 |
| Ag Hmstd House | 949 | 949 | 0 | 0.0 | 13 | 13 | 0 | 1.9 | 1.33 | 1.36 |
| Ag Hmstd Land | 279 | 279 | 0 | 0.0 | 1 | 1 | 0 | 13.3 | 0.19 | 0.22 |
| Ag Non-Hmstd | 15,981 | 15,981 | 0 | 0.0 | 162 | 170 | 8 | 4.9 | 1.01 | 1.06 |
| Total | 23,151,640 | 23,151,640 | 0 | 0.0 | 424,113 | 435,171 | 11,058 | 2.6 | 1.83 | 1.88 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 287,389 | 276,138 | -11,251 | -3.9 | County | 54.56 | 57.66 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 18,486 | 18,486 | 0 | 0.0 | City/Town | 28.86 | 29.45 | 0.992 | 0.992 |
| (-) FD Contrib Tax Cap | 39,746 | 39,746 | 0 | 0.0 | School District | 22.66 | 23.84 | 19.894 | 19.894 |
| (=) Taxable Tax Capacity | 229,156 | 217,905 | -11,251 | -4.9 | Special District | 8.47 | 8.92 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 33,353 | 33,353 | 0 | 0.0 | Total | 114.56 | 119.86 | 20.887 | 20.887 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 162,700 | 162,700 | 0.0 | 1,978 | 2,019 | 41 | 2.1 | 1.22 | 1.24 |
| Res Hmstd: Avg Val | 244,000 | 244,000 | 0.0 | 3,152 | 3,251 | 99 | 3.1 | 1.29 | 1.33 |
| Res Hmstd: Hi Val | 325,300 | 325,300 | 0.0 | 4,327 | 4,483 | 157 | 3.6 | 1.33 | 1.38 |
| Res Hmstd: Ex-Hi Val | 488,000 | 488,000 | 0.0 | 6,610 | 6,869 | 259 | 3.9 | 1.35 | 1.41 |
| Apartment | 300,000 | 300,000 | 0.0 | 4,923 | 5,122 | 199 | 4.0 | 1.64 | 1.71 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 3,990 | 4,109 | 119 | 3.0 | 2.66 | 2.74 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 9,205 | 9,483 | 278 | 3.0 | 3.07 | 3.16 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 33,542 | 34,563 | 1,021 | 3.0 | 3.35 | 3.46 |

