

# House Research Simulation Report: Property Tax

**Simulation #11F1**

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Steve Hinze, Legislative Analyst (steve.hinze@house.mn)

## 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property taxes payable in 2011 to what property tax burdens would be in 2011 if the market value homestead credit had been replaced by a homestead market value exclusion (as it was for pay 2012 in Laws 2011, Special Session #1, chapter 7).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.
- **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. However, the exclusion is taken into account in computing the overall tax burden for each class of property, and in computing taxes for the hypothetical homes shown at the bottom of each page. The aggregate 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
<b>Disabled homestead</b>	0.45%	0.45%
<b>Residential homestead:</b>		
<\$500,000	1.0	1.0*
>\$500,000	1.25	1.25
<b>Residential non-homestead:</b>		
Single unit:		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
2-3 unit and undeveloped land	1.25	1.25
<b>Apartments:</b>		
Regular	1.25	1.25
Low-income	0.75	0.75
<b>Commercial-industrial-public utility:</b>		
<\$150,000	1.5	1.5
>\$150,000	2.0	2.0
Electric generation machinery	2.0	2.0
<b>Commercial seasonal recreational:</b>		
Homestead resorts (1c):		
<\$600,000	0.5	0.5
\$600,000 - \$2,300,000	1.0	1.0
>\$2,300,000	1.25	1.25
Nonhomestead resorts (4c):		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
<b>Non-commercial seasonal recreational:</b>		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
<b>Agricultural land &amp; buildings:</b>		
<b>Homestead:</b>		
<\$1,140,000	0.5	0.5
>\$1,140,000	1.0	1.0
<b>Nonhomestead</b>		
Agricultural and rural vacant	1.0	1.0
Managed forest land	0.65	0.65
<b>Credits:</b>		
<b>Homestead:</b>		
Rate	0.4%	0%
Maximum	\$304	\$0
Phase-out rate	0.09%	0%
<b>Agricultural homestead land:</b>		
Rate	0.3%	0%
Maximum	\$345	\$0
Phase-out rate	0.05%	0%

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

<b>Aitkin County</b>	<b>Aitkin city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	55,239	55,239	0	0.0	310	345	35	11.2	0.56	0.62
Res Non-Hmstd	14,535	14,535	0	0.0	158	172	14	8.7	1.09	1.18
Misc props	586	586	0	0.0	10	11	1	7.6	1.72	1.86
Apartments	11,338	11,338	0	0.0	148	161	13	8.7	1.30	1.42
Low-inc Apts	1,898	1,898	0	0.0	15	16	1	8.6	0.79	0.86
Seasonal Rec	92	92	0	0.0	1	1	0	8.2	1.11	1.20
Com/Ind: Lo	18,561	18,561	0	0.0	449	468	19	4.3	2.42	2.52
Com/Ind Hi	19,527	19,527	0	0.0	626	654	27	4.4	3.21	3.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	139	139	0	0.0	4	5	0	4.4	3.21	3.35
Ag Hmstd House	59	59	0	0.0	0	0	0	23.5	0.29	0.36
Ag Hmstd Land	70	70	0	0.0	0	0	0	39.8	0.09	0.13
Ag Non-Hmstd	352	352	0	0.0	4	4	0	9.0	1.01	1.10
<b>Total</b>	<b>122,396</b>	<b>122,396</b>	<b>0</b>	<b>0.0</b>	<b>1,725</b>	<b>1,836</b>	<b>111</b>	<b>6.4</b>	<b>1.41</b>	<b>1.50</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,542	1,414	-128	-8.3	County	34.64	35.96	0.00	0.00
(-) TIF Tax Capacity	197	197	0	0.0	City/Town	63.22	70.86	0.00	0.00
(-) FD Contrib Tax Cap	155	155	0	0.0	School District	2.82	2.93	4.27	4.27
(=) Taxable Tax Capacity	<u>1,190</u>	<u>1,062</u>	<u>-128</u>	<u>-10.8</u>	Special District	<u>0.16</u>	<u>0.17</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	89	89	0	0.0	<b>Total</b>	<b>100.83</b>	<b>109.92</b>	<b>4.27</b>	<b>4.27</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	78,300	78,300	0.0	231	272	41	17.8	0.3	0.35
Res Hmstd: Avg Val	117,400	117,400	0.0	677	758	80	11.8	0.58	0.65
Res Hmstd: Hi Val	156,500	156,500	0.0	1,124	1,243	119	10.6	0.72	0.79
Res Hmstd: Ex-Hi Val	234,700	234,700	0.0	2,016	2,213	197	9.8	0.86	0.94
Apartment	300,000	300,000	0.0	3,910	4,250	341	8.7	1.30	1.42
Comm/Ind: Lo Val	150,000	150,000	0.0	3,625	3,783	157	4.3	2.42	2.52
Comm/Ind: Med Val	300,000	300,000	0.0	8,438	8,805	367	4.4	2.81	2.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,895	32,241	1,346	4.4	3.09	3.22

<b>Aitkin County</b>	<b>Hill City city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	13,365	13,365	0	0.0	163	160	-3	-1.7	1.22	1.20
Res Non-Hmstd	3,587	3,587	0	0.0	55	60	5	8.5	1.53	1.66
Misc props	90	90	0	0.0	2	2	0	8.6	2.22	2.42
Apartments	780	780	0	0.0	15	16	1	8.5	1.86	2.02
Low-inc Apts	333	333	0	0.0	4	4	0	8.5	1.12	1.22
Seasonal Rec	8,416	8,416	0	0.0	131	142	11	8.2	1.56	1.68
Com/Ind: Lo	2,530	2,530	0	0.0	75	80	5	6.5	2.96	3.15
Com/Ind Hi	898	898	0	0.0	35	38	2	6.5	3.93	4.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	84	84	0	0.0	3	4	0	6.5	3.93	4.18
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	266	266	0	0.0	4	4	0	8.7	1.46	1.58
<b>Total</b>	<b>30,348</b>	<b>30,348</b>	<b>0</b>	<b>0.0</b>	<b>487</b>	<b>509</b>	<b>22</b>	<b>4.5</b>	<b>1.60</b>	<b>1.68</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	328	293	-35	-10.6	County	33.01	34.15	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	74.43	83.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.10	40.84	3.94	3.94
(=) Taxable Tax Capacity	<u>328</u>	<u>293</u>	<u>-35</u>	<u>-10.6</u>	Special District	<u>0.16</u>	<u>0.17</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>145.70</b>	<b>158.42</b>	<b>3.94</b>	<b>3.94</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	59,400	59,400	0.0	651	588	-63	-9.7	1.1	0.99
Res Hmstd: Avg Val	89,000	89,000	0.0	1,039	982	-58	-5.5	1.17	1.10
Res Hmstd: Hi Val	118,700	118,700	0.0	1,511	1,507	-4	-0.3	1.27	1.27
Res Hmstd: Ex-Hi Val	178,100	178,100	0.0	2,453	2,556	103	4.2	1.38	1.43
Apartment	300,000	300,000	0.0	5,582	6,059	477	8.5	1.86	2.02
Comm/Ind: Lo Val	150,000	150,000	0.0	4,436	4,722	286	6.5	2.96	3.15
Comm/Ind: Med Val	300,000	300,000	0.0	10,331	10,999	668	6.5	3.44	3.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,841	40,291	2,449	6.5	3.78	4.03

<b>Aitkin County</b>	<b>McGrath city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	1,178	1,178	0	0.0	11	11	1	6.2	0.90	0.95
Res Non-Hmstd	557	557	0	0.0	8	9	2	21.4	1.35	1.64
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	8	8	0	0.0	0	0	0	20.8	1.39	1.68
Com/Ind: Lo	33	33	0	0.0	1	1	0	15.8	2.74	3.17
Com/Ind Hi	11	11	0	0.0	0	0	0	15.9	3.64	4.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	24	24	0	0.0	1	1	0	15.9	3.64	4.21
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	5	5	0	0.0	0	0	0	40.6	0.36	0.50
Ag Non-Hmstd	75	75	0	0.0	1	1	0	22.0	1.31	1.60
<b>Total</b>	<b>1,890</b>	<b>1,890</b>	<b>0</b>	<b>0.0</b>	<b>21</b>	<b>24</b>	<b>3</b>	<b>13.4</b>	<b>1.13</b>	<b>1.28</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	19	14	-5	-24.4	County	34.64	35.97	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	84.27	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.09	12.47	3.58	3.58
(=) Taxable Tax Capacity	19	14	-5	-24.4	Special District	0.16	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	131.16	160.02	3.58	3.58

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	30,400	30,400	0.0	288	303	15	5.1	0.95	1
Res Hmstd: Avg Val	45,600	45,600	0.0	432	454	22	5.1	0.95	1
Res Hmstd: Hi Val	60,800	60,800	0.0	576	606	30	5.1	0.95	1
Res Hmstd: Ex-Hi Val	91,200	91,200	0.0	939	1,028	89	9.5	1.03	1.13
Comm/Ind: Lo Val	150,000	150,000	0.0	4,104	4,753	649	15.8	2.74	3.17
Comm/Ind: Med Val	300,000	300,000	0.0	9,557	11,072	1,515	15.9	3.19	3.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,007	40,563	5,556	15.9	3.50	4.06

<b>Aitkin County</b>	<b>McGregor city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	5,608	5,608	0	0.0	55	53	-1	-2.7	0.98	0.95
Res Non-Hmstd	2,527	2,527	0	0.0	35	37	2	5.9	1.37	1.45
Misc props	557	557	0	0.0	11	11	1	5.8	1.89	2.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	80	80	0	0.0	1	1	0	5.7	1.38	1.46
Com/Ind: Lo	6,331	6,331	0	0.0	172	179	7	4.3	2.71	2.83
Com/Ind Hi	4,219	4,219	0	0.0	152	159	7	4.3	3.60	3.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	82	82	0	0.0	3	3	0	4.3	3.60	3.76
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	37	37	0	0.0	0	0	0	11.2	0.35	0.39
Ag Non-Hmstd	220	220	0	0.0	3	3	0	6.0	1.30	1.37
<b>Total</b>	<b>19,660</b>	<b>19,660</b>	<b>0</b>	<b>0.0</b>	<b>431</b>	<b>446</b>	<b>16</b>	<b>3.6</b>	<b>2.19</b>	<b>2.27</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	273	255	-17	-6.4	County	32.59	33.76	0.00	0.00
(-) TIF Tax Capacity	20	20	0	0.0	City/Town	86.99	93.43	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.83	10.05	3.59	3.59
(=) Taxable Tax Capacity	253	235	-17	-6.9	Special District	0.16	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>129.57</b>	<b>137.41</b>	<b>3.59</b>	<b>3.59</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	52,500	52,500	0.0	489	452	-37	-7.7	0.93	0.86
Res Hmstd: Avg Val	78,700	78,700	0.0	746	695	-51	-6.9	0.95	0.88
Res Hmstd: Hi Val	104,900	104,900	0.0	1,119	1,097	-22	-2.0	1.07	1.05
Res Hmstd: Ex-Hi Val	157,400	157,400	0.0	1,865	1,902	37	2.0	1.19	1.21
Apartment	300,000	300,000	0.0	4,967	5,260	294	5.9	1.66	1.75
Comm/Ind: Lo Val	150,000	150,000	0.0	4,068	4,244	176	4.3	2.71	2.83
Comm/Ind: Med Val	300,000	300,000	0.0	9,474	9,885	411	4.3	3.16	3.3
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,702	36,210	1,508	4.3	3.47	3.62

<b>Aitkin County</b>	<b>Palisade city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	4,797	4,797	0	0.0	20	24	4	17.9	0.42	0.49
Res Non-Hmstd	1,310	1,310	0	0.0	14	16	2	16.1	1.03	1.20
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	291	291	0	0.0	3	4	0	15.5	1.07	1.24
Com/Ind: Lo	656	656	0	0.0	16	17	1	8.1	2.38	2.58
Com/Ind Hi	37	37	0	0.0	1	1	0	8.1	3.17	3.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	30	30	0	0.0	1	1	0	8.1	3.17	3.42
Ag Hmstd House	313	313	0	0.0	2	2	0	27.1	0.55	0.69
Ag Hmstd Land	165	165	0	0.0	0	0	0	73.2	0.14	0.23
Ag Non-Hmstd	107	107	0	0.0	1	1	0	16.8	0.98	1.15
<b>Total</b>	<b>7,706</b>	<b>7,706</b>	<b>0</b>	<b>0.0</b>	<b>57</b>	<b>66</b>	<b>8</b>	<b>14.8</b>	<b>0.74</b>	<b>0.85</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	80	65	-15	-19.3	County	34.60	35.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	60.85	76.00	0.00	0.00
(-) FD Contrib Tax Cap	3	3	0	0.0	School District	2.79	2.88	4.27	4.27
(=) Taxable Tax Capacity	<u>78</u>	<u>62</u>	<u>-15</u>	<u>-19.9</u>	Special District	<u>0.16</u>	<u>0.17</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	7	7	0	0.0	<b>Total</b>	<b>98.39</b>	<b>114.97</b>	<b>4.27</b>	<b>4.27</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	52,400	52,400	0.0	141	165	24	16.9	0.27	0.31
Res Hmstd: Avg Val	78,500	78,500	0.0	217	299	83	38.1	0.28	0.38
Res Hmstd: Hi Val	104,700	104,700	0.0	507	639	132	26.0	0.48	0.61
Res Hmstd: Ex-Hi Val	157,000	157,000	0.0	1,091	1,317	226	20.7	0.69	0.84
Comm/Ind: Lo Val	150,000	150,000	0.0	3,577	3,867	289	8.1	2.38	2.58
Comm/Ind: Med Val	300,000	300,000	0.0	8,326	9,001	675	8.1	2.78	3.00
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,486	32,961	2,475	8.1	3.05	3.3



<b>Aitkin County</b>	<b>Tamarack city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	1,240	1,240	0	0.0	9	10	1	10.9	0.70	0.78
Res Non-Hmstd	659	659	0	0.0	7	8	1	8.6	1.08	1.17
Misc props	139	139	0	0.0	3	3	0	7.5	1.86	2.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	194	194	0	0.0	2	2	0	8.3	1.12	1.21
Com/Ind: Lo	724	724	0	0.0	17	18	1	5.9	2.34	2.48
Com/Ind Hi	179	179	0	0.0	6	6	0	6.0	3.10	3.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	34	34	0	0.0	1	1	0	6.0	3.10	3.29
Ag Hmstd House	479	479	0	0.0	4	4	0	4.8	0.81	0.85
Ag Hmstd Land	930	930	0	0.0	3	4	0	12.6	0.37	0.42
Ag Non-Hmstd	22	22	0	0.0	0	0	0	8.9	1.05	1.14
<b>Total</b>	<b>4,600</b>	<b>4,600</b>	<b>0</b>	<b>0.0</b>	<b>52</b>	<b>56</b>	<b>4</b>	<b>7.7</b>	<b>1.12</b>	<b>1.21</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	48	42	-6	-11.6	County	34.64	35.97	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	57.69	65.23	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.10	12.48	3.59	3.59
(=) Taxable Tax Capacity	48	42	-6	-11.6	Special District	0.16	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>104.58</b>	<b>113.84</b>	<b>3.59</b>	<b>3.59</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	36,800	36,800	0.0	251	265	14	5.5	0.68	0.72
Res Hmstd: Avg Val	55,100	55,100	0.0	376	396	21	5.5	0.68	0.72
Res Hmstd: Hi Val	73,500	73,500	0.0	501	528	27	5.5	0.68	0.72
Res Hmstd: Ex-Hi Val	110,300	110,300	0.0	920	984	64	7.0	0.83	0.89
Apartment	300,000	300,000	0.0	4,029	4,377	348	8.6	1.34	1.46
Comm/Ind: Lo Val	150,000	150,000	0.0	3,506	3,714	209	5.9	2.34	2.48
Comm/Ind: Med Val	300,000	300,000	0.0	8,162	8,648	487	6.0	2.72	2.88
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,890	31,674	1,784	6.0	2.99	3.17

Anoka County

Anoka city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	691,141	691,141	0	0.0	8,669	9,123	454	5.2	1.25	1.32
Res Non-Hmstd	83,909	83,909	0	0.0	1,214	1,296	82	6.8	1.45	1.54
Misc props	1,777	1,777	0	0.0	37	40	2	6.6	2.09	2.23
Apartments	131,611	131,611	0	0.0	2,188	2,340	152	6.9	1.66	1.78
Low-inc Apts	23,500	23,500	0	0.0	243	260	16	6.7	1.04	1.10
Seasonal Rec	256	256	0	0.0	4	5	0	6.9	1.66	1.78
Com/Ind: Lo	45,470	45,470	0	0.0	1,262	1,300	38	3.0	2.78	2.86
Com/Ind Hi	245,527	245,527	0	0.0	8,880	9,153	272	3.1	3.62	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,842	2,842	0	0.0	103	106	3	3.1	3.62	3.73
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	22	22	0	0.0	0	0	0	8.2	1.13	1.22
<b>Total</b>	<b>1,226,054</b>	<b>1,226,054</b>	<b>0</b>	<b>0.0</b>	<b>22,601</b>	<b>23,621</b>	<b>1,020</b>	<b>4.5</b>	<b>1.84</b>	<b>1.93</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	15,301	14,436	-864	-5.6	County	40.29	43.30	0.00	0.00
(-) TIF Tax Capacity	2,662	2,662	0	0.0	City/Town	42.84	46.73	0.00	0.00
(-) FD Contrib Tax Cap	2,254	2,254	0	0.0	School District	23.96	25.93	25.30	25.30
(=) Taxable Tax Capacity	10,385	9,520	-864	-8.3	Special District	5.65	6.02	0.00	0.00
FD Distrib Tax Cap	3,578	3,578	0	0.0	<b>Total</b>	<b>112.75</b>	<b>121.98</b>	<b>25.30</b>	<b>25.30</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	127,600	127,600	0.0	1,504	1,565	61	4.1	1.18	1.23	
Res Hmstd: Avg Val	191,300	191,300	0.0	2,441	2,573	133	5.4	1.28	1.35	
Res Hmstd: Hi Val	255,000	255,000	0.0	3,377	3,581	204	6.0	1.32	1.40	
Res Hmstd: Ex-Hi Val	382,600	382,600	0.0	5,254	5,601	347	6.6	1.37	1.46	
Apartment	300,000	300,000	0.0	4,987	5,333	346	6.9	1.66	1.78	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,164	4,289	125	3.0	2.78	2.86	
Comm/Ind: Med Val	300,000	300,000	0.0	9,589	9,880	291	3.0	3.2	3.29	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,908	35,975	1,068	3.1	3.49	3.6	

Anoka County

Bethel city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	19,634	19,634	0	0.0	249	260	10	4.1	1.27	1.32
Res Non-Hmstd	3,199	3,199	0	0.0	48	52	5	9.9	1.49	1.64
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	70	70	0	0.0	1	1	0	10.0	1.79	1.97
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,639	1,639	0	0.0	46	48	2	4.3	2.83	2.95
Com/Ind Hi	2,401	2,401	0	0.0	90	94	4	4.4	3.73	3.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,570	1,570	0	0.0	59	61	3	4.4	3.73	3.90
Ag Hmstd House	264	264	0	0.0	3	4	0	6.9	1.29	1.38
Ag Hmstd Land	125	125	0	0.0	0	1	0	19.0	0.38	0.45
Ag Non-Hmstd	1	1	0	0.0	0	0	0	10.6	1.35	1.50
<b>Total</b>	<b>28,903</b>	<b>28,903</b>	<b>0</b>	<b>0.0</b>	<b>497</b>	<b>521</b>	<b>24</b>	<b>4.8</b>	<b>1.72</b>	<b>1.80</b>