CITY OF MINNEAPOLIS

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | Effective Tax Rates | | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|----------------------------|-------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 18,313,843 | 18,313,843 | 0 | 0.0 | 294,001 | 298,422 | 4,421 | 1.5 | 1.61 | 1.63 |
| Res Non-Hmstd | 5,148,331 | 5,148,331 | 0 | 0.0 | 91,785 | 95,058 | 3,273 | 3.6 | 1.78 | 1.85 |
| Misc props | 54,165 | 54,165 | 0 | 0.0 | 1,101 | 1,143 | 42 | 3.8 | 2.03 | 2.11 |
| Apartments | 2,930,518 | 2,930,518 | 0 | 0.0 | 59,259 | 61,406 | 2,147 | 3.6 | 2.02 | 2.10 |
| Low-inc Apts | 357,183 | 357,183 | 0 | 0.0 | 4,448 | 4,605 | 157 | 3.5 | 1.25 | 1.29 |
| Seasonal Rec | 14,798 | 14,798 | 0 | 0.0 | 298 | 309 | 11 | 3.6 | 2.01 | 2.09 |
| Com/Ind: Lo | 654,032 | 654,032 | 0 | 0.0 | 19,833 | 20,198 | 366 | 1.8 | 3.03 | 3.09 |
| Com/Ind Hi | 7,112,826 | 7,112,826 | 0 | 0.0 | 282,527 | 287,828 | 5,300 | 1.9 | 3.97 | 4.05 |
| Publ U: Elec Gen | 120,360 | 120,360 | 0 | 0.0 | 3,605 | 3,695 | 90 | 2.5 | 3.00 | 3.07 |
| Publ U: Other | 283,933 | 283,933 | 0 | 0.0 | 11,277 | 11,488 | 212 | 1.9 | 3.97 | 4.05 |
| 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 Non-Hmstd | 1,496 | 1,496 | 0 | 0.0 | 22 | 23 | 1 | 4.0 | 1.45 | 1.51 |
| Total | 34,991,486 | 34,991,486 | 0 | 0.0 | 768,155 | 784,174 | 16,018 | 2.1 | 2.20 | 2.24 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|----------------|------------------|---------------------------|---------------|--------------------|---------------|---------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 442,296 | 428,488 | -13,808 | -3.1 | County | 44.89 | 46.54 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 44,078 | 44,078 | 0 | 0.0 | City/Town | 69.01 | 71.93 | 2.668 | 2.668 |
| (-) FD Contrib Tax Cap | 58,331 | 58,331 | 0 | 0.0 | School District | 22.92 | 23.89 | 18.649 | 18.649 |
| (=) Taxable Tax Capacity | <u>339,887</u> | <u>326,079</u> | <u>-13,808</u> | <u>-4.1</u> | Special District | <u>7.90</u> | <u>8.22</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 57,452 | 57,452 | 0 | 0.0 | Total | 144.72 | 150.58 | 21.317 | 21.317 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|-------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 160,300 | 160,300 | 0.0 | 2,433 | 2,412 | -21 | -0.9 | 1.52 | 1.50 |
| Res Hmstd: Avg Val | 240,300 | 240,300 | 0.0 | 3,834 | 3,896 | 62 | 1.6 | 1.6 | 1.62 |
| Res Hmstd: Hi Val | 320,300 | 320,300 | 0.0 | 5,234 | 5,379 | 145 | 2.8 | 1.63 | 1.68 |