Tax Base

Tax Rates

	Taxable Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	337	300	-37	-10.9	County	40.29	43.30	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	61.77	70.63	0.00	0.00	
(-) FD Contrib Tax Cap	45	45	0	0.0	School District	28.79	31.00	10.29	10.29	
(=) Taxable Tax Capacity	292	256	-37	-12.5	Special District	4.47	4.77	0.00	0.00	
FD Distrib Tax Cap	128	128	0	0.0	<b>Total</b>	<b>135.32</b>	<b>149.69</b>	<b>10.29</b>	<b>10.29</b>	

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	107,100	107,100	0.0	1,283	1,300	17	1.3	1.2	1.21
Res Hmstd: Avg Val	160,500	160,500	0.0	2,109	2,226	117	5.6	1.31	1.39
Res Hmstd: Hi Val	213,900	213,900	0.0	2,935	3,153	218	7.4	1.37	1.47
Res Hmstd: Ex-Hi Val	321,000	321,000	0.0	4,591	5,010	420	9.1	1.43	1.56
Comm/Ind: Lo Val	150,000	150,000	0.0	4,240	4,424	184	4.3	2.83	2.95
Comm/Ind: Med Val	300,000	300,000	0.0	9,841	10,271	430	4.4	3.28	3.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,982	37,558	1,576	4.4	3.6	3.76

Anoka County

Andover city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,118,115	2,118,115	0	0.0	26,255	27,283	1,027	3.9	1.24	1.29
Res Non-Hmstd	164,599	164,599	0	0.0	2,250	2,348	97	4.3	1.37	1.43
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	15,479	15,479	0	0.0	245	256	11	4.4	1.58	1.65
Low-inc Apts	149	149	0	0.0	1	2	0	4.3	0.99	1.03
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	15,790	15,790	0	0.0	431	439	8	1.8	2.73	2.78
Com/Ind Hi	99,639	99,639	0	0.0	3,540	3,605	64	1.8	3.55	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	33,282	33,282	0	0.0	1,178	1,200	22	1.8	3.54	3.60
Ag Hmstd House	6,245	6,245	0	0.0	76	78	3	3.8	1.21	1.26
Ag Hmstd Land	9,305	9,305	0	0.0	54	57	3	5.9	0.58	0.61
Ag Non-Hmstd	10,187	10,187	0	0.0	109	115	6	5.3	1.07	1.13
<b>Total</b>	<b>2,472,790</b>	<b>2,472,790</b>	<b>0</b>	<b>0.0</b>	<b>34,140</b>	<b>35,381</b>	<b>1,241</b>	<b>3.6</b>	<b>1.38</b>	<b>1.43</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	26,226	24,708	-1,518	-5.8	County	40.29	43.30	0.00	0.00
(-) TIF Tax Capacity	2,028	2,028	0	0.0	City/Town	38.45	38.89	0.57	0.57
(-) FD Contrib Tax Cap	1,230	1,230	0	0.0	School District	24.30	26.28	24.34	24.34
(=) Taxable Tax Capacity	22,968	21,451	-1,518	-6.6	Special District	3.26	3.47	0.00	0.00
FD Distrib Tax Cap	5,154	5,154	0	0.0	<b>Total</b>	106.30	111.94	24.91	24.91

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	169,400	169,400	0.0	2,003	2,072	69	3.5	1.18	1.22
Res Hmstd:Avg Val	254,000	254,000	0.0	3,189	3,315	126	3.9	1.26	1.31
Res Hmstd: Hi Val	338,500	338,500	0.0	4,374	4,556	183	4.2	1.29	1.35
Res Hmstd: Ex-Hi Val	507,900	507,900	0.0	6,685	6,973	287	4.3	1.32	1.37
Comm/Ind: Lo Val	150,000	150,000	0.0	4,084	4,157	73	1.8	2.72	2.77
Comm/Ind: Med Val	300,000	300,000	0.0	9,406	9,576	170	1.8	3.14	3.19
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,238	34,862	624	1.8	3.42	3.49

Anoka County

Centerville city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	267,401	267,401	0	0.0	4,256	4,347	92	2.2	1.59	1.63
Res Non-Hmstd	27,883	27,883	0	0.0	503	527	24	4.7	1.81	1.89
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	673	673	0	0.0	14	14	1	4.7	2.04	2.14
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	7,198	7,198	0	0.0	217	222	5	2.2	3.02	3.09
Com/Ind Hi	18,438	18,438	0	0.0	732	749	17	2.3	3.97	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,121	2,121	0	0.0	84	86	2	2.3	3.97	4.06
Ag Hmstd House	123	123	0	0.0	2	2	0	-3.5	1.46	1.41
Ag Hmstd Land	287	287	0	0.0	2	2	0	5.8	0.67	0.71
Ag Non-Hmstd	271	271	0	0.0	4	4	0	5.2	1.50	1.58
<b>Total</b>	<b>324,393</b>	<b>324,393</b>	<b>0</b>	<b>0.0</b>	<b>5,814</b>	<b>5,954</b>	<b>140</b>	<b>2.4</b>	<b>1.79</b>	<b>1.84</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				
	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	3,517	3,313	-204	-5.8	County	40.29	43.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	58.63	60.04	0.00	0.00
(-) FD Contrib Tax Cap	217	217	0	0.0	School District	43.70	46.58	16.33	16.33
(=) Taxable Tax Capacity	3,300	3,096	-204	-6.2	Special District	7.62	8.07	0.00	0.00
FD Distrib Tax Cap	615	615	0	0.0	<b>Total</b>	150.24	157.99	16.33	16.33

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	161,800	161,800	0.0	2,468	2,462	-6	-0.2	1.53	1.52
Res Hmstd: Avg Val	242,600	242,600	0.0	3,887	3,986	99	2.5	1.60	1.64
Res Hmstd: Hi Val	323,300	323,300	0.0	5,304	5,507	203	3.8	1.64	1.70
Res Hmstd: Ex-Hi Val	485,100	485,100	0.0	8,080	8,456	376	4.7	1.67	1.74
Comm/Ind: Lo Val	150,000	150,000	0.0	4,528	4,629	102	2.2	3.02	3.09
Comm/Ind: Med Val	300,000	300,000	0.0	10,483	10,720	237	2.3	3.49	3.57
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,273	39,142	869	2.3	3.83	3.91

Anoka County

Columbia Heights city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	840,142	840,142	0	0.0	10,649	11,248	599	5.6	1.27	1.34
Res Non-Hmstd	143,490	143,490	0	0.0	2,177	2,375	198	9.1	1.52	1.66
Misc props	357	357	0	0.0	8	9	1	8.3	2.33	2.53
Apartments	70,904	70,904	0	0.0	1,230	1,344	114	9.2	1.74	1.90
Low-inc Apts	9,981	9,981	0	0.0	106	116	10	9.0	1.07	1.16
Seasonal Rec	113	113	0	0.0	2	2	0	9.2	1.74	1.90
Com/Ind: Lo	25,618	25,618	0	0.0	718	749	32	4.4	2.80	2.93
Com/Ind Hi	86,939	86,939	0	0.0	3,200	3,343	143	4.5	3.68	3.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,098	5,098	0	0.0	188	196	8	4.5	3.68	3.85
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,182,641</b>	<b>1,182,641</b>	<b>0</b>	<b>0.0</b>	<b>18,278</b>	<b>19,383</b>	<b>1,105</b>	<b>6.0</b>	<b>1.55</b>	<b>1.64</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	13,130	11,859	-1,271	-9.7	County	37.58	40.38	0.00	0.00
(-) TIF Tax Capacity	569	569	0	0.0	City/Town	61.70	69.17	0.00	0.00
(-) FD Contrib Tax Cap	796	796	0	0.0	School District	18.61	20.60	16.59	16.59
(=) Taxable Tax Capacity	<u>11,765</u>	<u>10,494</u>	<u>-1,271</u>	<u>-10.8</u>	Special District	<u>7.67</u>	<u>8.24</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	3,812	3,812	0	0.0	<b>Total</b>	<b>125.55</b>	<b>138.39</b>	<b>16.59</b>	<b>16.59</b>

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	112,900	112,900	0.0	1,334	1,375	41	3.1	1.18	1.22
Res Hmstd: Avg Val	169,200	169,200	0.0	2,185	2,318	133	6.1	1.29	1.37
Res Hmstd: Hi Val	225,600	225,600	0.0	3,038	3,262	225	7.4	1.35	1.45
Res Hmstd: Ex-Hi Val	338,500	338,500	0.0	4,744	5,152	408	8.6	1.40	1.52
Apartment	300,000	300,000	0.0	5,206	5,687	481	9.2	1.74	1.9
Comm/Ind: Lo Val	150,000	150,000	0.0	4,203	4,388	185	4.4	2.80	2.93
Comm/Ind: Med Val	300,000	300,000	0.0	9,724	10,157	433	4.5	3.24	3.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,489	37,076	1,587	4.5	3.55	3.71

Anoka County

Circle Pines city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	313,687	313,687	0	0.0	4,586	4,793	207	4.5	1.46	1.53
Res Non-Hmstd	24,299	24,299	0	0.0	384	414	31	8.0	1.58	1.71
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	11,828	11,828	0	0.0	228	247	19	8.2	1.93	2.09
Low-inc Apts	3,180	3,180	0	0.0	38	41	3	8.0	1.18	1.28
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,246	2,246	0	0.0	66	69	3	3.9	2.95	3.06
Com/Ind Hi	13,779	13,779	0	0.0	534	555	21	4.0	3.87	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,554	1,554	0	0.0	60	62	2	4.0	3.86	4.02
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>370,574</b>	<b>370,574</b>	<b>0</b>	<b>0.0</b>	<b>5,895</b>	<b>6,181</b>	<b>285</b>	<b>4.8</b>	<b>1.59</b>	<b>1.67</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,891	3,535	-357	-9.2	County	40.29	43.30	0.00	0.00
(-) TIF Tax Capacity	560	560	0	0.0	City/Town	51.51	57.97	0.00	0.00
(-) FD Contrib Tax Cap	134	134	0	0.0	School District	43.70	46.58	16.33	16.33
(=) Taxable Tax Capacity	<u>3,198</u>	<u>2,841</u>	<u>-357</u>	<u>-11.2</u>	Special District	<u>5.84</u>	<u>6.16</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	973	973	0	0.0	<b>Total</b>	<b>141.34</b>	<b>154.01</b>	<b>16.33</b>	<b>16.33</b>

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	133,000	133,000	0.0	1,844	1,876	32	1.7	1.39	1.41
Res Hmstd: Avg Val	199,300	199,300	0.0	2,949	3,098	148	5.0	1.48	1.55
Res Hmstd: Hi Val	265,700	265,700	0.0	4,056	4,321	265	6.5	1.53	1.63
Res Hmstd: Ex-Hi Val	398,700	398,700	0.0	6,273	6,770	498	7.9	1.57	1.7
Comm/Ind: Lo Val	150,000	150,000	0.0	4,418	4,591	173	3.9	2.95	3.06
Comm/Ind: Med Val	300,000	300,000	0.0	10,226	10,630	404	4.0	3.41	3.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,333	38,815	1,482	4.0	3.73	3.88

Anoka County

Nowthen city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	325,493	325,493	0	0.0	3,619	3,795	176	4.9	1.11	1.17
Res Non-Hmstd	33,562	33,562	0	0.0	414	434	20	4.9	1.23	1.29
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	6,388	6,388	0	0.0	168	171	3	2.0	2.63	2.68
Com/Ind Hi	10,876	10,876	0	0.0	379	387	8	2.0	3.49	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,217	6,217	0	0.0	212	216	4	2.0	3.41	3.48
Ag Hmstd House	27,427	27,427	0	0.0	302	316	14	4.6	1.10	1.15
Ag Hmstd Land	20,781	20,781	0	0.0	78	84	6	7.6	0.37	0.40
Ag Non-Hmstd	11,884	11,884	0	0.0	124	130	7	5.5	1.04	1.10
<b>Total</b>	<b>442,628</b>	<b>442,628</b>	<b>0</b>	<b>0.0</b>	<b>5,296</b>	<b>5,534</b>	<b>239</b>	<b>4.5</b>	<b>1.20</b>	<b>1.25</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,545	4,352	-193	-4.3	County	40.29	43.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.16	22.18	0.00	0.00
(-) FD Contrib Tax Cap	174	174	0	0.0	School District	33.44	35.80	16.94	16.94
(=) Taxable Tax Capacity	<u>4,371</u>	<u>4,178</u>	<u>-193</u>	<u>-4.4</u>	Special District	<u>4.47</u>	<u>4.77</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	554	554	0	0.0	<b>Total</b>	<b>100.35</b>	<b>106.04</b>	<b>16.94</b>	<b>16.94</b>

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	196,200	196,200	0.0	2,105	2,205	100	4.7	1.07	1.12
Res Hmstd: Avg Val	294,100	294,100	0.0	3,342	3,503	161	4.8	1.14	1.19
Res Hmstd: Hi Val	392,100	392,100	0.0	4,580	4,801	222	4.8	1.17	1.22
Res Hmstd: Ex-Hi Val	588,300	588,300	0.0	7,122	7,469	347	4.9	1.21	1.27
Comm/Ind: Lo Val	150,000	150,000	0.0	3,871	3,948	77	2.0	2.58	2.63
Comm/Ind: Med Val	300,000	300,000	0.0	8,948	9,127	179	2.0	2.98	3.04
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,640	33,297	658	2.0	3.26	3.33



Anoka County

Fridley city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,212,444	1,212,444	0	0.0	15,639	16,274	636	4.1	1.29	1.34
Res Non-Hmstd	121,283	121,283	0	0.0	1,787	1,895	108	6.0	1.47	1.56
Misc props	14,068	14,068	0	0.0	238	252	14	5.7	1.69	1.79
Apartments	167,606	167,606	0	0.0	2,895	3,073	178	6.1	1.73	1.83
Low-inc Apts	14,965	14,965	0	0.0	169	179	10	6.0	1.13	1.19
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	53,096	53,096	0	0.0	1,479	1,520	41	2.8	2.79	2.86
Com/Ind Hi	750,166	750,166	0	0.0	27,032	27,787	755	2.8	3.60	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	23,656	23,656	0	0.0	860	885	24	2.8	3.64	3.74
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>2,357,284</b>	<b>2,357,284</b>	<b>0</b>	<b>0.0</b>	<b>50,099</b>	<b>51,864</b>	<b>1,765</b>	<b>3.5</b>	<b>2.13</b>	<b>2.20</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	32,049	30,556	-1,493	-4.7	County	40.29	43.30	0.00	0.00
(-) TIF Tax Capacity	1,724	1,724	0	0.0	City/Town	36.62	39.04	1.34	1.34
(-) FD Contrib Tax Cap	6,212	6,212	0	0.0	School District	33.65	36.14	20.15	20.15
(=) Taxable Tax Capacity	24,112	22,619	-1,493	-6.2	Special District	8.31	8.81	0.00	0.00
FD Distrib Tax Cap	4,229	4,229	0	0.0	<b>Total</b>	<b>118.87</b>	<b>127.28</b>	<b>21.48</b>	<b>21.48</b>

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	127,600	127,600	0.0	1,533	1,570	37	2.4	1.20	1.23
Res Hmstd: Avg Val	191,200	191,200	0.0	2,483	2,589	106	4.3	1.3	1.35
Res Hmstd: Hi Val	254,900	254,900	0.0	3,435	3,610	176	5.1	1.35	1.42
Res Hmstd: Ex-Hi Val	382,500	382,500	0.0	5,340	5,654	314	5.9	1.4	1.48
Apartment	300,000	300,000	0.0	5,102	5,418	316	6.2	1.70	1.81
Comm/Ind: Lo Val	150,000	150,000	0.0	4,185	4,302	117	2.8	2.79	2.87
Comm/Ind: Med Val	300,000	300,000	0.0	9,658	9,932	273	2.8	3.22	3.31
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,199	36,201	1,002	2.8	3.52	3.62

Anoka County

Lexington city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	77,837	77,837	0	0.0	1,192	1,222	30	2.5	1.53	1.57
Res Non-Hmstd	16,769	16,769	0	0.0	308	329	20	6.6	1.84	1.96
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	5,394	5,394	0	0.0	109	116	7	6.7	2.03	2.16
Low-inc Apts	1,468	1,468	0	0.0	18	19	1	6.5	1.24	1.32
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,727	4,727	0	0.0	142	147	5	3.2	3.01	3.11
Com/Ind Hi	15,082	15,082	0	0.0	597	616	19	3.2	3.96	4.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	733	733	0	0.0	29	30	1	3.2	3.96	4.09
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	122,010	122,010	0	0.0	2,396	2,480	84	3.5	1.96	2.03

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,432	1,340	-92	-6.4	County	40.29	43.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	57.33	61.77	0.00	0.00
(-) FD Contrib Tax Cap	157	157	0	0.0	School District	43.70	46.58	16.33	16.33
(=) Taxable Tax Capacity	1,274	1,183	-92	-7.2	Special District	7.62	8.07	0.00	0.00
FD Distrib Tax Cap	438	438	0	0.0	<b>Total</b>	148.94	159.72	16.33	16.33

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	127,000	127,000	0.0	1,841	1,824	-17	-0.9	1.45	1.44
Res Hmstd: Avg Val	190,400	190,400	0.0	2,946	3,031	85	2.9	1.55	1.59
Res Hmstd: Hi Val	253,800	253,800	0.0	4,051	4,238	188	4.6	1.6	1.67
Res Hmstd: Ex-Hi Val	380,800	380,800	0.0	6,264	6,656	393	6.3	1.64	1.75
Comm/Ind: Lo Val	150,000	150,000	0.0	4,516	4,660	144	3.2	3.01	3.11
Comm/Ind: Med Val	300,000	300,000	0.0	10,455	10,791	336	3.2	3.48	3.6
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,171	39,403	1,232	3.2	3.82	3.94

Anoka County

Coon Rapids city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,036,118	3,036,118	0	0.0	36,880	38,090	1,210	3.3	1.21	1.25
Res Non-Hmstd	302,068	302,068	0	0.0	4,125	4,307	182	4.4	1.37	1.43
Misc props	6,360	6,360	0	0.0	103	108	5	4.6	1.62	1.70
Apartments	221,121	221,121	0	0.0	3,585	3,749	164	4.6	1.62	1.70
Low-inc Apts	51,345	51,345	0	0.0	519	542	23	4.4	1.01	1.06
Seasonal Rec	648	648	0	0.0	8	8	0	4.8	1.24	1.30
Com/Ind: Lo	66,085	66,085	0	0.0	1,817	1,852	35	1.9	2.75	2.80
Com/Ind Hi	808,574	808,574	0	0.0	28,964	29,529	565	2.0	3.58	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	56,202	56,202	0	0.0	2,011	2,051	39	2.0	3.58	3.65
Ag Hmstd House	280	280	0	0.0	3	4	0	3.4	1.24	1.28
Ag Hmstd Land	501	501	0	0.0	2	3	0	6.3	0.47	0.50
Ag Non-Hmstd	219	219	0	0.0	2	3	0	5.4	1.09	1.15
<b>Total</b>	<b>4,549,521</b>	<b>4,549,521</b>	<b>0</b>	<b>0.0</b>	<b>78,020</b>	<b>80,244</b>	<b>2,223</b>	<b>2.8</b>	<b>1.71</b>	<b>1.76</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	54,937	50,956	-3,981	-7.2	County	40.29	43.30	0.00	0.00
(-) TIF Tax Capacity	1,292	1,292	0	0.0	City/Town	38.99	39.54	0.00	0.00
(-) FD Contrib Tax Cap	7,505	7,505	0	0.0	School District	23.96	25.93	25.30	25.30
(=) Taxable Tax Capacity	46,140	42,159	-3,981	-8.6	Special District	6.22	6.63	0.00	0.00
FD Distrib Tax Cap	11,736	11,736	0	0.0	<b>Total</b>	109.47	115.40	25.30	25.30