| Res Hmstd: Ex-Hi Val | 480,600 | 480,600 | 0.0 | 7,980 | 8,261 | 282 | 3.5 | 1.66 | 1.72 |
| Apartment | 300,000 | 300,000 | 0.0 | 6,066 | 6,286 | 220 | 3.6 | 2.02 | 2.1 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 4,675 | 4,807 | 132 | 2.8 | 3.12 | 3.20 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 10,801 | 11,109 | 308 | 2.8 | 3.60 | 3.70 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 39,390 | 40,518 | 1,128 | 2.9 | 3.94 | 4.05 |

| |
|-------------------------|
| CITY OF ST. PAUL |
|-------------------------|

| <i>Tax Burdens by Property Class</i> | Taxable Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|-----------------------------|--------------------|---------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd | 11,550,293 | 11,550,293 | 0 | 0.0 | 160,755 | 165,442 | 4,687 | 2.9 | 1.39 | 1.43 |
| Res Non-Hmstd | 2,077,392 | 2,077,392 | 0 | 0.0 | 32,970 | 34,782 | 1,812 | 5.5 | 1.59 | 1.67 |
| Misc props | 6,203 | 6,203 | 0 | 0.0 | 111 | 117 | 6 | 5.7 | 1.78 | 1.89 |
| Apartments | 1,844,564 | 1,844,564 | 0 | 0.0 | 33,521 | 35,386 | 1,866 | 5.6 | 1.82 | 1.92 |
| Low-inc Apts | 330,770 | 330,770 | 0 | 0.0 | 3,679 | 3,880 | 201 | 5.5 | 1.11 | 1.17 |
| Seasonal Rec | 448 | 448 | 0 | 0.0 | 7 | 7 | 0 | 5.4 | 1.49 | 1.57 |
| Com/Ind: Lo | 425,379 | 425,379 | 0 | 0.0 | 12,169 | 12,503 | 334 | 2.7 | 2.86 | 2.94 |
| Com/Ind Hi | 3,619,036 | 3,619,036 | 0 | 0.0 | 136,284 | 140,068 | 3,784 | 2.8 | 3.77 | 3.87 |
| Publ U: Elec Gen | 876 | 876 | 0 | 0.0 | 24 | 25 | 1 | 3.7 | 2.79 | 2.89 |
| Publ U: Other | 227,223 | 227,223 | 0 | 0.0 | 8,553 | 8,790 | 237 | 2.8 | 3.76 | 3.87 |
| 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 Non-Hmstd | 727 | 727 | 0 | 0.0 | 10 | 10 | 1 | 6.1 | 1.34 | 1.42 |
| Total | 20,082,911 | 20,082,911 | 0 | 0.0 | 388,082 | 401,011 | 12,928 | 3.3 | 1.93 | 2.00 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 247,786 | 236,144 | -11,642 | -4.7 | County | 50.56 | 53.44 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 22,828 | 22,828 | 0 | 0.0 | City/Town | 37.97 | 40.37 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 29,483 | 29,483 | 0 | 0.0 | School District | 34.97 | 37.20 | 14.567 | 14.567 |
| (=) Taxable Tax Capacity | 195,475 | 183,833 | -11,642 | -6.0 | Special District | 10.23 | 10.81 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 55,940 | 55,940 | 0 | 0.0 | Total | 133.73 | 141.82 | 14.567 | 14.567 |