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	126,400	126,400	0.0	1,445	1,480	35	2.4	1.14	1.17
Res Hmstd: Avg Val	189,500	189,500	0.0	2,352	2,433	81	3.5	1.24	1.28
Res Hmstd: Hi Val	252,500	252,500	0.0	3,258	3,385	127	3.9	1.29	1.34
Res Hmstd: Ex-Hi Val	378,900	378,900	0.0	5,075	5,295	220	4.3	1.34	1.4
Apartment	300,000	300,000	0.0	4,864	5,086	222	4.6	1.62	1.7
Comm/Ind: Lo Val	150,000	150,000	0.0	4,125	4,203	79	1.9	2.75	2.80
Comm/Ind: Med Val	300,000	300,000	0.0	9,498	9,681	184	1.9	3.17	3.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,572	35,245	673	1.9	3.46	3.52

Anoka County

Ramsey city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,480,415	1,480,415	0	0.0	18,915	19,603	688	3.6	1.28	1.32
Res Non-Hmstd	163,507	163,507	0	0.0	2,312	2,419	107	4.6	1.41	1.48
Misc props	2,210	2,210	0	0.0	36	38	2	4.7	1.63	1.71
Apartments	6,480	6,480	0	0.0	106	111	5	4.7	1.63	1.71
Low-inc Apts	3,239	3,239	0	0.0	33	34	2	4.6	1.02	1.06
Seasonal Rec	3,663	3,663	0	0.0	63	66	3	4.8	1.71	1.79
Com/Ind: Lo	37,157	37,157	0	0.0	1,028	1,047	20	1.9	2.77	2.82
Com/Ind Hi	260,372	260,372	0	0.0	9,371	9,558	187	2.0	3.60	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	18,679	18,679	0	0.0	675	688	13	2.0	3.61	3.68
Ag Hmstd House	6,665	6,665	0	0.0	88	92	3	3.9	1.33	1.38
Ag Hmstd Land	6,174	6,174	0	0.0	29	31	2	6.8	0.47	0.50
Ag Non-Hmstd	4,794	4,794	0	0.0	55	59	3	5.5	1.16	1.22
<b>Total</b>	<b>1,993,357</b>	<b>1,993,357</b>	<b>0</b>	<b>0.0</b>	<b>32,711</b>	<b>33,745</b>	<b>1,034</b>	<b>3.2</b>	<b>1.64</b>	<b>1.69</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	22,994	21,622	-1,372	-6.0	County	40.29	43.30	0.00	0.00
(-) TIF Tax Capacity	3,465	3,465	0	0.0	City/Town	39.74	40.50	0.00	0.00
(-) FD Contrib Tax Cap	2,599	2,599	0	0.0	School District	26.41	28.50	24.48	24.48
(=) Taxable Tax Capacity	16,931	15,559	-1,372	-8.1	Special District	6.23	6.68	0.00	0.00
FD Distrib Tax Cap	3,705	3,705	0	0.0	<b>Total</b>	<b>112.66</b>	<b>118.98</b>	<b>24.48</b>	<b>24.48</b>

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	152,800	152,800	0.0	1,861	1,913	52	2.8	1.22	1.25
Res Hmstd: Avg Val	229,100	229,100	0.0	2,976	3,089	113	3.8	1.3	1.35
Res Hmstd: Hi Val	305,400	305,400	0.0	4,091	4,265	174	4.3	1.34	1.4
Res Hmstd: Ex-Hi Val	458,200	458,200	0.0	6,284	6,573	289	4.6	1.37	1.43
Apartment	300,000	300,000	0.0	4,959	5,196	237	4.8	1.65	1.73
Comm/Ind: Lo Val	150,000	150,000	0.0	4,160	4,242	82	2.0	2.77	2.83
Comm/Ind: Med Val	300,000	300,000	0.0	9,583	9,775	191	2.0	3.19	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,894	35,595	701	2.0	3.49	3.56

Anoka County

Lino Lakes city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,460,507	1,460,507	0	0.0	19,914	20,585	671	3.4	1.36	1.41
Res Non-Hmstd	110,074	110,074	0	0.0	1,634	1,706	72	4.4	1.48	1.55
Misc props	5,046	5,046	0	0.0	96	101	4	4.6	1.90	1.99
Apartments	514	514	0	0.0	8	8	0	4.3	1.59	1.65
Low-inc Apts	8,919	8,919	0	0.0	89	92	4	4.3	0.99	1.04
Seasonal Rec	87	87	0	0.0	1	1	0	3.8	1.53	1.59
Com/Ind: Lo	22,495	22,495	0	0.0	618	628	11	1.7	2.75	2.79
Com/Ind Hi	145,231	145,231	0	0.0	5,210	5,300	90	1.7	3.59	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,985	14,985	0	0.0	544	554	10	1.8	3.63	3.70
Ag Hmstd House	8,700	8,700	0	0.0	108	111	3	2.5	1.24	1.28
Ag Hmstd Land	7,913	7,913	0	0.0	36	38	2	6.2	0.45	0.48
Ag Non-Hmstd	20,266	20,266	0	0.0	228	239	11	4.7	1.13	1.18
<b>Total</b>	<b>1,804,735</b>	<b>1,804,735</b>	<b>0</b>	<b>0.0</b>	<b>28,486</b>	<b>29,364</b>	<b>879</b>	<b>3.1</b>	<b>1.58</b>	<b>1.63</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	19,801	18,965	-836	-4.2	County	40.29	43.30	0.00	0.00
(-) TIF Tax Capacity	252	252	0	0.0	City/Town	42.00	42.57	0.00	0.00
(-) FD Contrib Tax Cap	1,576	1,576	0	0.0	School District	35.65	37.91	17.01	17.01
(=) Taxable Tax Capacity	17,973	17,137	-836	-4.7	Special District	5.81	6.13	0.00	0.00
FD Distrib Tax Cap	2,932	2,932	0	0.0	<b>Total</b>	123.75	129.91	17.01	17.01

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	187,900	187,900	0.0	2,442	2,497	55	2.2	1.3	1.33
Res Hmstd: Avg Val	281,700	281,700	0.0	3,846	3,984	138	3.6	1.37	1.41
Res Hmstd: Hi Val	375,500	375,500	0.0	5,251	5,472	221	4.2	1.4	1.46
Res Hmstd: Ex-Hi Val	563,400	563,400	0.0	8,127	8,484	357	4.4	1.44	1.51
Apartment	300,000	300,000	0.0	5,151	5,382	231	4.5	1.72	1.79
Comm/Ind: Lo Val	150,000	150,000	0.0	4,194	4,271	77	1.8	2.8	2.85
Comm/Ind: Med Val	300,000	300,000	0.0	9,701	9,881	179	1.8	3.23	3.29
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,402	36,060	658	1.9	3.54	3.61

Anoka County

East Bethel city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	724,432	724,432	0	0.0	8,719	9,007	289	3.3	1.20	1.24
Res Non-Hmstd	73,365	73,365	0	0.0	994	1,040	46	4.6	1.35	1.42
Misc props	7,154	7,154	0	0.0	115	120	6	4.9	1.60	1.68
Apartments	280	280	0	0.0	4	5	0	4.9	1.60	1.68
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	11,165	11,165	0	0.0	144	150	6	4.4	1.29	1.34
Com/Ind: Lo	17,452	17,452	0	0.0	472	481	9	1.9	2.70	2.75
Com/Ind Hi	29,253	29,253	0	0.0	1,043	1,063	20	1.9	3.56	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,936	8,936	0	0.0	318	324	6	1.9	3.56	3.62
Ag Hmstd House	10,356	10,356	0	0.0	122	126	3	2.7	1.18	1.21
Ag Hmstd Land	11,757	11,757	0	0.0	58	62	4	6.5	0.49	0.53
Ag Non-Hmstd	8,291	8,291	0	0.0	97	102	5	5.2	1.17	1.23
<b>Total</b>	<b>902,440</b>	<b>902,440</b>	<b>0</b>	<b>0.0</b>	<b>12,086</b>	<b>12,479</b>	<b>394</b>	<b>3.3</b>	<b>1.34</b>	<b>1.38</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	9,500	8,828	-672	-7.1	County	40.29	43.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.84	44.46	1.66	1.66
(-) FD Contrib Tax Cap	460	460	0	0.0	School District	26.84	28.81	11.02	11.02
(=) Taxable Tax Capacity	9,041	8,368	-672	-7.4	Special District	5.86	6.27	0.00	0.00
FD Distrib Tax Cap	2,037	2,037	0	0.0	<b>Total</b>	<b>116.83</b>	<b>122.85</b>	<b>12.68</b>	<b>12.68</b>

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	154,800	154,800	0.0	1,772	1,812	40	2.2	1.14	1.17
Res Hmstd: Avg Val	232,000	232,000	0.0	2,841	2,943	102	3.6	1.22	1.27
Res Hmstd: Hi Val	309,300	309,300	0.0	3,912	4,076	164	4.2	1.26	1.32
Res Hmstd: Ex-Hi Val	464,100	464,100	0.0	6,011	6,290	279	4.6	1.3	1.36
Apartment	300,000	300,000	0.0	4,762	4,987	225	4.7	1.59	1.66
Comm/Ind: Lo Val	150,000	150,000	0.0	4,044	4,118	75	1.8	2.7	2.75
Comm/Ind: Med Val	300,000	300,000	0.0	9,372	9,546	174	1.9	3.12	3.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,237	34,875	639	1.9	3.42	3.49

Anoka County

Hilltop city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,345	2,345	0	0.0	36	33	-3	-7.7	1.54	1.42
Res Non-Hmstd	871	871	0	0.0	17	18	1	4.5	1.98	2.06
Misc props	5,891	5,891	0	0.0	131	137	6	4.5	2.23	2.33
Apartments	4,048	4,048	0	0.0	90	94	4	4.5	2.23	2.33
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,240	1,240	0	0.0	39	40	1	2.4	3.17	3.25
Com/Ind Hi	8,605	8,605	0	0.0	359	368	9	2.4	4.18	4.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	214	214	0	0.0	9	9	0	2.4	4.18	4.28
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>23,214</b>	<b>23,214</b>	<b>0</b>	<b>0.0</b>	<b>683</b>	<b>701</b>	<b>18</b>	<b>2.6</b>	<b>2.94</b>	<b>3.02</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	352	346	-6	-1.8	County	40.24	43.25	0.00	0.00
(-) TIF Tax Capacity	30	30	0	0.0	City/Town	98.53	#####	0.00	0.00
(-) FD Contrib Tax Cap	73	73	0	0.0	School District	18.54	20.53	16.59	16.59
(=) Taxable Tax Capacity	249	243	-6	-2.6	Special District	7.69	8.17	0.00	0.00
FD Distrib Tax Cap	333	333	0	0.0	<b>Total</b>	165.00	173.07	16.59	16.59

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	76,300	76,300	0.0	1,082	921	-160	-14.8	1.42	1.21
Res Hmstd: Avg Val	114,400	114,400	0.0	1,808	1,703	-105	-5.8	1.58	1.49
Res Hmstd: Hi Val	152,500	152,500	0.0	2,534	2,485	-49	-1.9	1.66	1.63
Res Hmstd: Ex-Hi Val	228,800	228,800	0.0	3,988	4,051	63	1.6	1.74	1.77
Apartment	300,000	300,000	0.0	6,685	6,988	303	4.5	2.23	2.33
Comm/Ind: Lo Val	150,000	150,000	0.0	4,761	4,875	114	2.4	3.17	3.25
Comm/Ind: Med Val	300,000	300,000	0.0	11,026	11,292	266	2.4	3.68	3.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,264	41,239	975	2.4	4.03	4.12

Anoka County

St. Francis city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	323,888	323,888	0	0.0	3,824	4,029	206	5.4	1.18	1.24
Res Non-Hmstd	45,229	45,229	0	0.0	617	665	48	7.8	1.36	1.47
Misc props	8,126	8,126	0	0.0	131	141	10	7.9	1.61	1.74
Apartments	5,861	5,861	0	0.0	94	102	7	7.9	1.61	1.74
Low-inc Apts	5,617	5,617	0	0.0	55	59	4	7.8	0.98	1.06
Seasonal Rec	937	937	0	0.0	14	15	1	7.8	1.53	1.65
Com/Ind: Lo	8,071	8,071	0	0.0	218	225	7	3.3	2.70	2.79
Com/Ind Hi	28,212	28,212	0	0.0	1,006	1,039	34	3.3	3.57	3.68
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,685	6,685	0	0.0	238	246	8	3.3	3.57	3.68
Ag Hmstd House	5,326	5,326	0	0.0	63	66	3	5.3	1.18	1.24
Ag Hmstd Land	6,146	6,146	0	0.0	29	32	3	10.8	0.47	0.52
Ag Non-Hmstd	16,049	16,049	0	0.0	194	210	16	8.4	1.21	1.31
<b>Total</b>	<b>460,147</b>	<b>460,147</b>	<b>0</b>	<b>0.0</b>	<b>6,484</b>	<b>6,832</b>	<b>348</b>	<b>5.4</b>	<b>1.41</b>	<b>1.48</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,002	4,582	-420	-8.4	County	40.29	43.30	0.00	0.00
(-) TIF Tax Capacity	13	13	0	0.0	City/Town	47.13	51.80	0.00	0.00
(-) FD Contrib Tax Cap	341	341	0	0.0	School District	28.80	31.00	10.29	10.29
(=) Taxable Tax Capacity	4,648	4,228	-420	-9.0	Special District	4.47	4.77	0.00	0.00
FD Distrib Tax Cap	1,531	1,531	0	0.0	<b>Total</b>	<b>120.68</b>	<b>130.87</b>	<b>10.29</b>	<b>10.29</b>

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	128,500	128,500	0.0	1,426	1,478	52	3.6	1.11	1.15
Res Hmstd: Avg Val	192,700	192,700	0.0	2,325	2,460	135	5.8	1.21	1.28
Res Hmstd: Hi Val	256,800	256,800	0.0	3,222	3,440	218	6.8	1.25	1.34
Res Hmstd: Ex-Hi Val	385,300	385,300	0.0	5,021	5,405	384	7.7	1.30	1.40
Apartment	300,000	300,000	0.0	4,834	5,216	382	7.9	1.61	1.74
Comm/Ind: Lo Val	150,000	150,000	0.0	4,050	4,183	134	3.3	2.7	2.79
Comm/Ind: Med Val	300,000	300,000	0.0	9,397	9,709	312	3.3	3.13	3.24
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,355	35,498	1,143	3.3	3.44	3.55



Anoka County

Ham Lake city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,181,080	1,181,080	0	0.0	13,503	14,138	635	4.7	1.14	1.20
Res Non-Hmstd	117,226	117,226	0	0.0	1,471	1,538	66	4.5	1.25	1.31
Misc props	6,425	6,425	0	0.0	93	97	4	4.7	1.44	1.51
Apartments	7,285	7,285	0	0.0	105	110	5	4.7	1.44	1.51
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	8,821	8,821	0	0.0	116	122	5	4.7	1.32	1.38
Com/Ind: Lo	35,188	35,188	0	0.0	925	941	16	1.7	2.63	2.67
Com/Ind Hi	100,923	100,923	0	0.0	3,459	3,521	62	1.8	3.43	3.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,304	16,304	0	0.0	555	564	10	1.8	3.40	3.46
Ag Hmstd House	11,870	11,870	0	0.0	132	138	6	4.8	1.11	1.16
Ag Hmstd Land	13,993	13,993	0	0.0	61	65	4	6.7	0.44	0.47
Ag Non-Hmstd	6,634	6,634	0	0.0	62	66	3	5.6	0.94	0.99
<b>Total</b>	<b>1,505,748</b>	<b>1,505,748</b>	<b>0</b>	<b>0.0</b>	<b>20,482</b>	<b>21,300</b>	<b>818</b>	<b>4.0</b>	<b>1.36</b>	<b>1.41</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	16,503	15,873	-630	-3.8	County	40.29	43.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.76	25.83	0.00	0.00
(-) FD Contrib Tax Cap	1,241	1,241	0	0.0	School District	23.41	25.30	24.64	24.64
(=) Taxable Tax Capacity	15,262	14,632	-630	-4.1	Special District	5.33	5.69	0.00	0.00
FD Distrib Tax Cap	1,967	1,967	0	0.0	<b>Total</b>	94.79	100.11	24.64	24.64

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	197,500	197,500	0.0	2,164	2,269	105	4.9	1.1	1.15
Res Hmstd: Avg Val	296,200	296,200	0.0	3,432	3,589	158	4.6	1.16	1.21
Res Hmstd: Hi Val	394,800	394,800	0.0	4,698	4,908	210	4.5	1.19	1.24
Res Hmstd: Ex-Hi Val	592,300	592,300	0.0	7,292	7,620	328	4.5	1.23	1.29
Apartment	300,000	300,000	0.0	4,294	4,494	200	4.7	1.43	1.5
Comm/Ind: Lo Val	150,000	150,000	0.0	3,937	4,005	68	1.7	2.62	2.67
Comm/Ind: Med Val	300,000	300,000	0.0	9,063	9,221	159	1.8	3.02	3.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,983	33,566	583	1.8	3.3	3.36

Anoka County

Oak Grove city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	593,989	593,989	0	0.0	6,739	7,085	345	5.1	1.13	1.19
Res Non-Hmstd	74,610	74,610	0	0.0	950	1,005	55	5.8	1.27	1.35
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	6,733	6,733	0	0.0	89	95	5	5.7	1.33	1.40
Com/Ind: Lo	5,099	5,099	0	0.0	133	136	3	2.3	2.61	2.67
Com/Ind Hi	15,343	15,343	0	0.0	529	541	12	2.3	3.45	3.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,353	8,353	0	0.0	288	294	7	2.3	3.45	3.52
Ag Hmstd House	10,527	10,527	0	0.0	118	124	6	4.9	1.12	1.17
Ag Hmstd Land	13,163	13,163	0	0.0	64	69	5	7.5	0.48	0.52
Ag Non-Hmstd	12,151	12,151	0	0.0	133	142	8	6.3	1.10	1.16
<b>Total</b>	<b>739,967</b>	<b>739,967</b>	<b>0</b>	<b>0.0</b>	<b>9,043</b>	<b>9,489</b>	<b>446</b>	<b>4.9</b>	<b>1.22</b>	<b>1.28</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	7,655	7,240	-415	-5.4	County	40.29	43.30	0.00	0.00
(-) TIF Tax Capacity	9	9	0	0.0	City/Town	36.31	37.71	0.00	0.00
(-) FD Contrib Tax Cap	238	238	0	0.0	School District	28.71	30.91	10.54	10.54
(=) Taxable Tax Capacity	7,408	6,993	-415	-5.6	Special District	4.47	4.77	0.00	0.00
FD Distrib Tax Cap	1,261	1,261	0	0.0	<b>Total</b>	<b>109.78</b>	<b>116.69</b>	<b>10.54</b>	<b>10.54</b>

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	175,500	175,500	0.0	1,897	1,983	85	4.5	1.08	1.13
Res Hmstd: Avg Val	263,200	263,200	0.0	3,031	3,190	159	5.3	1.15	1.21
Res Hmstd: Hi Val	350,800	350,800	0.0	4,164	4,397	233	5.6	1.19	1.25
Res Hmstd: Ex-Hi Val	526,300	526,300	0.0	6,405	6,773	368	5.7	1.22	1.29
Comm/Ind: Lo Val	150,000	150,000	0.0	3,917	4,005	88	2.3	2.61	2.67
Comm/Ind: Med Val	300,000	300,000	0.0	9,087	9,293	206	2.3	3.03	3.1
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,213	33,968	755	2.3	3.32	3.4

Anoka County

Columbus city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	326,784	326,784	0	0.0	3,618	3,750	132	3.6	1.11	1.15
Res Non-Hmstd	36,057	36,057	0	0.0	456	473	17	3.8	1.26	1.31
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	3,228	3,228	0	0.0	38	39	1	3.7	1.18	1.22
Com/Ind: Lo	11,941	11,941	0	0.0	308	312	5	1.5	2.58	2.62
Com/Ind Hi	81,840	81,840	0	0.0	2,771	2,812	41	1.5	3.39	3.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,397	5,397	0	0.0	183	185	3	1.5	3.39	3.44
Ag Hmstd House	11,062	11,062	0	0.0	121	126	4	3.6	1.10	1.14
Ag Hmstd Land	8,126	8,126	0	0.0	31	33	2	5.8	0.38	0.40
Ag Non-Hmstd	10,911	10,911	0	0.0	110	115	5	4.3	1.01	1.05
<b>Total</b>	<b>495,345</b>	<b>495,345</b>	<b>0</b>	<b>0.0</b>	<b>7,635</b>	<b>7,845</b>	<b>210</b>	<b>2.8</b>	<b>1.54</b>	<b>1.58</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,887	5,689	-198	-3.4	County	40.29	43.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.97	38.08	0.00	0.00
(-) FD Contrib Tax Cap	798	798	0	0.0	School District	15.67	16.45	15.37	15.37
(=) Taxable Tax Capacity	<u>5,089</u>	<u>4,891</u>	<u>-198</u>	<u>-3.9</u>	Special District	<u>7.09</u>	<u>7.51</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	465	465	0	0.0	<b>Total</b>	101.02	105.34	15.37	15.37

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	186,700	186,700	0.0	1,969	2,038	70	3.5	1.05	1.09
Res Hmstd: Avg Val	279,800	279,800	0.0	3,136	3,251	115	3.7	1.12	1.16
Res Hmstd: Hi Val	373,000	373,000	0.0	4,305	4,464	159	3.7	1.15	1.2
Res Hmstd: Ex-Hi Val	559,700	559,700	0.0	6,665	6,914	248	3.7	1.19	1.24
Comm/Ind: Lo Val	150,000	150,000	0.0	3,866	3,923	57	1.5	2.58	2.62
Comm/Ind: Med Val	300,000	300,000	0.0	8,945	9,078	133	1.5	2.98	3.03
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,644	33,131	487	1.5	3.26	3.31

Anoka County

Blaine city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,413,025	3,413,025	0	0.0	41,451	42,973	1,522	3.7	1.21	1.26
Res Non-Hmstd	440,100	440,100	0	0.0	6,182	6,456	274	4.4	1.40	1.47
Misc props	82,100	82,100	0	0.0	1,377	1,440	62	4.5	1.68	1.75
Apartments	81,335	81,335	0	0.0	1,279	1,337	58	4.5	1.57	1.64
Low-inc Apts	19,904	19,904	0	0.0	194	202	8	4.4	0.97	1.02
Seasonal Rec	430	430	0	0.0	7	8	0	4.8	1.72	1.81
Com/Ind: Lo	96,022	96,022	0	0.0	2,606	2,652	46	1.8	2.71	2.76
Com/Ind Hi	945,460	945,460	0	0.0	33,783	34,408	625	1.9	3.57	3.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	42,527	42,527	0	0.0	1,512	1,539	28	1.8	3.55	3.62
Ag Hmstd House	1,926	1,926	0	0.0	23	24	1	3.7	1.19	1.23
Ag Hmstd Land	2,011	2,011	0	0.0	8	9	1	7.1	0.40	0.43
Ag Non-Hmstd	18,503	18,503	0	0.0	211	222	11	5.3	1.14	1.20
<b>Total</b>	<b>5,143,343</b>	<b>5,143,343</b>	<b>0</b>	<b>0.0</b>	<b>88,631</b>	<b>91,268</b>	<b>2,637</b>	<b>3.0</b>	<b>1.72</b>	<b>1.77</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	62,619	59,434	-3,185	-5.1	County	40.29	43.30	0.00	0.00
(-) TIF Tax Capacity	1,950	1,950	0	0.0	City/Town	32.75	33.08	0.63	0.63
(-) FD Contrib Tax Cap	9,154	9,154	0	0.0	School District	30.23	32.27	20.10	20.10
(=) Taxable Tax Capacity	51,515	48,331	-3,185	-6.2	Special District	6.82	7.23	0.00	0.00
FD Distrib Tax Cap	8,899	8,899	0	0.0	<b>Total</b>	110.09	115.87	20.73	20.73

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	151,300	151,300	0.0	1,743	1,793	50	2.9	1.15	1.19
Res Hmstd: Avg Val	226,800	226,800	0.0	2,799	2,903	104	3.7	1.23	1.28
Res Hmstd: Hi Val	302,300	302,300	0.0	3,854	4,013	159	4.1	1.27	1.33
Res Hmstd: Ex-Hi Val	453,600	453,600	0.0	5,934	6,196	262	4.4	1.31	1.37
Apartment	300,000	300,000	0.0	4,750	4,967	217	4.6	1.58	1.66
Comm/Ind: Lo Val	150,000	150,000	0.0	4,074	4,148	74	1.8	2.72	2.77
Comm/Ind: Med Val	300,000	300,000	0.0	9,401	9,574	172	1.8	3.13	3.19
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,264	34,897	632	1.8	3.43	3.49

Anoka County

Spring Lake Park city (p

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	294,433	294,433	0	0.0	4,075	4,127	52	1.3	1.38	1.40
Res Non-Hmstd	29,320	29,320	0	0.0	453	476	23	5.1	1.54	1.62
Misc props	3,350	3,350	0	0.0	62	66	3	5.2	1.86	1.96
Apartments	30,115	30,115	0	0.0	561	591	29	5.2	1.86	1.96
Low-inc Apts	9,056	9,056	0	0.0	103	109	5	5.1	1.14	1.20
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	22,063	22,063	0	0.0	638	652	15	2.3	2.89	2.96
Com/Ind Hi	79,578	79,578	0	0.0	3,025	3,095	70	2.3	3.80	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,409	2,409	0	0.0	92	94	2	2.3	3.80	3.89
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>470,323</b>	<b>470,323</b>	<b>0</b>	<b>0.0</b>	<b>9,009</b>	<b>9,209</b>	<b>200</b>	<b>2.2</b>	<b>1.92</b>	<b>1.96</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,695	5,296	-399	-7.0	County	40.29	43.30	0.00	0.00
(-) TIF Tax Capacity	121	121	0	0.0	City/Town	54.46	56.98	0.00	0.00
(-) FD Contrib Tax Cap	859	859	0	0.0	School District	33.93	35.68	15.34	15.34
(=) Taxable Tax Capacity	4,715	4,317	-399	-8.5	Special District	8.18	8.69	0.00	0.00
FD Distrib Tax Cap	1,345	1,345	0	0.0	<b>Total</b>	136.86	144.64	15.34	15.34

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	117,800	117,800	0.0	1,527	1,499	-27	-1.8	1.3	1.27
Res Hmstd: Avg Val	176,700	176,700	0.0	2,476	2,518	42	1.7	1.40	1.43
Res Hmstd: Hi Val	235,500	235,500	0.0	3,424	3,536	112	3.3	1.45	1.50
Res Hmstd: Ex-Hi Val	353,300	353,300	0.0	5,323	5,574	251	4.7	1.51	1.58
Apartment	300,000	300,000	0.0	5,592	5,884	292	5.2	1.86	1.96
Comm/Ind: Lo Val	150,000	150,000	0.0	4,334	4,433	99	2.3	2.89	2.96
Comm/Ind: Med Val	300,000	300,000	0.0	10,037	10,267	231	2.3	3.35	3.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,648	37,494	846	2.3	3.66	3.75

**Becker County**

**Audubon city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	12,401	12,401	0	0.0	159	158	0	-0.2	1.28	1.28
Res Non-Hmstd	2,229	2,229	0	0.0	39	42	4	9.9	1.73	1.91
Misc props	197	197	0	0.0	4	4	0	10.0	1.91	2.10
Apartments	349	349	0	0.0	7	7	1	10.0	1.91	2.10
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	72	72	0	0.0	1	1	0	10.3	1.49	1.65
Com/Ind: Lo	2,815	2,815	0	0.0	84	91	6	7.7	3.00	3.23
Com/Ind Hi	1,852	1,852	0	0.0	73	79	6	7.8	3.95	4.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	514	514	0	0.0	20	22	2	7.8	3.93	4.23
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	35	35	0	0.0	0	1	0	10.8	1.42	1.57
<b>Total</b>	<b>20,463</b>	<b>20,463</b>	<b>0</b>	<b>0.0</b>	<b>387</b>	<b>406</b>	<b>19</b>	<b>4.8</b>	<b>1.89</b>	<b>1.98</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	245	212	-33	-13.5	County	39.92	41.80	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	81.51	94.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.67	18.27	14.18	14.18
(=) Taxable Tax Capacity	<u>245</u>	<u>212</u>	<u>-33</u>	<u>-13.5</u>	Special District	<u>2.56</u>	<u>2.76</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	141.67	157.02	14.18	14.18

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	74,300	74,300	0.0	861	805	-55	-6.4	1.16	1.08
Res Hmstd: Avg Val	111,400	111,400	0.0	1,464	1,480	16	1.1	1.31	1.33
Res Hmstd: Hi Val	148,500	148,500	0.0	2,076	2,167	92	4.4	1.4	1.46
Res Hmstd: Ex-Hi Val	222,800	222,800	0.0	3,301	3,544	244	7.4	1.48	1.59
Apartment	300,000	300,000	0.0	5,738	6,314	575	10.0	1.91	2.10
Comm/Ind: Lo Val	150,000	150,000	0.0	4,499	4,844	345	7.7	3	3.23
Comm/Ind: Med Val	300,000	300,000	0.0	10,427	11,233	806	7.7	3.48	3.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,090	41,044	2,954	7.8	3.81	4.10

**Becker County**

**Callaway city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,243	3,243	0	0.0	23	25	2	11.0	0.70	0.78
Res Non-Hmstd	603	603	0	0.0	7	7	1	9.0	1.10	1.20
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	829	829	0	0.0	19	20	1	6.4	2.29	2.44
Com/Ind Hi	1,355	1,355	0	0.0	40	43	3	6.5	2.99	3.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	156	156	0	0.0	5	5	0	6.4	2.97	3.16
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	424	424	0	0.0	3	4	0	10.9	0.81	0.90
Ag Non-Hmstd	24	24	0	0.0	0	0	0	10.2	0.96	1.05
<b>Total</b>	<b>6,635</b>	<b>6,635</b>	<b>0</b>	<b>0.0</b>	<b>97</b>	<b>105</b>	<b>8</b>	<b>7.9</b>	<b>1.47</b>	<b>1.58</b>

*Tax Base*

*Tax Rates*

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	85	73	-12	-14.2	County	39.83	41.69	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.57	50.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.61	10.05	12.58	12.58
(=) Taxable Tax Capacity	85	73	-12	-14.2	Special District	2.56	2.76	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>95.56</b>	<b>105.28</b>	<b>12.58</b>	<b>12.58</b>

*Tax Burdens on Hypothetical Properties*

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,800	47,800	47,800	0.0	326	362	36	11.2	0.68	0.76
Res Hmstd:Avg Val	71,600	71,600	71,600	0.0	488	542	54	11.2	0.68	0.76
Res Hmstd: Hi Val	95,500	95,500	95,500	0.0	746	824	78	10.4	0.78	0.86
Res Hmstd: Ex-Hi Val	143,300	143,300	143,300	0.0	1,306	1,433	126	9.7	0.91	1
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,438	3,656	219	6.4	2.29	2.44
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,958	8,468	510	6.4	2.65	2.82
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	29,054	30,925	1,871	6.4	2.91	3.09

Becker County

Detroit Lakes city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	420,445	420,445	0	0.0	3,730	3,959	230	6.2	0.89	0.94
Res Non-Hmstd	78,343	78,343	0	0.0	829	865	37	4.4	1.06	1.10
Misc props	1,937	1,937	0	0.0	24	25	1	4.4	1.26	1.31
Apartments	27,892	27,892	0	0.0	339	355	15	4.5	1.22	1.27
Low-inc Apts	13,330	13,330	0	0.0	100	104	4	4.4	0.75	0.78
Seasonal Rec	141,557	141,557	0	0.0	1,510	1,573	64	4.2	1.07	1.11
Com/Ind: Lo	51,350	51,350	0	0.0	1,113	1,147	34	3.0	2.17	2.23
Com/Ind Hi	124,017	124,017	0	0.0	3,531	3,640	108	3.1	2.85	2.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,425	1,425	0	0.0	40	41	1	3.1	2.81	2.89
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	64	64	0	0.0	0	0	0	5.0	0.44	0.46
Ag Non-Hmstd	2,294	2,294	0	0.0	20	21	1	5.0	0.87	0.92
<b>Total</b>	862,654	862,654	0	0.0	11,236	11,731	495	4.4	1.30	1.36

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10,312	9,813	-499	-4.8	County	39.08	40.91	0.00	0.00
(-) TIF Tax Capacity	701	701	0	0.0	City/Town	35.52	37.47	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.73	10.19	12.58	12.58
(=) Taxable Tax Capacity	9,611	9,112	-499	-5.2	Special District	2.95	3.09	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	87.28	91.65	12.58	12.58

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	121,700	121,700	0.0	952	1,028	75	7.9	0.78	0.84
Res Hmstd: Avg Val	182,500	182,500	0.0	1,614	1,711	97	6.0	0.88	0.94
Res Hmstd: Hi Val	243,300	243,300	0.0	2,276	2,395	119	5.2	0.94	0.98
Res Hmstd: Ex-Hi Val	365,100	365,100	0.0	3,602	3,765	163	4.5	0.99	1.03
Apartment	300,000	300,000	0.0	3,650	3,814	164	4.5	1.22	1.27
Comm/Ind: Lo Val	150,000	150,000	0.0	3,251	3,350	98	3.0	2.17	2.23
Comm/Ind: Med Val	300,000	300,000	0.0	7,523	7,753	229	3.0	2.51	2.58
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,459	28,301	841	3.1	2.75	2.83



**Becker County**

**Frazer city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	29,758	29,758	0	0.0	335	357	21	6.4	1.13	1.20
Res Non-Hmstd	5,800	5,800	0	0.0	85	93	9	10.2	1.46	1.61
Misc props	710	710	0	0.0	12	13	1	10.5	1.68	1.86
Apartments	1,812	1,812	0	0.0	30	33	3	10.5	1.67	1.85
Low-inc Apts	475	475	0	0.0	5	5	1	10.1	1.04	1.15
Seasonal Rec	623	623	0	0.0	8	9	1	11.4	1.23	1.37
Com/Ind: Lo	3,660	3,660	0	0.0	98	106	8	7.8	2.69	2.90
Com/Ind Hi	2,154	2,154	0	0.0	75	81	6	8.0	3.49	3.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	910	910	0	0.0	32	34	3	8.0	3.47	3.74
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	27	27	0	0.0	0	0	0	12.4	1.13	1.27
<b>Total</b>	<b>45,929</b>	<b>45,929</b>	<b>0</b>	<b>0.0</b>	<b>680</b>	<b>732</b>	<b>52</b>	<b>7.7</b>	<b>1.48</b>	<b>1.59</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	516	440	-76	-14.7	County	39.92	41.80	0.00	0.00
(-) TIF Tax Capacity	48	48	0	0.0	City/Town	57.77	68.94	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.96	15.95	25.71	25.71
(=) Taxable Tax Capacity	468	392	-76	-16.2	Special District	0.39	0.40	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>113.04</b>	<b>127.09</b>	<b>25.71</b>	<b>25.71</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	62,600	62,600	0.0	618	638	20	3.3	0.99	1.02
Res Hmstd:Avg Val	93,800	93,800	0.0	1,013	1,067	54	5.3	1.08	1.14
Res Hmstd: Hi Val	125,100	125,100	0.0	1,476	1,581	105	7.1	1.18	1.26
Res Hmstd: Ex-Hi Val	187,600	187,600	0.0	2,399	2,608	208	8.7	1.28	1.39
Apartment	300,000	300,000	0.0	5,010	5,537	527	10.5	1.67	1.85
Comm/Ind: Lo Val	150,000	150,000	0.0	4,028	4,344	316	7.8	2.69	2.9
Comm/Ind: Med Val	300,000	300,000	0.0	9,270	10,007	738	8.0	3.09	3.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,731	36,436	2,705	8.0	3.37	3.64

**Becker County**

**Lake Park city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	20,236	20,236	0	0.0	159	172	13	8.2	0.78	0.85
Res Non-Hmstd	3,082	3,082	0	0.0	33	35	2	5.3	1.06	1.12
Misc props	410	410	0	0.0	6	6	0	5.3	1.36	1.43
Apartments	759	759	0	0.0	10	10	1	5.5	1.26	1.33
Low-inc Apts	436	436	0	0.0	3	4	0	5.3	0.78	0.82
Seasonal Rec	105	105	0	0.0	1	1	0	5.5	1.00	1.06
Com/Ind: Lo	3,055	3,055	0	0.0	68	70	3	3.7	2.22	2.30
Com/Ind Hi	2,479	2,479	0	0.0	71	74	3	3.9	2.86	2.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	62	62	0	0.0	2	2	0	3.8	2.50	2.60
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	395	395	0	0.0	3	3	0	6.2	0.75	0.80
Ag Non-Hmstd	144	144	0	0.0	1	1	0	6.2	0.90	0.95
<b>Total</b>	<b>31,162</b>	<b>31,162</b>	<b>0</b>	<b>0.0</b>	<b>355</b>	<b>377</b>	<b>21</b>	<b>6.0</b>	<b>1.14</b>	<b>1.21</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	354	302	-52	-14.6	County	39.92	40.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	29.41	34.43	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.67	17.06	14.18	14.18
(=) Taxable Tax Capacity	<u>354</u>	<u>302</u>	<u>-52</u>	<u>-14.6</u>	Special District	<u>2.56</u>	<u>2.76</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	89.56	95.09	14.18	14.18

*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	442	494	52	11.8	0.64	0.71
Res Hmstd: Avg Val	104,100	104,100	0.0	801	873	71	8.9	0.77	0.84
Res Hmstd: Hi Val	138,800	138,800	0.0	1,193	1,281	89	7.5	0.86	0.92
Res Hmstd: Ex-Hi Val	208,200	208,200	0.0	1,975	2,099	124	6.3	0.95	1.01
Apartment	300,000	300,000	0.0	3,784	3,991	207	5.5	1.26	1.33
Comm/Ind: Lo Val	150,000	150,000	0.0	3,327	3,451	124	3.7	2.22	2.30
Comm/Ind: Med Val	300,000	300,000	0.0	7,691	7,982	290	3.8	2.56	2.66
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,060	29,124	1,064	3.8	2.81	2.91

Becker County

Ogema city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,556	2,556	0	0.0	21	22	1	5.3	0.82	0.86
Res Non-Hmstd	778	778	0	0.0	10	12	1	10.6	1.34	1.49
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	630	630	0	0.0	16	17	1	7.5	2.50	2.69
Com/Ind Hi	324	324	0	0.0	11	12	1	7.6	3.32	3.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	161	161	0	0.0	5	6	0	7.6	3.32	3.57
Ag Hmstd House	173	173	0	0.0	1	1	0	3.1	0.83	0.86
Ag Hmstd Land	278	278	0	0.0	1	1	0	17.2	0.37	0.43
Ag Non-Hmstd	149	149	0	0.0	2	2	0	10.9	1.15	1.28
<b>Total</b>	5,049	5,049	0	0.0	67	72	5	7.4	1.33	1.43

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	58	48	-10	-17.0	County	38.79	40.44	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	48.16	58.01	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.81	21.46	4.56	4.56
(=) Taxable Tax Capacity	58	48	-10	-17.0	Special District	7.17	7.59	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	114.93	127.50	4.56	4.56

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	37,300	37,300	0.0	297	302	6	2.0	0.79	0.81
Res Hmstd:Avg Val	55,900	55,900	0.0	444	453	9	2.0	0.79	0.81
Res Hmstd: Hi Val	74,500	74,500	0.0	592	604	12	2.0	0.79	0.81
Res Hmstd: Ex-Hi Val	111,800	111,800	0.0	1,064	1,130	66	6.2	0.95	1.01
Comm/Ind: Lo Val	150,000	150,000	0.0	3,753	4,036	283	7.5	2.50	2.69
Comm/Ind: Med Val	300,000	300,000	0.0	8,735	9,394	660	7.6	2.91	3.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,981	34,400	2,419	7.6	3.2	3.44