Tax Burdens on Hypothetical Properties

| | Taxable Market Value | | | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------|--------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 141,000 | 141,000 | 0.0 | 1,845 | 1,857 | 11 | 0.6 | 1.31 | 1.32 |
| Res Hmstd: Avg Val | 211,300 | 211,300 | 0.0 | 2,951 | 3,046 | 95 | 3.2 | 1.4 | 1.44 |
| Res Hmstd: Hi Val | 281,700 | 281,700 | 0.0 | 4,059 | 4,237 | 178 | 4.4 | 1.44 | 1.50 |
| Res Hmstd: Ex-Hi Val | 422,700 | 422,700 | 0.0 | 6,268 | 6,610 | 342 | 5.5 | 1.48 | 1.56 |
| Apartment | 300,000 | 300,000 | 0.0 | 5,452 | 5,755 | 303 | 5.6 | 1.82 | 1.92 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0.0 | 4,326 | 4,508 | 182 | 4.2 | 2.88 | 3.01 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0.0 | 10,022 | 10,446 | 425 | 4.2 | 3.34 | 3.48 |
| Comm/Ind: Hi Val | 1,000,000 | 1,000,000 | 0.0 | 36,600 | 38,157 | 1,558 | 4.3 | 3.66 | 3.82 |

Baseline Legal Class Report

| | Legal Class | Class Rate | Mkt Val | Net Tax Cap | Net Tax |
|-------|--------------------------------------|------------|-------------|-------------|-----------|
| 179.0 | Blind/disabled Hmstd HGA: <50K | 0.450 | 26,243 | 118 | 27 |
| 180.0 | Ag Hmstd HGA: <76K | 1.000 | 6,037,449 | 60,374 | 41,160 |
| 181.0 | Ag Hmstd HGA: 76K-414K | 1.000 | 5,032,336 | 50,323 | 51,729 |
| 182.0 | Ag Hmstd HGA: 414K-500K | 1.000 | 37,019 | 370 | 381 |
| 183.0 | Ag Hmstd HGA: >500K | 1.250 | 52,904 | 661 | 687 |
| 184.0 | Blind/disabled 2a Hmstd land <50K | 0.450 | 813 | 4 | 1 |
| 185.0 | Ag Hmstd 2a 1 & b: <115K | 0.500 | 9,058,189 | 45,291 | 16,255 |
| 186.0 | Ag Hmstd 2a 1 & b: 115K-345K | 0.500 | 11,924,128 | 59,621 | 47,570 |
| 187.0 | Ag Hmstd 2a 1 & b: 345K-1.14M | 0.500 | 18,443,281 | 92,216 | 69,464 |
| 188.0 | Ag Hmstd 2a 1 & b: >1.14M | 1.000 | 10,601,338 | 106,013 | 76,674 |
| 189.0 | Blind/disabled Hmstd 2b land <50K | 0.450 | 173 | 1 | 0 |
| 190.0 | Ag Hmstd 2b 1 & b: <115K | 0.500 | 944,886 | 4,724 | 1,742 |
| 191.0 | Ag Hmstd 2b 1 & b: 115K-345K | 0.500 | 1,238,012 | 6,190 | 5,258 |
| 192.0 | Ag Hmstd 2b 1 & b: 345K-1.14M | 0.500 | 847,816 | 4,239 | 3,499 |
| 193.0 | Ag Hmstd 2b 1 & b: >1.14M | 1.000 | 203,458 | 2,035 | 1,722 |
| 197.0 | Ag 2a Non-homestead | 1.000 | 24,356,671 | 243,567 | 185,285 |
| 198.0 | Ag 2b Non-homestead | 1.000 | 8,361,321 | 83,613 | 68,577 |
| 199.0 | Migrant Housing <500K | 1.000 | 946 | 9 | 11 |
| 202.0 | Managed forest land (2c) | 0.650 | 311,378 | 2,024 | 1,673 |
| 203.0 | Private Airport (2d) | 1.000 | 814 | 8 | 8 |
| 204.0 | Unmined commercial aggregate deposit | 1.000 | 12 | 0 | 0 |
| 209.0 | Res 1b Homestead: <50K | 0.450 | 471,965 | 2,124 | 2,041 |
| 210.0 | Res Homestead: <76K | 1.000 | 105,093,941 | 1,050,939 | 1,099,607 |
| 211.0 | Res Homestead: 76K-414K | 1.000 | 172,509,055 | 1,725,091 | 2,214,177 |
| 212.0 | Res Homestead: 414K-500K | 1.000 | 3,230,904 | 32,309 | 36,314 |
| 213.0 | Res Homestead: > 500K | 1.250 | 12,122,951 | 151,537 | 177,108 |
| 215.0 | Res NonHmstd 1 unit: <76K | 1.000 | 13,170,097 | 131,701 | 174,709 |
| 216.0 | Res NonHmstd 1 unit: 76K - 500K | 1.000 | 14,873,460 | 148,735 | 194,815 |
| 217.0 | Res NonHmstd 1 unit: >500K | 1.250 | 2,267,382 | 28,342 | 33,804 |
| 219.0 | Res NonHmstd 2-3 units | 1.250 | 8,514,952 | 106,437 | 138,477 |
| 222.0 | Regular apartments (4a) | 1.250 | 17,618,203 | 220,228 | 303,240 |
| 223.0 | Low-income housing (4d) | 0.750 | 2,784,493 | 20,884 | 29,741 |
| 224.0 | Student housing | 1.000 | 25,178 | 252 | 355 |
| 225.0 | Manuf home park land | 1.250 | 607,468 | 7,593 | 9,795 |
| 227.0 | Non-comm SeasRec: <76K | 1.000 | 9,622,721 | 96,227 | 77,361 |
| 228.0 | Non-Comm SeasRec: 76K-500K | 1.000 | 14,546,541 | 145,465 | 127,316 |
| 229.0 | Non-comm SeasRec: >500K | 1.250 | 1,628,197 | 20,352 | 16,276 |
| 231.0 | Comm SeasRec 1c: <600K | 0.500 | 411,763 | 2,059 | 1,655 |
| 232.0 | Com SeasRec 1c: 600K-2.3M | 1.000 | 208,868 | 2,089 | 1,537 |
| 233.0 | Com SeasRec 1c: >2.3M | 1.250 | 26,574 | 332 | 261 |
| 234.0 | Com SeasRec 4c: <500K | 1.000 | 213,644 | 2,136 | 2,279 |

House Research Dept.