**Becker County**

**Wolf Lake city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	796	796	0	0.0	8	8	0	3.9	0.97	1.01
Res Non-Hmstd	516	516	0	0.0	8	8	1	11.7	1.46	1.63
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	104	104	0	0.0	2	2	0	12.1	1.78	1.99
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	126	126	0	0.0	2	2	0	11.8	1.46	1.63
Com/Ind: Lo	285	285	0	0.0	8	9	1	9.0	2.85	3.11
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20	20	0	0.0	1	1	0	9.1	3.78	4.13
Ag Hmstd House	82	82	0	0.0	1	1	0	-2.6	1.07	1.04
Ag Hmstd Land	43	43	0	0.0	0	0	0	22.0	0.39	0.48
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	1,973	1,973	0	0.0	29	31	2	8.4	1.46	1.59

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	21	18	-3	-16.0	County	39.93	41.80	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	67.00	79.74	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.45	30.90	8.43	8.43
(=) Taxable Tax Capacity	21	18	-3	-16.0	Special District	0.39	0.40	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	135.77	152.84	8.43	8.43

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	51,000	51,000	0.0	531	511	-21	-3.9	1.04	1.00
Res Hmstd: Avg Val	76,400	76,400	0.0	798	768	-30	-3.8	1.04	1.01
Res Hmstd: Hi Val	101,900	101,900	0.0	1,189	1,214	26	2.2	1.17	1.19
Res Hmstd: Ex-Hi Val	152,800	152,800	0.0	1,968	2,105	137	7.0	1.29	1.38
Comm/Ind: Lo Val	150,000	150,000	0.0	4,280	4,664	384	9.0	2.85	3.11
Comm/Ind: Med Val	300,000	300,000	0.0	9,944	10,841	897	9.0	3.31	3.61
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,379	39,666	3,287	9.0	3.64	3.97

**Beltrami County**

**Bemidji city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	294,877	294,877	0	0.0	3,228	3,307	79	2.4	1.09	1.12
Res Non-Hmstd	90,743	90,743	0	0.0	1,229	1,311	82	6.7	1.35	1.44
Misc props	4,477	4,477	0	0.0	75	80	5	6.7	1.67	1.78
Apartments	58,097	58,097	0	0.0	920	982	62	6.8	1.58	1.69
Low-inc Apts	12,139	12,139	0	0.0	118	125	8	6.6	0.97	1.03
Seasonal Rec	3,301	3,301	0	0.0	43	46	3	6.6	1.30	1.39
Com/Ind: Lo	60,335	60,335	0	0.0	1,573	1,651	78	4.9	2.61	2.74
Com/Ind Hi	170,625	170,625	0	0.0	5,859	6,152	293	5.0	3.43	3.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,667	10,667	0	0.0	364	382	18	5.0	3.41	3.58
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	74	74	0	0.0	0	0	0	7.4	0.58	0.63
Ag Non-Hmstd	148	148	0	0.0	2	2	0	7.4	1.17	1.25
<b>Total</b>	<b>705,483</b>	<b>705,483</b>	<b>0</b>	<b>0.0</b>	<b>13,410</b>	<b>14,038</b>	<b>628</b>	<b>4.7</b>	<b>1.90</b>	<b>1.99</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	9,336	8,740	-596	-6.4	County	51.60	55.47	0.00	0.00
(-) TIF Tax Capacity	367	367	0	0.0	City/Town	42.36	45.37	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.83	22.41	12.70	12.70
(=) Taxable Tax Capacity	8,969	8,373	-596	-6.6	Special District	1.75	1.88	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	116.54	125.12	12.70	12.70

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	83,200	83,200	0.0	778	774	-3	-0.4	0.93	0.93
Res Hmstd: Avg Val	124,700	124,700	0.0	1,351	1,393	42	3.1	1.08	1.12
Res Hmstd: Hi Val	166,200	166,200	0.0	1,925	2,012	87	4.5	1.16	1.21
Res Hmstd: Ex-Hi Val	249,400	249,400	0.0	3,075	3,252	177	5.8	1.23	1.30
Apartment	300,000	300,000	0.0	4,751	5,073	322	6.8	1.58	1.69
Comm/Ind: Lo Val	150,000	150,000	0.0	3,911	4,104	193	4.9	2.61	2.74
Comm/Ind: Med Val	300,000	300,000	0.0	9,063	9,514	451	5.0	3.02	3.17
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,103	34,756	1,653	5.0	3.31	3.48

## Beltrami County

## Blackduck city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	12,881	12,881	0	0.0	161	156	-6	-3.4	1.25	1.21
Res Non-Hmstd	2,612	2,612	0	0.0	43	48	5	11.2	1.64	1.83
Misc props	216	216	0	0.0	5	5	1	10.7	2.22	2.46
Apartments	668	668	0	0.0	13	15	1	11.2	1.96	2.18
Low-inc Apts	2,825	2,825	0	0.0	33	37	4	11.2	1.19	1.32
Seasonal Rec	102	102	0	0.0	2	2	0	10.2	1.72	1.90
Com/Ind: Lo	3,962	3,962	0	0.0	122	132	10	8.6	3.08	3.34
Com/Ind Hi	2,762	2,762	0	0.0	113	122	10	8.6	4.08	4.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	491	491	0	0.0	20	22	2	8.6	4.08	4.43
Ag Hmstd House	244	244	0	0.0	3	2	0	-7.7	1.06	0.98
Ag Hmstd Land	300	300	0	0.0	2	2	0	15.0	0.59	0.68
Ag Non-Hmstd	162	162	0	0.0	2	3	0	11.6	1.52	1.70
<b>Total</b>	<b>27,223</b>	<b>27,223</b>	<b>0</b>	<b>0.0</b>	<b>519</b>	<b>546</b>	<b>27</b>	<b>5.3</b>	<b>1.91</b>	<b>2.01</b>

## Tax Base

## Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	319	277	-42	-13.2	County	51.54	55.40	0.00	0.00
(-) TIF Tax Capacity	19	19	0	0.0	City/Town	68.69	79.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.41	23.20	5.74	5.74
(=) Taxable Tax Capacity	300	258	-42	-14.0	Special District	10.72	11.55	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>152.36</b>	<b>170.01</b>	<b>5.74</b>	<b>5.74</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,200	51,200	0.0	605	552	-53	-8.8	1.18	1.08	
Res Hmstd:Avg Val	76,800	76,800	0.0	911	834	-77	-8.4	1.19	1.09	
Res Hmstd: Hi Val	102,400	102,400	0.0	1,339	1,323	-16	-1.2	1.31	1.29	
Res Hmstd: Ex-Hi Val	153,600	153,600	0.0	2,194	2,301	107	4.9	1.43	1.5	
Apartment	300,000	300,000	0.0	5,886	6,547	662	11.2	1.96	2.18	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,613	5,010	397	8.6	3.08	3.34	
Comm/Ind: Med Val	300,000	300,000	0.0	10,735	11,661	926	8.6	3.58	3.89	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,304	42,700	3,396	8.6	3.93	4.27	

**Beltrami County**

**Funkley city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	194	194	0	0.0	1	1	0	7.3	0.72	0.77
Res Non-Hmstd	84	84	0	0.0	1	1	0	8.2	1.19	1.28
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	60	60	0	0.0	1	1	0	8.0	1.09	1.18
Com/Ind: Lo	46	46	0	0.0	1	1	0	5.7	2.31	2.44
Com/Ind Hi	1	1	0	0.0	0	0	0	5.7	3.06	3.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1	1	0	0.0	0	0	0	5.7	3.06	3.23
Ag Hmstd House	50	50	0	0.0	0	0	0	7.2	0.67	0.72
Ag Hmstd Land	137	137	0	0.0	1	1	0	10.9	0.40	0.44
Ag Non-Hmstd	227	227	0	0.0	2	2	0	8.6	1.01	1.10
<b>Total</b>	<b>801</b>	<b>801</b>	<b>0</b>	<b>0.0</b>	<b>7</b>	<b>8</b>	<b>1</b>	<b>7.9</b>	<b>0.92</b>	<b>0.99</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	8	7	-1	-11.4	County	53.03	57.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	14.34	16.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.17	25.25	5.74	5.74
(=) Taxable Tax Capacity	<u>8</u>	<u>7</u>	<u>-1</u>	<u>-11.4</u>	Special District	<u>10.72</u>	<u>11.55</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	101.26	109.98	5.74	5.74

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	28,900	28,900	0.0	194	207	14	7.1	0.67	0.72
Res Hmstd: Avg Val	43,300	43,300	0.0	290	311	20	7.1	0.67	0.72
Res Hmstd: Hi Val	57,800	57,800	0.0	387	415	27	7.1	0.67	0.72
Res Hmstd: Ex-Hi Val	86,700	86,700	0.0	633	680	46	7.3	0.73	0.78
Comm/Ind: Lo Val	150,000	150,000	0.0	3,463	3,659	196	5.7	2.31	2.44
Comm/Ind: Med Val	300,000	300,000	0.0	8,052	8,510	458	5.7	2.68	2.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,466	31,146	1,680	5.7	2.95	3.11

**Beltrami County**

**Kelliher city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,671	4,671	0	0.0	52	51	-1	-2.4	1.11	1.08
Res Non-Hmstd	1,291	1,291	0	0.0	21	23	2	10.7	1.62	1.79
Misc props	10	10	0	0.0	0	0	0	10.7	1.80	2.00
Apartments	143	143	0	0.0	3	3	0	10.7	1.80	2.00
Low-inc Apts	443	443	0	0.0	5	5	1	10.6	1.09	1.21
Seasonal Rec	81	81	0	0.0	1	1	0	10.6	1.46	1.61
Com/Ind: Lo	888	888	0	0.0	26	28	2	8.1	2.88	3.11
Com/Ind Hi	73	73	0	0.0	3	3	0	8.1	3.82	4.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	315	315	0	0.0	12	13	1	8.1	3.82	4.13
Ag Hmstd House	943	943	0	0.0	12	13	1	7.5	1.25	1.34
Ag Hmstd Land	610	610	0	0.0	3	3	0	17.5	0.44	0.52
Ag Non-Hmstd	117	117	0	0.0	2	2	0	11.2	1.38	1.54
<b>Total</b>	<b>9,585</b>	<b>9,585</b>	<b>0</b>	<b>0.0</b>	<b>138</b>	<b>145</b>	<b>7</b>	<b>4.9</b>	<b>1.44</b>	<b>1.51</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	102	84	-17	-17.0	County	53.01	56.99	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.64	51.36	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.01	33.98	7.20	7.20
(=) Taxable Tax Capacity	102	84	-17	-17.0	Special District	10.72	11.55	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>138.38</b>	<b>153.87</b>	<b>7.20</b>	<b>7.20</b>

*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	42,100	42,100	0.0	445	419	-26	-5.7	1.06	1
Res Hmstd:Avg Val	63,100	63,100	0.0	666	628	-38	-5.7	1.06	1
Res Hmstd: Hi Val	84,100	84,100	0.0	928	898	-30	-3.2	1.10	1.07
Res Hmstd: Ex-Hi Val	126,100	126,100	0.0	1,577	1,633	56	3.5	1.25	1.29
Apartment	300,000	300,000	0.0	5,405	5,986	581	10.7	1.80	2
Comm/Ind: Lo Val	150,000	150,000	0.0	4,320	4,669	348	8.1	2.88	3.11
Comm/Ind: Med Val	300,000	300,000	0.0	10,045	10,858	813	8.1	3.35	3.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,759	39,741	2,981	8.1	3.68	3.97



**Beltrami County**

**Solway city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,065	2,065	0	0.0	19	20	1	5.7	0.93	0.98
Res Non-Hmstd	219	219	0	0.0	3	4	0	12.0	1.43	1.60
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	331	331	0	0.0	9	9	1	8.8	2.58	2.80
Com/Ind Hi	136	136	0	0.0	5	5	0	8.9	3.39	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	73	73	0	0.0	2	3	0	8.9	3.39	3.69
Ag Hmstd House	137	137	0	0.0	1	1	0	5.1	0.86	0.90
Ag Hmstd Land	296	296	0	0.0	1	1	0	19.7	0.38	0.46
Ag Non-Hmstd	138	138	0	0.0	2	2	0	13.2	1.14	1.30
<b>Total</b>	<b>3,394</b>	<b>3,394</b>	<b>0</b>	<b>0.0</b>	<b>42</b>	<b>45</b>	<b>3</b>	<b>8.0</b>	<b>1.23</b>	<b>1.33</b>

*Tax Base*

*Tax Rates*

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	36	29	-7	-19.5	County	53.00	56.98	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.94	48.39	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.75	22.32	12.70	12.70
(=) Taxable Tax Capacity	36	29	-7	-19.5	Special District	1.75	1.88	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>114.44</b>	<b>129.56</b>	<b>12.70</b>	<b>12.70</b>

*Tax Burdens on Hypothetical Properties*

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,100	48,100	48,100	0.0	419	435	16	3.8	0.87	0.90
Res Hmstd:Avg Val	72,100	72,100	72,100	0.0	628	652	24	3.8	0.87	0.90
Res Hmstd: Hi Val	96,100	96,100	96,100	0.0	936	997	61	6.5	0.97	1.04
Res Hmstd: Ex-Hi Val	144,200	144,200	144,200	0.0	1,591	1,737	146	9.2	1.10	1.20
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,864	4,204	340	8.8	2.58	2.80
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,953	9,747	794	8.9	2.98	3.25
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	32,700	35,611	2,911	8.9	3.27	3.56

**Beltrami County**

**Tenstrike city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	7,710	7,710	0	0.0	66	72	6	8.9	0.86	0.94
Res Non-Hmstd	983	983	0	0.0	11	11	1	7.6	1.07	1.15
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	5,140	5,140	0	0.0	56	60	4	7.2	1.09	1.17
Com/Ind: Lo	352	352	0	0.0	8	8	0	5.2	2.24	2.36
Com/Ind Hi	189	189	0	0.0	6	6	0	5.3	2.97	3.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	182	182	0	0.0	5	6	0	5.3	2.97	3.13
Ag Hmstd House	572	572	0	0.0	4	5	0	9.8	0.72	0.79
Ag Hmstd Land	919	919	0	0.0	3	3	0	12.0	0.33	0.36
Ag Non-Hmstd	935	935	0	0.0	9	10	1	8.1	0.97	1.05
<b>Total</b>	<b>16,981</b>	<b>16,981</b>	<b>0</b>	<b>0.0</b>	<b>168</b>	<b>181</b>	<b>13</b>	<b>7.9</b>	<b>0.99</b>	<b>1.07</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	171	157	-14	-8.0	County	53.00	56.97	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.80	17.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.17	25.25	5.74	5.74
(=) Taxable Tax Capacity	171	157	-14	-8.0	Special District	4.92	5.29	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	96.88	104.68	5.74	5.74

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	83,400	83,400	0.0	558	610	51	9.2	0.67	0.73
Res Hmstd: Avg Val	125,000	125,000	0.0	1,023	1,108	85	8.3	0.82	0.89
Res Hmstd: Hi Val	166,700	166,700	0.0	1,488	1,608	120	8.0	0.89	0.96
Res Hmstd: Ex-Hi Val	250,100	250,100	0.0	2,419	2,607	188	7.8	0.97	1.04
Comm/Ind: Lo Val	150,000	150,000	0.0	3,365	3,540	176	5.2	2.24	2.36
Comm/Ind: Med Val	300,000	300,000	0.0	7,822	8,232	410	5.2	2.61	2.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,624	30,125	1,502	5.2	2.86	3.01

**Beltrami County**

**Turtle River city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,937	3,937	0	0.0	37	40	3	7.2	0.94	1.01
Res Non-Hmstd	1,031	1,031	0	0.0	12	13	1	6.9	1.16	1.24
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	551	551	0	0.0	6	7	0	6.9	1.10	1.18
Com/Ind: Lo	590	590	0	0.0	14	14	1	4.9	2.32	2.44
Com/Ind Hi	34	34	0	0.0	1	1	0	5.0	3.06	3.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	550	550	0	0.0	17	18	1	5.0	3.06	3.21
Ag Hmstd House	238	238	0	0.0	2	2	0	7.6	0.78	0.84
Ag Hmstd Land	170	170	0	0.0	0	0	0	20.2	0.19	0.23
Ag Non-Hmstd	431	431	0	0.0	4	5	0	7.8	0.98	1.05
<b>Total</b>	<b>7,531</b>	<b>7,531</b>	<b>0</b>	<b>0.0</b>	<b>93</b>	<b>99</b>	<b>6</b>	<b>6.5</b>	<b>1.24</b>	<b>1.32</b>

*Tax Base*

*Tax Rates*

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	84	77	-7	-8.1	County	53.00	56.97	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.15	24.09	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.75	22.32	12.69	12.69
(=) Taxable Tax Capacity	84	77	-7	-8.1	Special District	1.75	1.88	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	97.64	105.26	12.69	12.69

*Tax Burdens on Hypothetical Properties*

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,700	98,700	98,700	0.0	805	866	60	7.5	0.82	0.88
Res Hmstd: Avg Val	148,000	148,000	148,000	0.0	1,394	1,494	100	7.2	0.94	1.01
Res Hmstd: Hi Val	197,200	197,200	197,200	0.0	1,981	2,121	140	7.1	1.00	1.08
Res Hmstd: Ex-Hi Val	295,900	295,900	295,900	0.0	3,159	3,379	220	7.0	1.07	1.14
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,486	3,658	171	4.9	2.32	2.44
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,071	8,471	400	5.0	2.69	2.82
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	29,466	30,932	1,466	5.0	2.95	3.09

**Beltrami County**

**Wilton city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,301	6,301	0	0.0	46	52	6	12.5	0.73	0.82
Res Non-Hmstd	1,158	1,158	0	0.0	12	13	1	7.2	1.05	1.13
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	196	196	0	0.0	2	2	0	7.3	1.17	1.25
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	176	176	0	0.0	2	2	0	7.2	0.94	1.01
Com/Ind: Lo	692	692	0	0.0	15	15	1	4.9	2.11	2.21
Com/Ind Hi	425	425	0	0.0	12	12	1	4.9	2.77	2.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	461	461	0	0.0	13	13	1	4.9	2.77	2.90
Ag Hmstd House	266	266	0	0.0	2	2	0	15.9	0.63	0.73
Ag Hmstd Land	240	240	0	0.0	0	0	0	29.4	0.12	0.15
Ag Non-Hmstd	493	493	0	0.0	4	4	0	8.2	0.83	0.90
<b>Total</b>	<b>10,409</b>	<b>10,409</b>	<b>0</b>	<b>0.0</b>	<b>107</b>	<b>117</b>	<b>10</b>	<b>8.9</b>	<b>1.03</b>	<b>1.12</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	117	102	-15	-13.1	County	52.98	56.95	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	7.60	8.75	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.75	22.32	12.70	12.70
(=) Taxable Tax Capacity	117	102	-15	-13.1	Special District	1.75	1.88	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>83.08</b>	<b>89.89</b>	<b>12.70</b>	<b>12.70</b>

**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	72,100	72,100	0.0	402	480	78	19.5	0.56	0.67
Res Hmstd:Avg Val	108,100	108,100	0.0	760	862	101	13.3	0.70	0.8
Res Hmstd: Hi Val	144,100	144,100	0.0	1,137	1,260	123	10.8	0.79	0.87
Res Hmstd: Ex-Hi Val	216,300	216,300	0.0	1,894	2,059	165	8.7	0.88	0.95
Comm/Ind: Lo Val	150,000	150,000	0.0	3,158	3,312	153	4.9	2.11	2.21
Comm/Ind: Med Val	300,000	300,000	0.0	7,306	7,664	358	4.9	2.44	2.55
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,662	27,973	1,311	4.9	2.67	2.8