Simulation No. 11F1

Baseline: Final Pay 2011

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| 9/19/2011 | 5:09 PM | Alternative: Pay 2011 under MVHC conversion w/no levy chang | (all figures in \$000s) | | | |
|-----------|--|---|-------------------------|---------|-----------|--|
| 235.0 | Com SeasRec 4c: >500K | 1.250 | 161,124 | 2,014 | 1,857 | |
| 236.0 | Bed & Breakfast | 1.250 | 23,057 | 288 | 318 | |
| 237.0 | Qualifying golf courses | 1.250 | 252,491 | 3,156 | 3,388 | |
| 238.0 | Metro Non-profit Indoor Rec | 1.250 | 14,556 | 182 | 294 | |
| 239.0 | Non-profit/Comm Serv - NonRev | 1.500 | 36,027 | 540 | 704 | |
| 240.0 | Non-profit/Comm Serv - donation | 1.500 | 72,174 | 1,083 | 1,602 | |
| 241.0 | Seasonal Restaurant on Lake | 1.250 | 18,238 | 228 | 185 | |
| 242.0 | Qualifying Marina <500K | 1.000 | 10,766 | 108 | 126 | |
| 243.0 | Qualifying Marina >500K | 1.250 | 20,218 | 253 | 284 | |
| 245.0 | Commercial: <150K | 1.500 | 8,682,082 | 130,231 | 232,289 | |
| 246.0 | Commercial: >150K | 2.000 | 46,877,493 | 937,550 | 1,680,669 | |
| 247.0 | Comm'l border city: <150K | 1.500 | 740 | 11 | 19 | |
| 248.0 | Comm'l border city: >150K | 2.000 | 12,597 | 252 | 334 | |
| 256.0 | Industrial: <150K | 1.500 | 1,316,012 | 19,740 | 36,108 | |
| 257.0 | Industrial: >150K | 2.000 | 14,227,269 | 284,545 | 513,213 | |
| 259.0 | Ind'l border city: >150K | 2.000 | 4,282 | 86 | 100 | |
| 267.0 | Publ Util: land & bldgs <150K | 1.500 | 72,897 | 1,093 | 1,769 | |
| 268.0 | Publ Util: land & bldgs >150K | 2.000 | 957,436 | 19,149 | 32,044 | |
| 269.0 | Publ Util: Electric Generat Mach | 2.000 | 1,655,111 | 33,102 | 38,922 | |
| 270.0 | Publ Util: machinery (non-generat) | 2.000 | 1,416,027 | 28,321 | 42,966 | |
| 272.0 | Railroad <150K | 1.500 | 164,135 | 2,462 | 4,612 | |
| 273.0 | Railroad >150K | 2.000 | 790,705 | 15,814 | 25,967 | |
| 275.0 | Non-comm aircraft hangars | 1.500 | 4,121 | 62 | 76 | |
| 276.0 | Mineral | 2.000 | 2,202 | 44 | 87 | |
| 277.0 | Misc class 5 | 2.000 | 2,327 | 47 | 60 | |
| 283.0 | Personal: 3f | 1.000 | 12,421 | 124 | 120 | |
| 284.0 | Non-comm aircraft hangars | 1.500 | 82,447 | 1,237 | 1,468 | |
| 285.0 | Pers: It31 tools&mach excl elec gen | 2.000 | 208,961 | 4,179 | 6,248 | |
| 286.0 | Pers: It32 struct/lease land-non C/I,SRR | 1.000 | 15,946 | 159 | 200 | |
| 287.0 | Pers: It32 struct/leased land-NCSRR<76 | 1.000 | 50,460 | 505 | 447 | |
| 288.0 | Pers: It32 NCSRR: 76K-500K | 1.000 | 5,282 | 53 | 39 | |
| 290.0 | Pers: It32 struct/leased land-C/I | 2.000 | 22,833 | 457 | 709 | |
| 291.0 | Pers: Item 33 ag real estate | 1.000 | 34,557 | 346 | 345 | |
| 293.0 | Pers: It41 struct/leased land - C/I | 2.000 | 464,039 | 9,281 | 12,548 | |
| 298.0 | Pers: Item 41 Border EZ | 2.000 | 29 | 1 | 1 | |
| 299.0 | Pers: Item 42 non-EZ struct/RR land | 2.000 | 34,142 | 683 | 1,262 | |
| 301.0 | Pers: It43 leased real estate - non C/I | 1.500 | 24,803 | 372 | 590 | |
| 302.0 | Pers: Item 43 leased real estate - C/I | 2.000 | 494,560 | 9,891 | 12,914 | |
| 303.0 | Pers: Item 44 electric util trans lines | 2.000 | 1,834,076 | 36,682 | 62,091 | |
| 304.0 | Pers: Item 44 electric util distri lines | 2.000 | 266,300 | 5,326 | 9,284 | |
| 305.0 | Pers: Item 45 syst/gas utils | 2.000 | 2,595,954 | 51,919 | 80,379 | |
| 306.0 | Pers: Item 46 syst/water utils | 2.000 | 71 | 1 | 2 | |
| 307.0 | Pers: Item 48 misc | 2.000 | 15,645 | 313 | 357 | |