**Benton County**

**Foley city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	69,626	69,626	0	0.0	1,123	1,098	-24	-2.2	1.61	1.58
Res Non-Hmstd	7,760	7,760	0	0.0	153	169	16	10.6	1.97	2.18
Misc props	698	698	0	0.0	17	18	2	10.5	2.39	2.65
Apartments	7,978	7,978	0	0.0	184	203	20	10.6	2.30	2.55
Low-inc Apts	3,013	3,013	0	0.0	42	46	4	10.5	1.40	1.54
Seasonal Rec	291	291	0	0.0	7	7	1	10.6	2.30	2.55
Com/Ind: Lo	9,554	9,554	0	0.0	333	361	28	8.4	3.48	3.78
Com/Ind Hi	9,826	9,826	0	0.0	453	492	38	8.5	4.61	5.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,777	1,777	0	0.0	81	88	7	8.5	4.59	4.98
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	1,425	1,425	0	0.0	25	28	3	11.0	1.78	1.97
<b>Total</b>	<b>111,948</b>	<b>111,948</b>	<b>0</b>	<b>0.0</b>	<b>2,418</b>	<b>2,512</b>	<b>95</b>	<b>3.9</b>	<b>2.16</b>	<b>2.24</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,301	1,134	-167	-12.8	County	67.09	72.66	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	65.58	75.25	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	45.10	49.45	8.26	8.26
(=) Taxable Tax Capacity	<u>1,301</u>	<u>1,134</u>	<u>-167</u>	<u>-12.8</u>	Special District	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>177.77</b>	<b>197.36</b>	<b>8.26</b>	<b>8.26</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	84,300	84,300	0.0	1,272	1,148	-124	-9.7	1.51	1.36
Res Hmstd: Avg Val	126,300	126,300	0.0	2,091	2,086	-5	-0.2	1.66	1.65
Res Hmstd: Hi Val	168,400	168,400	0.0	2,912	3,027	115	3.9	1.73	1.8
Res Hmstd: Ex-Hi Val	252,600	252,600	0.0	4,554	4,908	353	7.8	1.80	1.94
Apartment	300,000	300,000	0.0	6,914	7,649	734	10.6	2.30	2.55
Comm/Ind: Lo Val	150,000	150,000	0.0	5,223	5,663	441	8.4	3.48	3.78
Comm/Ind: Med Val	300,000	300,000	0.0	12,145	13,173	1,028	8.5	4.05	4.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,448	48,218	3,770	8.5	4.44	4.82

**Benton County**

**Gilman city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	10,213	10,213	0	0.0	119	126	6	5.3	1.17	1.23
Res Non-Hmstd	770	770	0	0.0	10	11	1	9.0	1.36	1.48
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	95	95	0	0.0	2	2	0	9.1	1.67	1.82
Low-inc Apts	58	58	0	0.0	1	1	0	8.9	1.01	1.10
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	949	949	0	0.0	26	27	2	6.7	2.72	2.90
Com/Ind Hi	127	127	0	0.0	5	5	0	6.7	3.59	3.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	41	41	0	0.0	1	2	0	6.7	3.59	3.84
Ag Hmstd House	291	291	0	0.0	4	4	0	8.1	1.31	1.42
Ag Hmstd Land	214	214	0	0.0	1	2	0	11.1	0.65	0.73
Ag Non-Hmstd	223	223	0	0.0	3	3	0	9.5	1.27	1.39
<b>Total</b>	<b>12,983</b>	<b>12,983</b>	<b>0</b>	<b>0.0</b>	<b>172</b>	<b>182</b>	<b>10</b>	<b>6.0</b>	<b>1.32</b>	<b>1.40</b>

*Tax Base*

*Tax Rates*

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	135	118	-17	-12.9	County	67.12	72.69	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	14.48	16.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	45.12	49.48	8.26	8.26
(=) Taxable Tax Capacity	135	118	-17	-12.9	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>126.72</b>	<b>138.80</b>	<b>8.26</b>	<b>8.26</b>

*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	99,700	99,700	0.0	1,063	1,074	11	1.0	1.07	1.08
Res Hmstd:Avg Val	149,500	149,500	0.0	1,780	1,868	88	5.0	1.19	1.25
Res Hmstd: Hi Val	199,300	199,300	0.0	2,497	2,663	166	6.6	1.25	1.34
Res Hmstd: Ex-Hi Val	299,000	299,000	0.0	3,933	4,254	321	8.2	1.32	1.42
Comm/Ind: Lo Val	150,000	150,000	0.0	4,074	4,346	272	6.7	2.72	2.9
Comm/Ind: Med Val	300,000	300,000	0.0	9,465	10,099	634	6.7	3.15	3.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,621	36,946	2,324	6.7	3.46	3.69

**Benton County**

**Rice city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	64,748	64,748	0	0.0	750	773	24	3.2	1.16	1.19
Res Non-Hmstd	7,596	7,596	0	0.0	115	125	10	9.0	1.51	1.65
Misc props	67	67	0	0.0	2	2	0	7.9	2.31	2.49
Apartments	712	712	0	0.0	12	13	1	9.0	1.69	1.84
Low-inc Apts	249	249	0	0.0	3	3	0	9.0	1.02	1.11
Seasonal Rec	41	41	0	0.0	1	1	0	8.6	1.41	1.53
Com/Ind: Lo	7,792	7,792	0	0.0	215	229	14	6.6	2.75	2.94
Com/Ind Hi	13,053	13,053	0	0.0	478	510	32	6.7	3.67	3.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	880	880	0	0.0	32	34	2	6.7	3.67	3.91
Ag Hmstd House	1,082	1,082	0	0.0	13	13	1	4.5	1.18	1.23
Ag Hmstd Land	4,486	4,486	0	0.0	47	51	4	9.5	1.05	1.15
Ag Non-Hmstd	2,925	2,925	0	0.0	39	43	4	9.1	1.33	1.46
<b>Total</b>	<b>103,631</b>	<b>103,631</b>	<b>0</b>	<b>0.0</b>	<b>1,705</b>	<b>1,798</b>	<b>92</b>	<b>5.4</b>	<b>1.65</b>	<b>1.73</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,216	1,090	-126	-10.4	County	67.11	72.67	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	29.68	33.12	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.67	39.85	1.96	1.96
(=) Taxable Tax Capacity	<u>1,216</u>	<u>1,090</u>	<u>-126</u>	<u>-10.4</u>	Special District	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	133.46	145.64	1.96	1.96

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	94,200	94,200	0.0	988	972	-16	-1.7	1.05	1.03
Res Hmstd: Avg Val	141,200	141,200	0.0	1,667	1,727	60	3.6	1.18	1.22
Res Hmstd: Hi Val	188,200	188,200	0.0	2,345	2,482	137	5.8	1.25	1.32
Res Hmstd: Ex-Hi Val	282,400	282,400	0.0	3,706	3,996	290	7.8	1.31	1.42
Apartment	300,000	300,000	0.0	5,063	5,520	457	9.0	1.69	1.84
Comm/Ind: Lo Val	150,000	150,000	0.0	4,131	4,405	274	6.6	2.75	2.94
Comm/Ind: Med Val	300,000	300,000	0.0	9,629	10,269	640	6.6	3.21	3.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,287	37,633	2,346	6.6	3.53	3.76

**Benton County**

**Ronneby city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	0	0	0	#####	0	0	0	#####	#####	#####

**Tax Base**

**Tax Rates**

	Estimated Market Value					Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	0	0	0	#####	County	#####	#####	#####	#####
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	#####	#####
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	#####	#####	#####	#####
(=) Taxable Tax Capacity	0	0	0	#####	Special District	#####	#####	#####	#####
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	#Num!	#Num!	#####	#####



**Benton County**

**Sauk Rapids city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	479,154	479,154	0	0.0	6,750	6,914	164	2.4	1.41	1.44
Res Non-Hmstd	45,926	45,926	0	0.0	784	858	74	9.4	1.71	1.87
Misc props	2,030	2,030	0	0.0	50	54	4	8.6	2.47	2.68
Apartments	55,582	55,582	0	0.0	1,092	1,195	103	9.4	1.96	2.15
Low-inc Apts	9,931	9,931	0	0.0	117	128	11	9.4	1.18	1.29
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	27,420	27,420	0	0.0	846	907	61	7.2	3.09	3.31
Com/Ind Hi	79,237	79,237	0	0.0	3,255	3,490	235	7.2	4.11	4.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,893	5,893	0	0.0	242	260	17	7.2	4.11	4.40
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	2,951	2,951	0	0.0	46	50	4	9.5	1.56	1.70
<b>Total</b>	<b>708,124</b>	<b>708,124</b>	<b>0</b>	<b>0.0</b>	<b>13,181</b>	<b>13,855</b>	<b>674</b>	<b>5.1</b>	<b>1.86</b>	<b>1.96</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	8,225	7,442	-783	-9.5	County	67.10	72.67	0.00	0.00
(-) TIF Tax Capacity	856	856	0	0.0	City/Town	50.43	56.43	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.65	39.84	1.96	1.96
(=) Taxable Tax Capacity	<u>7,369</u>	<u>6,586</u>	<u>-783</u>	<u>-10.6</u>	Special District	<u>1.37</u>	<u>1.47</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>155.56</b>	<b>170.39</b>	<b>1.96</b>	<b>1.96</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	104,600	104,600	0.0	1,369	1,329	-41	-3.0	1.31	1.27
Res Hmstd:Avg Val	156,800	156,800	0.0	2,239	2,308	70	3.1	1.43	1.47
Res Hmstd: Hi Val	209,100	209,100	0.0	3,109	3,290	181	5.8	1.49	1.57
Res Hmstd: Ex-Hi Val	313,700	313,700	0.0	4,851	5,253	402	8.3	1.55	1.67
Apartment	300,000	300,000	0.0	5,892	6,449	556	9.4	1.96	2.15
Comm/Ind: Lo Val	150,000	150,000	0.0	4,628	4,962	334	7.2	3.09	3.31
Comm/Ind: Med Val	300,000	300,000	0.0	10,789	11,568	779	7.2	3.6	3.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,541	42,397	2,856	7.2	3.95	4.24

**Benton County**

**Royalton city (part)**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	316	316	0	0.0	4	5	0	9.8	1.30	1.43
<b>Total</b>	316	316	0	0.0	4	5	0	9.8	1.30	1.43

**Tax Base**

**Tax Rates**

						Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	3	3	0	0.0	County	67.09	72.65	#####	#####
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.63	38.30	#####	#####
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.27	31.84	#####	#####
(=) Taxable Tax Capacity	3	3	0	0.0	Special District	0.00	0.00	#####	#####
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	129.99	142.79	#####	#####

**Benton County**

**Sartell city (part)**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	47,755	47,755	0	0.0	604	619	16	2.6	1.26	1.30
Res Non-Hmstd	5,100	5,100	0	0.0	76	82	6	7.5	1.50	1.61
Misc props	1,623	1,623	0	0.0	29	31	2	7.7	1.77	1.90
Apartments	17,802	17,802	0	0.0	314	339	24	7.7	1.77	1.90
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,764	2,764	0	0.0	79	83	4	5.6	2.85	3.01
Com/Ind Hi	38,742	38,742	0	0.0	1,468	1,547	79	5.4	3.79	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,854	1,854	0	0.0	70	74	4	5.2	3.78	3.98
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	1,121	1,121	0	0.0	16	17	1	7.8	1.40	1.51
<b>Total</b>	<b>116,760</b>	<b>116,760</b>	<b>0</b>	<b>0.0</b>	<b>2,655</b>	<b>2,792</b>	<b>136</b>	<b>5.1</b>	<b>2.27</b>	<b>2.39</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,638	1,564	-74	-4.5	County	67.06	72.62	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.84	35.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.99	38.78	4.24	4.24
(=) Taxable Tax Capacity	<u>1,638</u>	<u>1,564</u>	<u>-74</u>	<u>-4.5</u>	Special District	<u>1.37</u>	<u>1.47</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>138.26</b>	<b>148.70</b>	<b>4.24</b>	<b>4.24</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	105,300	105,300	0.0	1,223	1,198	-25	-2.1	1.16	1.14
Res Hmstd:Avg Val	157,900	157,900	0.0	2,020	2,072	53	2.6	1.28	1.31
Res Hmstd: Hi Val	210,500	210,500	0.0	2,817	2,947	131	4.6	1.34	1.40
Res Hmstd: Ex-Hi Val	315,800	315,800	0.0	4,412	4,699	287	6.5	1.4	1.49
Apartment	300,000	300,000	0.0	5,312	5,703	391	7.4	1.77	1.90
Comm/Ind: Lo Val	150,000	150,000	0.0	4,273	4,508	235	5.5	2.85	3.01
Comm/Ind: Med Val	300,000	300,000	0.0	9,950	10,498	548	5.5	3.32	3.5
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,439	38,449	2,009	5.5	3.64	3.84

**Benton County**

**St. Cloud city (part)**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	121,967	121,967	0	0.0	1,583	1,614	31	1.9	1.30	1.32
Res Non-Hmstd	30,310	30,310	0	0.0	517	554	36	7.0	1.71	1.83
Misc props	3,057	3,057	0	0.0	59	63	4	6.5	1.94	2.06
Apartments	68,535	68,535	0	0.0	1,235	1,317	83	6.7	1.80	1.92
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	23,481	23,481	0	0.0	677	712	35	5.2	2.88	3.03
Com/Ind Hi	79,691	79,691	0	0.0	3,013	3,171	158	5.2	3.78	3.98
Publ U: Elec Gen	3,143	3,143	0	0.0	98	105	8	7.7	3.11	3.35
Publ U: Other	6,972	6,972	0	0.0	272	288	15	5.5	3.91	4.12
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	291	291	0	0.0	4	4	0	7.5	1.29	1.39
<b>Total</b>	<b>337,447</b>	<b>337,447</b>	<b>0</b>	<b>0.0</b>	<b>7,459</b>	<b>7,829</b>	<b>370</b>	<b>5.0</b>	<b>2.21</b>	<b>2.32</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,606	4,380	-226	-4.9	County	67.15	72.72	0.00	0.00
(-) TIF Tax Capacity	117	117	0	0.0	City/Town	41.38	44.14	7.15	7.15
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.62	23.22	10.12	10.12
(=) Taxable Tax Capacity	4,489	4,263	-226	-5.0	Special District	2.02	2.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	132.17	142.25	17.27	17.27

**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	93,800	93,800	0.0	1,114	1,087	-27	-2.4	1.19	1.16
Res Hmstd: Avg Val	140,600	140,600	0.0	1,855	1,893	38	2.0	1.32	1.35
Res Hmstd: Hi Val	187,400	187,400	0.0	2,597	2,700	103	4.0	1.39	1.44
Res Hmstd: Ex-Hi Val	281,200	281,200	0.0	4,083	4,316	233	5.7	1.45	1.53
Apartment	300,000	300,000	0.0	5,475	5,852	378	6.9	1.82	1.95
Comm/Ind: Lo Val	150,000	150,000	0.0	4,332	4,558	227	5.2	2.89	3.04
Comm/Ind: Med Val	300,000	300,000	0.0	10,021	10,550	529	5.3	3.34	3.52
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,570	38,510	1,940	5.3	3.66	3.85

**Big Stone County**

**Barry city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	147	147	0	0.0	1	1	0	2.7	0.91	0.93
Res Non-Hmstd	27	27	0	0.0	0	0	0	3.4	1.39	1.44
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	7	7	0	0.0	0	0	0	4.1	1.08	1.12
Com/Ind: Lo	21	21	0	0.0	1	1	0	2.6	2.54	2.61
Com/Ind Hi	516	516	0	0.0	17	17	0	2.7	3.29	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	79	79	0	0.0	3	3	0	2.7	3.29	3.38
Ag Hmstd House	37	37	0	0.0	0	0	0	2.6	0.91	0.93
Ag Hmstd Land	560	560	0	0.0	5	6	0	4.4	0.98	1.02
Ag Non-Hmstd	19	19	0	0.0	0	0	0	4.4	1.00	1.05
<b>Total</b>	1,414	1,414	0	0.0	28	29	1	3.1	1.98	2.04

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	20	19	-1	-3.7	County	49.44	51.95	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.23	43.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.92	6.08	30.42	30.42
(=) Taxable Tax Capacity	20	19	-1	-3.7	Special District	2.90	3.04	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	100.48	104.91	30.42	30.42

*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	23,000	23,000	0.0	209	215	6	2.7	0.91	0.93
Res Hmstd:Avg Val	34,400	34,400	0.0	313	321	8	2.7	0.91	0.93
Res Hmstd: Hi Val	45,900	45,900	0.0	417	429	11	2.7	0.91	0.93
Res Hmstd: Ex-Hi Val	68,900	68,900	0.0	626	643	17	2.7	0.91	0.93
Comm/Ind: Lo Val	150,000	150,000	0.0	3,816	3,916	100	2.6	2.54	2.61
Comm/Ind: Med Val	300,000	300,000	0.0	8,752	8,984	232	2.7	2.92	2.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,786	32,638	852	2.7	3.18	3.26

**Big Stone County**

**Beardsley city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,399	3,399	0	0.0	33	36	2	7.0	0.98	1.05
Res Non-Hmstd	524	524	0	0.0	7	8	1	11.0	1.38	1.53
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	88	88	0	0.0	1	1	0	11.0	1.03	1.14
Seasonal Rec	48	48	0	0.0	1	1	0	13.2	1.14	1.29
Com/Ind: Lo	554	554	0	0.0	15	16	1	8.6	2.64	2.86
Com/Ind Hi	578	578	0	0.0	20	21	2	8.8	3.41	3.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	177	177	0	0.0	6	7	1	8.8	3.41	3.72
Ag Hmstd House	57	57	0	0.0	1	1	0	6.5	0.97	1.03
Ag Hmstd Land	177	177	0	0.0	1	1	0	16.7	0.72	0.84
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>5,601</b>	<b>5,601</b>	<b>0</b>	<b>0.0</b>	<b>84</b>	<b>91</b>	<b>7</b>	<b>8.4</b>	<b>1.51</b>	<b>1.63</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	66	53	-13	-20.2	County	43.65	44.71	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	58.36	73.11	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.75	0.86	30.42	30.42
(=) Taxable Tax Capacity	66	53	-13	-20.2	Special District	2.90	3.04	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	106.66	121.72	30.42	30.42

*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	25,600	25,600	0.0	249	265	16	6.6	0.97	1.03
Res Hmstd:Avg Val	38,400	38,400	0.0	373	397	24	6.6	0.97	1.03
Res Hmstd: Hi Val	51,200	51,200	0.0	497	530	33	6.6	0.97	1.03
Res Hmstd: Ex-Hi Val	76,800	76,800	0.0	750	799	50	6.6	0.98	1.04
Comm/Ind: Lo Val	150,000	150,000	0.0	3,955	4,294	339	8.6	2.64	2.86
Comm/Ind: Med Val	300,000	300,000	0.0	9,076	9,867	791	8.7	3.03	3.29
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,975	35,875	2,900	8.8	3.3	3.59

**Big Stone County**

**Clinton city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,359	6,359	0	0.0	51	60	8	16.1	0.81	0.94
Res Non-Hmstd	1,128	1,128	0	0.0	14	15	2	11.6	1.22	1.37
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	300	300	0	0.0	4	5	1	12.2	1.43	1.60
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	635	635	0	0.0	15	16	1	8.7	2.39	2.60
Com/Ind Hi	440	440	0	0.0	14	15	1	9.0	3.08	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	239	239	0	0.0	7	8	1	9.0	3.08	3.36
Ag Hmstd House	124	124	0	0.0	1	1	0	14.9	0.84	0.96
Ag Hmstd Land	735	735	0	0.0	3	3	1	18.0	0.39	0.46
Ag Non-Hmstd	105	105	0	0.0	1	1	0	15.4	0.90	1.04
<b>Total</b>	10,065	10,065	0	0.0	110	125	14	13.1	1.10	1.24