State Total

560,384,158

6,258,123

8,019,587

Alternative Legal Class Report

| | Legal Class | Class Rate | Mkt Val | Net Tax Cap | Net Tax |
|-------|--------------------------------------|------------|-------------|-------------|-----------|
| 179.0 | Blind/disabled Hmstd HGA: <50K | 0.050 | 26,243 | 13 | 29 |
| 180.0 | Ag Hmstd HGA: <76K | 0.600 | 6,037,449 | 36,225 | 43,419 |
| 181.0 | Ag Hmstd HGA: 76K-414K | 1.090 | 5,032,336 | 54,852 | 58,396 |
| 182.0 | Ag Hmstd HGA: 414K-500K | 1.000 | 37,019 | 370 | 397 |
| 183.0 | Ag Hmstd HGA: >500K | 1.250 | 52,904 | 661 | 714 |
| 184.0 | Blind/disabled 2a Hmstd land <50K | 0.450 | 813 | 4 | 1 |
| 185.0 | Ag Hmstd 2a 1 & b: <115K | 0.500 | 9,058,189 | 45,291 | 18,719 |
| 186.0 | Ag Hmstd 2a 1 & b: 115K-345K | 0.500 | 11,924,128 | 59,621 | 50,357 |
| 187.0 | Ag Hmstd 2a 1 & b: 345K-1.14M | 0.500 | 18,443,281 | 92,216 | 73,395 |
| 188.0 | Ag Hmstd 2a 1 & b: >1.14M | 1.000 | 10,601,338 | 106,013 | 80,785 |
| 189.0 | Blind/disabled Hmstd 2b land <50K | 0.450 | 173 | 1 | 0 |
| 190.0 | Ag Hmstd 2b 1 & b: <115K | 0.500 | 944,886 | 4,724 | 2,048 |
| 191.0 | Ag Hmstd 2b 1 & b: 115K-345K | 0.500 | 1,238,012 | 6,190 | 5,556 |
| 192.0 | Ag Hmstd 2b 1 & b: 345K-1.14M | 0.500 | 847,816 | 4,239 | 3,727 |
| 193.0 | Ag Hmstd 2b 1 & b: >1.14M | 1.000 | 203,458 | 2,035 | 1,817 |
| 197.0 | Ag 2a Non-homestead | 1.000 | 24,356,671 | 243,567 | 195,484 |
| 198.0 | Ag 2b Non-homestead | 1.000 | 8,361,321 | 83,613 | 72,848 |
| 199.0 | Migrant Housing <500K | 1.000 | 946 | 9 | 12 |
| 202.0 | Managed forest land (2c) | 0.650 | 311,378 | 2,024 | 1,779 |
| 203.0 | Private Airport (2d) | 1.000 | 814 | 8 | 8 |
| 204.0 | Unmined commercial aggregate deposit | 1.000 | 12 | 0 | 0 |
| 209.0 | Res 1b Homestead: <50K | 0.050 | 471,965 | 236 | 611 |
| 210.0 | Res Homestead: <76K | 0.600 | 105,093,941 | 630,564 | 943,181 |
| 211.0 | Res Homestead: 76K-414K | 1.090 | 172,509,055 | 1,880,349 | 2,477,660 |
| 212.0 | Res Homestead: 414K-500K | 1.000 | 3,230,904 | 32,309 | 37,603 |
| 213.0 | Res Homestead: > 500K | 1.250 | 12,122,951 | 151,537 | 182,098 |
| 215.0 | Res NonHmstd 1 unit: <76K | 1.000 | 13,170,097 | 131,701 | 184,229 |
| 216.0 | Res NonHmstd 1 unit: 76K - 500K | 1.000 | 14,873,460 | 148,735 | 202,796 |
| 217.0 | Res NonHmstd 1 unit: >500K | 1.250 | 2,267,382 | 28,342 | 34,726 |
| 219.0 | Res NonHmstd 2-3 units | 1.250 | 8,514,952 | 106,437 | 145,097 |
| 222.0 | Regular apartments (4a) | 1.250 | 17,618,203 | 220,228 | 317,252 |
| 223.0 | Low-income housing (4d) | 0.750 | 2,784,493 | 20,884 | 31,317 |
| 224.0 | Student housing | 1.000 | 25,178 | 252 | 371 |
| 225.0 | Manuf home park land | 1.250 | 607,468 | 7,593 | 10,300 |
| 227.0 | Non-comm SeasRec: <76K | 1.000 | 9,622,721 | 96,227 | 80,876 |
| 228.0 | Non-Comm SeasRec: 76K-500K | 1.000 | 14,546,541 | 145,465 | 131,657 |
| 229.0 | Non-comm SeasRec: >500K | 1.250 | 1,628,197 | 20,352 | 16,682 |
| 231.0 | Comm SeasRec 1c: <600K | 0.500 | 411,763 | 2,059 | 1,727 |
| 232.0 | Com SeasRec 1c: 600K-2.3M | 1.000 | 208,868 | 2,089 | 1,593 |
| 233.0 | Com SeasRec 1c: >2.3M | 1.250 | 26,574 | 332 | 268 |

House Research Dept.

Simulation No. 11F1

Baseline: Final Pay 2011

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| 9/19/2011 | 5:09 PM | Alternative: Pay 2011 under MVHC conversion w/no levy chang | (all figures in \$000s) | | | |
|------------------|--|--|--------------------------------|---------|-----------|--|
| 234.0 | Com SeasRec 4c: <500K | 1.000 | 213,644 | 2,136 | 2,368 | |
| 235.0 | Com SeasRec 4c: >500K | 1.250 | 161,124 | 2,014 | 1,907 | |
| 236.0 | Bed & Breakfast | 1.250 | 23,057 | 288 | 340 | |
| 237.0 | Qualifying golf courses | 1.250 | 252,491 | 3,156 | 3,551 | |
| 238.0 | Metro Non-profit Indoor Rec | 1.250 | 14,556 | 182 | 305 | |
| 239.0 | Non-profit/Comm Serv - NonRev | 1.500 | 36,027 | 540 | 742 | |
| 240.0 | Non-profit/Comm Serv - donation | 1.500 | 72,174 | 1,083 | 1,702 | |
| 241.0 | Seasonal Restaurant on Lake | 1.250 | 18,238 | 228 | 191 | |
| 242.0 | Qualifying Marina <500K | 1.000 | 10,766 | 108 | 131 | |
| 243.0 | Qualifying Marina >500K | 1.250 | 20,218 | 253 | 291 | |
| 245.0 | Commercial: <150K | 1.500 | 8,682,082 | 130,231 | 242,020 | |
| 246.0 | Commercial: >150K | 2.000 | 46,877,493 | 937,550 | 1,719,189 | |
| 247.0 | Comm'l border city: <150K | 1.500 | 740 | 11 | 20 | |
| 248.0 | Comm'l border city: >150K | 2.000 | 12,597 | 252 | 291 | |
| 256.0 | Industrial: <150K | 1.500 | 1,316,012 | 19,740 | 37,280 | |
| 257.0 | Industrial: >150K | 2.000 | 14,227,269 | 284,545 | 525,340 | |
| 259.0 | Ind'l border city: >150K | 2.000 | 4,282 | 86 | 98 | |
| 267.0 | Publ Util: land & bldgs <150K | 1.500 | 72,897 | 1,093 | 1,842 | |
| 268.0 | Publ Util: land & bldgs >150K | 2.000 | 957,436 | 19,149 | 32,892 | |
| 269.0 | Publ Util: Electric Generat Mach | 2.000 | 1,655,111 | 33,102 | 40,275 | |
| 270.0 | Publ Util: machinery (non-generat) | 2.000 | 1,416,027 | 28,321 | 44,353 | |
| 272.0 | Railroad <150K | 1.500 | 164,135 | 2,462 | 4,709 | |
| 273.0 | Railroad >150K | 2.000 | 790,705 | 15,814 | 26,975 | |
| 275.0 | Non-comm aircraft hangars | 1.500 | 4,121 | 62 | 81 | |
| 276.0 | Mineral | 2.000 | 2,202 | 44 | 96 | |
| 277.0 | Misc class 5 | 2.000 | 2,327 | 47 | 65 | |
| 283.0 | Personal: 3f | 1.000 | 12,421 | 124 | 126 | |
| 284.0 | Non-comm aircraft hangars | 1.500 | 82,447 | 1,237 | 1,546 | |
| 285.0 | Pers: It31 tools&mach excl elec gen | 2.000 | 208,961 | 4,179 | 6,479 | |
| 286.0 | Pers: It32 struct/lease land-non C/L,SRR | 1.000 | 15,946 | 159 | 214 | |
| 287.0 | Pers: It32 struct/leased land-NCSRR<76 | 1.000 | 50,460 | 505 | 469 | |
| 288.0 | Pers: It32 NCSRR: 76K-500K | 1.000 | 5,282 | 53 | 40 | |
| 290.0 | Pers: It32 struct/leased land-C/I | 2.000 | 22,833 | 457 | 739 | |
| 291.0 | Pers: Item 33 ag real estate | 1.000 | 34,557 | 346 | 374 | |
| 293.0 | Pers: It41 struct/leased land - C/I | 2.000 | 464,039 | 9,281 | 12,986 | |
| 298.0 | Pers: Item 41 Border EZ | 2.000 | 29 | 1 | 1 | |
| 299.0 | Pers: Item 42 non-EZ struct/RR land | 2.000 | 34,142 | 683 | 1,357 | |
| 301.0 | Pers: It43 leased real estate - non C/I | 1.500 | 24,803 | 372 | 612 | |
| 302.0 | Pers: Item 43 leased real estate - C/I | 2.000 | 494,560 | 9,891 | 13,213 | |
| 303.0 | Pers: Item 44 electric util trans lines | 2.000 | 1,834,076 | 36,682 | 63,957 | |
| 304.0 | Pers: Item 44 electric util distri lines | 2.000 | 266,300 | 5,326 | 9,720 | |
| 305.0 | Pers: Item 45 syst/gas utils | 2.000 | 2,595,954 | 51,919 | 83,017 | |
| 306.0 | Pers: Item 46 syst/water utils | 2.000 | 71 | 1 | 2 | |
| 307.0 | Pers: Item 48 misc | 2.000 | 15,645 | 313 | 375 | |