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	108	83	-25	-23.2	County	41.13	41.04	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.95	59.82	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.04	0.00	30.42	30.42
(=) Taxable Tax Capacity	108	83	-25	-23.2	Special District	2.90	3.04	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	90.01	103.90	30.42	30.42

**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	28,400	28,400	0.0	228	263	35	15.3	0.80	0.93
Res Hmstd:Avg Val	42,600	42,600	0.0	343	395	53	15.3	0.80	0.93
Res Hmstd: Hi Val	56,800	56,800	0.0	457	527	70	15.3	0.80	0.93
Res Hmstd: Ex-Hi Val	85,200	85,200	0.0	730	837	107	14.6	0.86	0.98
Comm/Ind: Lo Val	150,000	150,000	0.0	3,580	3,893	313	8.7	2.39	2.6
Comm/Ind: Med Val	300,000	300,000	0.0	8,202	8,931	730	8.9	2.73	2.98
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,769	32,444	2,675	9.0	2.98	3.24

**Big Stone County**

**Correll city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	562	562	0	0.0	8	8	0	-2.4	1.38	1.35
Res Non-Hmstd	96	96	0	0.0	2	2	0	10.5	1.86	2.06
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	67	67	0	0.0	1	1	0	12.1	1.51	1.69
Com/Ind: Lo	74	74	0	0.0	2	3	0	8.5	3.22	3.49
Com/Ind Hi	62	62	0	0.0	3	3	0	8.8	4.18	4.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	77	77	0	0.0	3	4	0	8.8	4.18	4.54
Ag Hmstd House	17	17	0	0.0	0	0	0	-4.5	1.37	1.31
Ag Hmstd Land	208	208	0	0.0	1	1	0	14.8	0.62	0.71
Ag Non-Hmstd	62	62	0	0.0	1	1	0	12.8	1.43	1.61
<b>Total</b>	1,225	1,225	0	0.0	21	22	1	5.3	1.73	1.82

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	13	11	-2	-15.5	County	49.48	51.99	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	83.16	98.46	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.45	7.77	34.05	34.05
(=) Taxable Tax Capacity	13	11	-2	-15.5	Special District	2.90	3.04	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	142.98	161.27	34.05	34.05

*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	23,400	23,400	0.0	321	306	-15	-4.5	1.37	1.31
Res Hmstd: Avg Val	35,000	35,000	0.0	480	458	-22	-4.5	1.37	1.31
Res Hmstd: Hi Val	46,700	46,700	0.0	640	611	-29	-4.5	1.37	1.31
Res Hmstd: Ex-Hi Val	70,000	70,000	0.0	959	916	-44	-4.5	1.37	1.31
Comm/Ind: Lo Val	150,000	150,000	0.0	4,827	5,238	411	8.5	3.22	3.49
Comm/Ind: Med Val	300,000	300,000	0.0	11,092	12,052	960	8.7	3.7	4.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,329	43,849	3,520	8.7	4.03	4.38



**Big Stone County**

**Graceville city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	11,430	11,430	0	0.0	177	178	1	0.7	1.55	1.56
Res Non-Hmstd	1,909	1,909	0	0.0	36	41	5	14.8	1.89	2.17
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	248	248	0	0.0	6	6	1	15.2	2.27	2.61
Low-inc Apts	129	129	0	0.0	2	2	0	14.7	1.41	1.61
Seasonal Rec	42	42	0	0.0	1	1	0	16.8	1.65	1.92
Com/Ind: Lo	1,382	1,382	0	0.0	47	53	6	12.2	3.39	3.81
Com/Ind Hi	427	427	0	0.0	19	21	2	12.5	4.42	4.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	461	461	0	0.0	20	23	3	12.5	4.42	4.97
Ag Hmstd House	558	558	0	0.0	9	10	1	7.4	1.70	1.82
Ag Hmstd Land	67	67	0	0.0	1	1	0	18.2	0.76	0.90
Ag Non-Hmstd	187	187	0	0.0	3	3	1	17.6	1.57	1.85
<b>Total</b>	<b>16,841</b>	<b>16,841</b>	<b>0</b>	<b>0.0</b>	<b>320</b>	<b>340</b>	<b>20</b>	<b>6.2</b>	<b>1.90</b>	<b>2.02</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	184	147	-38	-20.5	County	44.94	46.48	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.20	2.66	30.42	30.42
(=) Taxable Tax Capacity	184	147	-38	-20.5	Special District	6.39	6.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	157.04	184.64	30.42	30.42

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	37,900	37,900	0.0	559	535	-24	-4.2	1.47	1.41
Res Hmstd:Avg Val	56,800	56,800	0.0	838	802	-36	-4.2	1.47	1.41
Res Hmstd: Hi Val	75,800	75,800	0.0	1,118	1,070	-47	-4.2	1.47	1.41
Res Hmstd: Ex-Hi Val	113,700	113,700	0.0	1,861	1,947	85	4.6	1.64	1.71
Comm/Ind: Lo Val	150,000	150,000	0.0	5,088	5,709	621	12.2	3.39	3.81
Comm/Ind: Med Val	300,000	300,000	0.0	11,721	13,170	1,449	12.4	3.91	4.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,672	47,985	5,313	12.5	4.27	4.8

**Big Stone County**

**Johnson city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	473	473	0	0.0	5	5	0	0.6	1.11	1.11
Res Non-Hmstd	29	29	0	0.0	0	0	0	9.3	1.54	1.69
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	2	2	0	0.0	0	0	0	10.8	1.27	1.41
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	99	99	0	0.0	4	4	0	7.5	3.67	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	56	56	0	0.0	2	2	0	7.5	3.67	3.95
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	359	359	0	0.0	4	5	0	11.5	1.20	1.33
<b>Total</b>	<b>1,017</b>	<b>1,017</b>	<b>0</b>	<b>0.0</b>	<b>16</b>	<b>17</b>	<b>1</b>	<b>6.3</b>	<b>1.54</b>	<b>1.64</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	12	10	-2	-15.9	County	48.44	50.75	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	59.70	70.98	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.08	5.09	30.42	30.42
(=) Taxable Tax Capacity	<u>12</u>	<u>10</u>	<u>-2</u>	<u>-15.9</u>	Special District	<u>6.39</u>	<u>6.58</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>119.61</b>	<b>133.40</b>	<b>30.42</b>	<b>30.42</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	24,500	24,500	0.0	270	271	1	0.4	1.10	1.10
Res Hmstd:Avg Val	36,800	36,800	0.0	405	406	2	0.4	1.10	1.10
Res Hmstd: Hi Val	49,000	49,000	0.0	539	541	2	0.4	1.10	1.10
Res Hmstd: Ex-Hi Val	73,500	73,500	0.0	809	812	3	0.4	1.10	1.10

**Big Stone County**

**Odessa city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,922	1,922	0	0.0	25	25	-1	-2.1	1.30	1.28
Res Non-Hmstd	228	228	0	0.0	4	5	0	11.5	1.83	2.04
Misc props	16	16	0	0.0	0	0	0	10.7	2.67	2.95
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	60	60	0	0.0	1	1	0	12.9	1.47	1.66
Com/Ind: Lo	305	305	0	0.0	9	10	1	9.2	3.11	3.40
Com/Ind Hi	58	58	0	0.0	2	3	0	9.4	4.06	4.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	100	100	0	0.0	4	4	0	9.4	4.06	4.44
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	11	11	0	0.0	0	0	0	13.6	1.40	1.59
Ag Non-Hmstd	405	405	0	0.0	6	6	1	13.6	1.40	1.59
<b>Total</b>	<b>3,104</b>	<b>3,104</b>	<b>0</b>	<b>0.0</b>	<b>52</b>	<b>55</b>	<b>2</b>	<b>4.5</b>	<b>1.68</b>	<b>1.76</b>

*Tax Base*

*Tax Rates*

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	34	27	-7	-20.9	County	42.46	43.14	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	66.72	84.37	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.73	28.30	28.43	28.43
(=) Taxable Tax Capacity	34	27	-7	-20.9	Special District	2.90	3.04	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>139.81</b>	<b>158.85</b>	<b>28.43</b>	<b>28.43</b>

*Tax Burdens on Hypothetical Properties*

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	23,800	23,800	23,800	0.0	305	295	-11	-3.5	1.28	1.24
Res Hmstd: Avg Val	35,700	35,700	35,700	0.0	458	442	-16	-3.5	1.28	1.24
Res Hmstd: Hi Val	47,600	47,600	47,600	0.0	610	589	-21	-3.5	1.28	1.24
Res Hmstd: Ex-Hi Val	71,300	71,300	71,300	0.0	914	882	-32	-3.5	1.28	1.24
Apartment	300,000	300,000	300,000	0.0	6,096	6,810	714	11.7	2.03	2.27
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,671	5,099	428	9.2	3.11	3.4
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	10,757	11,756	1,000	9.3	3.59	3.92
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	39,156	42,822	3,666	9.4	3.92	4.28

## Big Stone County

## Ortonville city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	52,527	52,527	0	0.0	747	749	2	0.2	1.42	1.43
Res Non-Hmstd	8,125	8,125	0	0.0	143	158	15	10.3	1.76	1.94
Misc props	215	215	0	0.0	5	5	1	10.3	2.31	2.55
Apartments	850	850	0	0.0	18	20	2	10.6	2.08	2.30
Low-inc Apts	80	80	0	0.0	1	1	0	10.2	1.29	1.43
Seasonal Rec	4,160	4,160	0	0.0	65	72	7	11.4	1.55	1.73
Com/Ind: Lo	7,727	7,727	0	0.0	245	266	20	8.3	3.18	3.44
Com/Ind Hi	1,772	1,772	0	0.0	73	80	6	8.5	4.14	4.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,140	1,140	0	0.0	46	50	4	8.5	4.03	4.37
Ag Hmstd House	245	245	0	0.0	4	4	0	0.8	1.46	1.47
Ag Hmstd Land	670	670	0	0.0	7	8	1	13.6	1.10	1.25
Ag Non-Hmstd	877	877	0	0.0	13	14	2	12.3	1.44	1.62
<b>Total</b>	<b>78,387</b>	<b>78,387</b>	<b>0</b>	<b>0.0</b>	<b>1,367</b>	<b>1,426</b>	<b>60</b>	<b>4.4</b>	<b>1.74</b>	<b>1.82</b>

## Tax Base

## Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	853	700	-153	-17.9	County	41.09	41.93	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.86	88.74	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.10	27.87	28.43	28.43
(=) Taxable Tax Capacity	853	700	-153	-17.9	Special District	2.90	3.04	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>143.94</b>	<b>161.59</b>	<b>28.43</b>	<b>28.43</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,500	52,500	0.0	695	658	-37	-5.3	1.32	1.25	
Res Hmstd:Avg Val	78,700	78,700	0.0	1,055	1,008	-47	-4.4	1.34	1.28	
Res Hmstd: Hi Val	104,900	104,900	0.0	1,530	1,544	14	0.9	1.46	1.47	
Res Hmstd: Ex-Hi Val	157,400	157,400	0.0	2,482	2,618	136	5.5	1.58	1.66	
Apartment	300,000	300,000	0.0	6,251	6,913	662	10.6	2.08	2.30	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,764	5,161	397	8.3	3.18	3.44	
Comm/Ind: Med Val	300,000	300,000	0.0	10,974	11,900	927	8.4	3.66	3.97	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,953	43,350	3,397	8.5	4	4.34	

**Blue Earth County**

**Amboy city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	18,890	18,890	0	0.0	242	254	12	5.1	1.28	1.34
Res Non-Hmstd	1,746	1,746	0	0.0	27	30	3	12.9	1.55	1.75
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	782	782	0	0.0	15	17	2	13.3	1.87	2.12
Low-inc Apts	227	227	0	0.0	3	3	0	12.9	1.16	1.31
Seasonal Rec	25	25	0	0.0	0	1	0	13.3	1.87	2.12
Com/Ind: Lo	2,589	2,589	0	0.0	76	84	8	10.2	2.93	3.23
Com/Ind Hi	173	173	0	0.0	7	7	1	10.4	3.82	4.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	414	414	0	0.0	16	17	2	10.4	3.82	4.22
Ag Hmstd House	144	144	0	0.0	2	2	0	8.4	1.38	1.49
Ag Hmstd Land	249	249	0	0.0	3	3	0	15.3	1.09	1.26
Ag Non-Hmstd	29	29	0	0.0	0	0	0	15.3	1.30	1.50
<b>Total</b>	<b>25,269</b>	<b>25,269</b>	<b>0</b>	<b>0.0</b>	<b>390</b>	<b>419</b>	<b>29</b>	<b>7.4</b>	<b>1.54</b>	<b>1.66</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	272	222	-50	-18.3	County	41.70	43.64	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	79.44	97.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.79	8.97	24.52	24.52
(=) Taxable Tax Capacity	<u>272</u>	<u>222</u>	<u>-50</u>	<u>-18.3</u>	Special District	<u>0.19</u>	<u>0.20</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>130.12</b>	<b>150.07</b>	<b>24.52</b>	<b>24.52</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	67,000	67,000	0.0	768	768	0	-0.1	1.15	1.15
Res Hmstd: Avg Val	100,500	100,500	0.0	1,272	1,332	59	4.7	1.27	1.32
Res Hmstd: Hi Val	133,900	133,900	0.0	1,819	1,960	141	7.8	1.36	1.46
Res Hmstd: Ex-Hi Val	200,900	200,900	0.0	2,915	3,220	305	10.5	1.45	1.60
Comm/Ind: Lo Val	150,000	150,000	0.0	4,394	4,843	449	10.2	2.93	3.23
Comm/Ind: Med Val	300,000	300,000	0.0	10,130	11,178	1,048	10.3	3.38	3.73
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,899	40,742	3,842	10.4	3.69	4.07

Blue Earth County

Eagle Lake city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	102,828	102,828	0	0.0	1,050	1,118	68	6.5	1.02	1.09
Res Non-Hmstd	14,799	14,799	0	0.0	173	184	11	6.5	1.17	1.24
Misc props	792	792	0	0.0	11	12	1	6.7	1.40	1.50
Apartments	10,611	10,611	0	0.0	149	159	10	6.7	1.40	1.50
Low-inc Apts	616	616	0	0.0	5	6	0	6.5	0.86	0.92
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	3,054	3,054	0	0.0	73	76	3	4.7	2.39	2.50
Com/Ind Hi	1,944	1,944	0	0.0	61	64	3	4.8	3.13	3.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	881	881	0	0.0	28	29	1	4.8	3.13	3.28
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	99	99	0	0.0	0	1	0	7.5	0.50	0.54
Ag Non-Hmstd	2,050	2,050	0	0.0	21	22	2	7.5	1.00	1.08
<b>Total</b>	137,672	137,672	0	0.0	1,570	1,670	100	6.4	1.14	1.21

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,449	1,316	-133	-9.2	County	43.22	45.51	0.00	0.00
(-) TIF Tax Capacity	100	100	0	0.0	City/Town	37.74	41.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.05	20.13	14.98	14.98
(=) Taxable Tax Capacity	1,349	1,216	-133	-9.8	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	100.20	107.70	14.98	14.98

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	120,500	120,500	0.0	1,124	1,194	70	6.2	0.93	0.99
Res Hmstd: Avg Val	180,600	180,600	0.0	1,870	1,990	119	6.4	1.04	1.10
Res Hmstd: Hi Val	240,700	240,700	0.0	2,617	2,785	169	6.4	1.09	1.16
Res Hmstd: Ex-Hi Val	361,200	361,200	0.0	4,113	4,380	267	6.5	1.14	1.21
Apartment	300,000	300,000	0.0	4,207	4,488	281	6.7	1.40	1.5
Comm/Ind: Lo Val	150,000	150,000	0.0	3,578	3,747	169	4.7	2.39	2.5
Comm/Ind: Med Val	300,000	300,000	0.0	8,274	8,668	394	4.8	2.76	2.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,188	31,632	1,444	4.8	3.02	3.16

**Blue Earth County**

**Good Thunder city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	21,100	21,100	0	0.0	313	328	15	4.7	1.48	1.55
Res Non-Hmstd	1,564	1,564	0	0.0	27	31	4	14.0	1.72	1.97
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	207	207	0	0.0	4	5	1	14.4	2.09	2.40
Low-inc Apts	473	473	0	0.0	6	7	1	14.0	1.29	1.47
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,649	1,649	0	0.0	53	59	6	11.4	3.20	3.56
Com/Ind Hi	92	92	0	0.0	4	4	0	11.6	4.18	4.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	337	337	0	0.0	14	16	2	11.6	4.18	4.66
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	457	457	0	0.0	3	4	1	17.6	0.69	0.81
Ag Non-Hmstd	562	562	0	0.0	8	10	1	16.4	1.48	1.72
<b>Total</b>	<b>26,442</b>	<b>26,442</b>	<b>0</b>	<b>0.0</b>	<b>432</b>	<b>462</b>	<b>30</b>	<b>7.0</b>	<b>1.63</b>	<b>1.75</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	274	223	-51	-18.5	County	40.73	42.45	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	99.37	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.57	7.47	24.52	24.52
(=) Taxable Tax Capacity	274	223	-51	-18.5	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	147.87	172.05	24.52	24.52

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	71,700	71,700	0.0	949	916	-33	-3.5	1.32	1.28
Res Hmstd: Avg Val	107,500	107,500	0.0	1,578	1,639	61	3.9	1.47	1.52
Res Hmstd: Hi Val	143,200	143,200	0.0	2,225	2,396	171	7.7	1.55	1.67
Res Hmstd: Ex-Hi Val	214,900	214,900	0.0	3,526	3,916	391	11.1	1.64	1.82
Comm/Ind: Lo Val	150,000	150,000	0.0	4,794	5,338	544	11.4	3.2	3.56
Comm/Ind: Med Val	300,000	300,000	0.0	11,062	12,332	1,270	11.5	3.69	4.11
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,317	44,972	4,655	11.5	4.03	4.5

Blue Earth County

Lake Crystal city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	105,082	105,082	0	0.0	1,432	1,495	63	4.4	1.36	1.42
Res Non-Hmstd	11,740	11,740	0	0.0	183	201	19	10.3	1.55	1.71
Misc props	1,249	1,249	0	0.0	25	28	3	10.2	2.03	2.24
Apartments	8,827	8,827	0	0.0	167	185	18	10.5	1.89	2.09
Low-inc Apts	2,318	2,318	0	0.0	27	30	3	10.3	1.16	1.28
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	6,463	6,463	0	0.0	192	208	15	8.0	2.97	3.21
Com/Ind Hi	4,930	4,930	0	0.0	193	209	16	8.1	3.91	4.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	625	625	0	0.0	24	26	2	8.1	3.91	4.23
Ag Hmstd House	303	303	0	0.0	4	4	0	5.3	1.39	1.47
Ag Hmstd Land	700	700	0	0.0	6	6	1	12.3	0.79	0.89
Ag Non-Hmstd	481	481	0	0.0	7	7	1	11.5	1.39	1.55
<b>Total</b>	142,719	142,719	0	0.0	2,260	2,399	139	6.2	1.58	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	1,532	1,339	-193	-12.6	County	43.10	45.36	0.00	0.00
(-) TIF Tax Capacity	202	202	0	0.0	City/Town	72.70	85.04	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.67	23.95	16.13	16.13
(=) Taxable Tax Capacity	1,330	1,137	-193	-14.5	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	138.66	154.55	16.13	16.13

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	97,200	97,200	0.0	1,220	1,219	-1	-0.1	1.25	1.25
Res Hmstd: Avg Val	145,700	145,700	0.0	2,014	2,114	100	5.0	1.38	1.45
Res Hmstd: Hi Val	194,200	194,200	0.0	2,808	3,009	201	7.2	1.45	1.55
Res Hmstd: Ex-Hi Val	291,400	291,400	0.0	4,401	4,804	403	9.2	1.51	1.65
Apartment	300,000	300,000	0.0	5,684	6,280	596	10.5	1.89	2.09
Comm/Ind: Lo Val	150,000	150,000	0.0	4,461	4,818	358	8.0	2.97	3.21
Comm/Ind: Med Val	300,000	300,000	0.0	10,327	11,162	834	8.1	3.44	3.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,706	40,765	3,059	8.1	3.77	4.08