State Total

560,384,158

5,971,392

8,291,816

Baseline Levy Summary*Levy Summary Report*

| | County | City | Town | School District | Special District | State | Total |
|--------------------------------|----------------------------|-------------|-------------|-----------------------------------|-------------------------|--------------|--------------|
| Certified NTC Levy | 2,655,492 | 1,835,909 | 217,656 | 1,408,591 | 314,110 | 796,623 | 7,223,381 |
| Certified MKV Levy | 2,993 | 32,207 | 194 | 832,609 | 457 | 0 | 868,003 |
| Fiscal Disparities Levy | 166,529 | 168,292 | 1,490 | 179,693 | 35,748 | 0 | 551,752 |
| Disparity Reduction Aid | 9,667 | 0 | 471 | 8,075 | 0 | 0 | 18,213 |
| Spread NTC Levy | 2,479,296 | 1,667,617 | 215,695 | 1,293,852 | 278,363 | 796,623 | 6,731,446 |
| Spread MKV Levy | 2,993 | 32,207 | 194 | 759,580 | 457 | 0 | 795,430 |
| Tax Incr Financing Levy | | | | | | | 278,606 |
| | Homestead Credit | 291,208 | | Taconite credit | | 16,652 | |
| | Agricultural Credit | 23,690 | | Disparity Reduction Credit | | 6,279 | |

Alternative Levy Summary*Levy Summary Report*

| | County | City | Town | School District | Special District | State | Total |
|--------------------------------|----------------------------|-------------|-------------|-----------------------------------|-------------------------|--------------|--------------|
| Certified NTC Levy | 2,655,492 | 1,809,493 | 212,724 | 1,408,591 | 314,110 | 796,623 | 7,197,033 |
| Certified MKV Levy | 2,993 | 32,207 | 194 | 832,609 | 457 | 0 | 868,003 |
| Fiscal Disparities Levy | 166,529 | 168,292 | 1,490 | 179,693 | 35,748 | 0 | 551,752 |
| Disparity Reduction Aid | 9,760 | 0 | 505 | 8,099 | 0 | 0 | 18,364 |
| Spread NTC Levy | 2,479,204 | 1,641,201 | 210,729 | 1,293,828 | 278,363 | 796,623 | 6,699,947 |
| Spread MKV Levy | 2,993 | 32,207 | 194 | 759,580 | 457 | 0 | 795,430 |
| Tax Incr Financing Levy | | | | | | | 292,872 |
| | Homestead Credit | 0 | | Taconite credit | | 17,073 | |
| | Agricultural Credit | 23,690 | | Disparity Reduction Credit | | 7,571 | |