**Blue Earth County**

**Madison Lake city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	55,100	55,100	0	0.0	660	688	28	4.3	1.20	1.25
Res Non-Hmstd	12,124	12,124	0	0.0	159	168	9	5.5	1.31	1.38
Misc props	247	247	0	0.0	4	4	0	5.6	1.58	1.67
Apartments	927	927	0	0.0	15	15	1	5.6	1.58	1.67
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	2,362	2,362	0	0.0	24	25	1	5.2	1.00	1.06
Com/Ind: Lo	3,116	3,116	0	0.0	81	84	3	4.1	2.60	2.71
Com/Ind Hi	1,727	1,727	0	0.0	59	61	2	4.1	3.42	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	571	571	0	0.0	20	20	1	4.1	3.42	3.56
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	87	87	0	0.0	1	1	0	6.2	0.57	0.61
Ag Non-Hmstd	1,614	1,614	0	0.0	18	20	1	6.2	1.14	1.22
<b>Total</b>	<b>77,876</b>	<b>77,876</b>	<b>0</b>	<b>0.0</b>	<b>1,039</b>	<b>1,086</b>	<b>47</b>	<b>4.5</b>	<b>1.33</b>	<b>1.39</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	817	762	-54	-6.6	County	43.03	45.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	52.26	55.96	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.02	20.09	14.98	14.98
(=) Taxable Tax Capacity	<u>816</u>	<u>762</u>	<u>-54</u>	<u>-6.6</u>	Special District	<u>0.19</u>	<u>0.20</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>114.50</b>	<b>121.56</b>	<b>14.98</b>	<b>14.98</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	133,700	133,700	0.0	1,479	1,519	40	2.7	1.11	1.14
Res Hmstd: Avg Val	200,500	200,500	0.0	2,404	2,504	100	4.2	1.2	1.25
Res Hmstd: Hi Val	267,300	267,300	0.0	3,329	3,489	160	4.8	1.25	1.31
Res Hmstd: Ex-Hi Val	401,000	401,000	0.0	5,181	5,461	281	5.4	1.29	1.36
Apartment	300,000	300,000	0.0	4,743	5,008	265	5.6	1.58	1.67
Comm/Ind: Lo Val	150,000	150,000	0.0	3,900	4,059	159	4.1	2.6	2.71
Comm/Ind: Med Val	300,000	300,000	0.0	9,024	9,395	371	4.1	3.01	3.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,940	34,299	1,359	4.1	3.29	3.43

Blue Earth County

Mankato city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,190,723	1,190,723	0	0.0	12,085	12,634	549	4.5	1.01	1.06
Res Non-Hmstd	228,456	228,456	0	0.0	2,760	2,889	129	4.7	1.21	1.26
Misc props	8,493	8,493	0	0.0	125	131	6	4.7	1.47	1.54
Apartments	237,560	237,560	0	0.0	3,348	3,508	160	4.8	1.41	1.48
Low-inc Apts	31,482	31,482	0	0.0	273	286	13	4.7	0.87	0.91
Seasonal Rec	318	318	0	0.0	4	5	0	4.8	1.41	1.48
Com/Ind: Lo	112,110	112,110	0	0.0	2,684	2,774	91	3.4	2.39	2.47
Com/Ind Hi	706,357	706,357	0	0.0	22,192	22,953	761	3.4	3.14	3.25
Publ U: Elec Gen	12,816	12,816	0	0.0	277	291	14	5.0	2.17	2.27
Publ U: Other	39,657	39,657	0	0.0	1,242	1,285	43	3.4	3.13	3.24
Ag Hmstd House	1,008	1,008	0	0.0	11	12	1	4.6	1.14	1.19
Ag Hmstd Land	504	504	0	0.0	2	3	0	5.5	0.49	0.52
Ag Non-Hmstd	23,804	23,804	0	0.0	240	253	13	5.3	1.01	1.06
<b>Total</b>	<b>2,593,289</b>	<b>2,593,289</b>	<b>0</b>	<b>0.0</b>	<b>45,245</b>	<b>47,023</b>	<b>1,778</b>	<b>3.9</b>	<b>1.74</b>	<b>1.81</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter	
Total Tax Capacity	34,734	33,047	-1,687	-4.9	County	41.97	44.19	0.00	0.00		
(-) TIF Tax Capacity	854	854	0	0.0	City/Town	39.57	41.64	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.03	20.11	14.98	14.98		
(=) Taxable Tax Capacity	33,880	32,193	-1,687	-5.0	Special District	0.19	0.20	0.00	0.00		
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>100.76</b>	<b>106.15</b>	<b>14.98</b>	<b>14.98</b>		

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	110,900	110,900	110,900	0.0	1,011	1,054	43	4.3	0.91	0.95
Res Hmstd: Avg Val	166,200	166,200	166,200	0.0	1,701	1,777	76	4.5	1.02	1.07
Res Hmstd: Hi Val	221,600	221,600	221,600	0.0	2,392	2,501	109	4.5	1.08	1.13
Res Hmstd: Ex-Hi Val	332,400	332,400	332,400	0.0	3,774	3,949	175	4.6	1.14	1.19
Apartment	300,000	300,000	300,000	0.0	4,228	4,430	202	4.8	1.41	1.48
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,591	3,712	121	3.4	2.39	2.47
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,303	8,586	283	3.4	2.77	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	30,296	31,333	1,037	3.4	3.03	3.13

Blue Earth County

Mapleton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	55,660	55,660	0	0.0	678	717	39	5.8	1.22	1.29
Res Non-Hmstd	6,571	6,571	0	0.0	95	105	10	10.3	1.45	1.60
Misc props	88	88	0	0.0	2	2	0	10.6	1.74	1.93
Apartments	2,423	2,423	0	0.0	42	47	4	10.6	1.74	1.93
Low-inc Apts	473	473	0	0.0	5	6	1	10.3	1.08	1.20
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	5,379	5,379	0	0.0	149	161	12	8.0	2.78	3.00
Com/Ind Hi	2,685	2,685	0	0.0	97	105	8	8.2	3.62	3.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	878	878	0	0.0	32	34	3	8.2	3.62	3.92
Ag Hmstd House	423	423	0	0.0	6	6	1	8.7	1.36	1.48
Ag Hmstd Land	917	917	0	0.0	6	7	1	12.9	0.65	0.73
Ag Non-Hmstd	928	928	0	0.0	11	13	1	12.4	1.20	1.35
<b>Total</b>	<b>76,425</b>	<b>76,425</b>	<b>0</b>	<b>0.0</b>	<b>1,124</b>	<b>1,203</b>	<b>80</b>	<b>7.1</b>	<b>1.47</b>	<b>1.57</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	828	702	-126	-15.2	County	41.62	43.61	0.00	0.00
(-) TIF Tax Capacity	10	10	0	0.0	City/Town	69.64	82.28	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.52	8.74	24.52	24.52
(=) Taxable Tax Capacity	818	693	-126	-15.4	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>119.97</b>	<b>134.82</b>	<b>24.52</b>	<b>24.52</b>

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	78,600	78,600	0.0	834	846	12	1.4	1.06	1.08
Res Hmstd: Avg Val	117,800	117,800	0.0	1,436	1,518	82	5.7	1.22	1.29
Res Hmstd: Hi Val	157,000	157,000	0.0	2,037	2,190	153	7.5	1.3	1.39
Res Hmstd: Ex-Hi Val	235,500	235,500	0.0	3,242	3,536	294	9.1	1.38	1.50
Apartment	300,000	300,000	0.0	5,234	5,791	557	10.6	1.74	1.93
Comm/Ind: Lo Val	150,000	150,000	0.0	4,166	4,500	334	8.0	2.78	3.00
Comm/Ind: Med Val	300,000	300,000	0.0	9,598	10,378	780	8.1	3.2	3.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,947	37,806	2,859	8.2	3.49	3.78

Blue Earth County

St. Clair city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	34,117	34,117	0	0.0	492	522	30	6.2	1.44	1.53
Res Non-Hmstd	1,690	1,690	0	0.0	28	32	4	13.0	1.68	1.90
Misc props	49	49	0	0.0	1	1	0	13.2	1.99	2.25
Apartments	505	505	0	0.0	10	11	1	13.2	1.99	2.25
Low-inc Apts	293	293	0	0.0	4	4	0	13.0	1.22	1.38
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,278	1,278	0	0.0	39	44	4	10.2	3.09	3.41
Com/Ind Hi	236	236	0	0.0	10	11	1	10.4	4.07	4.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	337	337	0	0.0	14	15	1	10.4	4.07	4.49
Ag Hmstd House	223	223	0	0.0	3	4	0	10.2	1.55	1.70
Ag Hmstd Land	207	207	0	0.0	1	2	0	15.2	0.70	0.80
Ag Non-Hmstd	868	868	0	0.0	13	15	2	14.3	1.47	1.68
<b>Total</b>	<b>39,802</b>	<b>39,802</b>	<b>0</b>	<b>0.0</b>	<b>616</b>	<b>660</b>	<b>45</b>	<b>7.3</b>	<b>1.55</b>	<b>1.66</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	410	349	-62	-15.0	County	43.27	45.56	0.00	0.00
(-) TIF Tax Capacity	98	98	0	0.0	City/Town	67.80	84.46	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.84	37.95	15.20	15.20
(=) Taxable Tax Capacity	312	250	-62	-19.7	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>147.10</b>	<b>168.18</b>	<b>15.20</b>	<b>15.20</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	87,500	87,500	87,500	0.0	1,126	1,111	-16	-1.4	1.29	1.27
Res Hmstd: Avg Val	131,200	131,200	131,200	0.0	1,875	1,978	103	5.5	1.43	1.51
Res Hmstd: Hi Val	174,900	174,900	174,900	0.0	2,624	2,846	222	8.5	1.50	1.63
Res Hmstd: Ex-Hi Val	262,400	262,400	262,400	0.0	4,122	4,583	460	11.2	1.57	1.75
Apartment	300,000	300,000	300,000	0.0	5,972	6,763	791	13.2	1.99	2.25
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,636	5,111	474	10.2	3.09	3.41
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	10,742	11,849	1,107	10.3	3.58	3.95
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	39,237	43,296	4,059	10.3	3.92	4.33

Blue Earth County

Vernon Center city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	11,822	11,822	0	0.0	169	169	0	-0.2	1.43	1.43
Res Non-Hmstd	1,127	1,127	0	0.0	19	21	2	10.4	1.69	1.87
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	55	55	0	0.0	1	1	0	10.6	2.07	2.29
Low-inc Apts	165	165	0	0.0	2	2	0	10.4	1.27	1.40
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,551	1,551	0	0.0	49	54	4	8.3	3.19	3.45
Com/Ind Hi	2,590	2,590	0	0.0	109	118	9	8.4	4.20	4.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	317	317	0	0.0	13	14	1	8.4	4.20	4.55
Ag Hmstd House	459	459	0	0.0	7	7	0	4.4	1.54	1.61
Ag Hmstd Land	730	730	0	0.0	7	8	1	12.3	0.97	1.09
Ag Non-Hmstd	75	75	0	0.0	1	1	0	11.5	1.53	1.71
<b>Total</b>	<b>18,892</b>	<b>18,892</b>	<b>0</b>	<b>0.0</b>	<b>378</b>	<b>396</b>	<b>18</b>	<b>4.7</b>	<b>2.00</b>	<b>2.10</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	223	192	-31	-13.9	County	41.96	44.04	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	89.83	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.98	22.02	16.13	16.13
(=) Taxable Tax Capacity	223	192	-31	-13.9	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	152.96	170.59	16.13	16.13

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	70,600	70,600	0.0	911	836	-75	-8.2	1.29	1.18
Res Hmstd: Avg Val	105,800	105,800	0.0	1,512	1,503	-9	-0.6	1.43	1.42
Res Hmstd: Hi Val	141,100	141,100	0.0	2,140	2,216	75	3.5	1.52	1.57
Res Hmstd: Ex-Hi Val	211,700	211,700	0.0	3,398	3,643	245	7.2	1.61	1.72
Comm/Ind: Lo Val	150,000	150,000	0.0	4,782	5,179	397	8.3	3.19	3.45
Comm/Ind: Med Val	300,000	300,000	0.0	11,078	12,004	925	8.4	3.69	4.00
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,458	43,852	3,393	8.4	4.05	4.39

Blue Earth County

Pemberton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,526	9,526	0	0.0	156	159	4	2.4	1.63	1.67
Res Non-Hmstd	656	656	0	0.0	13	15	2	16.7	2.01	2.34
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	968	968	0	0.0	34	39	5	13.4	3.52	3.99
Com/Ind Hi	299	299	0	0.0	14	16	2	13.5	4.65	5.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	91	91	0	0.0	4	5	1	13.5	4.65	5.28
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	174	174	0	0.0	3	4	1	17.7	1.78	2.09
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	11,714	11,714	0	0.0	224	238	14	6.0	1.91	2.03

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	126	102	-24	-19.1	County	42.96	45.18	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.77	15.58	11.27	11.27
(=) Taxable Tax Capacity	126	102	-24	-19.1	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	178.02	209.47	11.27	11.27

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	76,200	76,200	0.0	1,139	1,046	-93	-8.2	1.49	1.37
Res Hmstd: Avg Val	114,300	114,300	0.0	1,894	1,959	64	3.4	1.66	1.71
Res Hmstd: Hi Val	152,300	152,300	0.0	2,648	2,869	221	8.4	1.74	1.88
Res Hmstd: Ex-Hi Val	228,500	228,500	0.0	4,159	4,695	536	12.9	1.82	2.05
Comm/Ind: Lo Val	150,000	150,000	0.0	5,273	5,981	708	13.4	3.52	3.99
Comm/Ind: Med Val	300,000	300,000	0.0	12,248	13,899	1,651	13.5	4.08	4.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,796	50,851	6,055	13.5	4.48	5.09

**Blue Earth County**

**Skyline city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	20,851	20,851	0	0.0	181	196	15	8.0	0.87	0.94
Res Non-Hmstd	608	608	0	0.0	6	7	0	6.1	1.06	1.12
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	74	74	0	0.0	2	2	0	4.3	2.80	2.91
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>21,533</b>	<b>21,533</b>	<b>0</b>	<b>0.0</b>	<b>190</b>	<b>205</b>	<b>15</b>	<b>7.9</b>	<b>0.88</b>	<b>0.95</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	216	192	-24	-11.0	County	43.28	45.58	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	20.83	23.39	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.13	20.22	14.98	14.98
(=) Taxable Tax Capacity	216	192	-24	-11.0	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>83.43</b>	<b>89.39</b>	<b>14.98</b>	<b>14.98</b>

*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	123,400	123,400	0.0	953	1,054	101	10.6	0.77	0.85
Res Hmstd: Avg Val	185,000	185,000	0.0	1,615	1,747	132	8.2	0.87	0.94
Res Hmstd: Hi Val	246,600	246,600	0.0	2,276	2,439	163	7.2	0.92	0.99
Res Hmstd: Ex-Hi Val	369,900	369,900	0.0	3,601	3,825	225	6.2	0.97	1.03

**Blue Earth County**

**Minnesota Lake city (par**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	544	544	0	0.0	7	7	1	8.4	1.21	1.31
Res Non-Hmstd	12	12	0	0.0	0	0	0	11.3	1.39	1.55
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	62	62	0	0.0	1	1	0	12.9	1.22	1.38
Com/Ind: Lo	150	150	0	0.0	4	4	0	8.8	2.70	2.93
Com/Ind Hi	458	458	0	0.0	16	18	1	9.0	3.51	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	9	9	0	0.0	0	0	0	13.8	1.15	1.30
<b>Total</b>	<b>1,235</b>	<b>1,235</b>	<b>0</b>	<b>0.0</b>	<b>28</b>	<b>30</b>	<b>2</b>	<b>9.0</b>	<b>2.24</b>	<b>2.45</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	18	17	-1	-5.7	County	43.27	45.57	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	60.34	73.17	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.78	11.40	24.52	24.52
(=) Taxable Tax Capacity	<u>18</u>	<u>17</u>	<u>-1</u>	<u>-5.7</u>	Special District	<u>0.19</u>	<u>0.20</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>114.58</b>	<b>130.35</b>	<b>24.52</b>	<b>24.52</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	128,100	128,100	0.0	1,525	1,649	124	8.1	1.19	1.29
Res Hmstd: Avg Val	192,000	192,000	0.0	2,471	2,713	242	9.8	1.29	1.41
Res Hmstd: Hi Val	255,900	255,900	0.0	3,417	3,778	360	10.5	1.34	1.48
Res Hmstd: Ex-Hi Val	384,000	384,000	0.0	5,314	5,912	597	11.2	1.38	1.54
Comm/Ind: Lo Val	150,000	150,000	0.0	4,045	4,399	355	8.8	2.7	2.93
Comm/Ind: Med Val	300,000	300,000	0.0	9,315	10,143	828	8.9	3.10	3.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,909	36,944	3,036	9.0	3.39	3.69



**Brown County**

**Cobden city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	478	478	0	0.0	2	3	1	33.9	0.46	0.62
Res Non-Hmstd	172	172	0	0.0	2	2	0	6.9	0.90	0.96
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	189	189	0	0.0	4	4	0	4.5	1.91	1.99
Com/Ind Hi	352	352	0	0.0	9	9	0	4.5	2.49	2.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	49	49	0	0.0	1	1	0	4.5	2.49	2.61
Ag Hmstd House	119	119	0	0.0	1	1	0	37.2	0.44	0.60
Ag Hmstd Land	2,012	2,012	0	0.0	7	7	1	8.9	0.34	0.37
Ag Non-Hmstd	282	282	0	0.0	2	2	0	8.3	0.68	0.74
<b>Total</b>	<b>3,652</b>	<b>3,652</b>	<b>0</b>	<b>0.0</b>	<b>27</b>	<b>29</b>	<b>2</b>	<b>9.1</b>	<b>0.73</b>	<b>0.79</b>

**Tax Base**

**Tax Rates**

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	32	30	-2	-7.1	County	45.02	49.05	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	5.13	5.52	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.61	18.84	15.75	15.75
(=) Taxable Tax Capacity	<u>32</u>	<u>30</u>	<u>-2</u>	<u>-7.1</u>	Special District	<u>0.17</u>	<u>0.19</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>67.94</b>	<b>73.60</b>	<b>15.75</b>	<b>15.75</b>

**Tax Burdens on Hypothetical Properties**

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	27,000	27,000	0.0	118	162	44	37.1	0.44	0.6	
Res Hmstd: Avg Val	40,400	40,400	0.0	177	242	66	37.1	0.44	0.6	
Res Hmstd: Hi Val	53,900	53,900	0.0	235	323	87	37.1	0.44	0.6	
Res Hmstd: Ex-Hi Val	80,800	80,800	0.0	377	501	125	33.2	0.47	0.62	
Comm/Ind: Lo Val	150,000	150,000	0.0	2,864	2,991	127	4.5	1.91	1.99	
Comm/Ind: Med Val	300,000	300,000	0.0	6,603	6,900	297	4.5	2.20	2.30	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,053	25,144	1,090	4.5	2.41	2.51	

**Brown County**

**Evan city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	1,151	1,151	0	0.0	8	9	1	13.0	0.66	0.74
Res Non-Hmstd	259	259	0	0.0	3	3	0	10.9	1.04	1.15
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	130	130	0	0.0	3	3	0	7.3	2.20	2.36
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	47	47	0	0.0	1	1	0	7.4	2.93	3.14
Ag Hmstd House	161	161	0	0.0	1	1	0	13.7	0.59	0.67
Ag Hmstd Land	1,628	1,628	0	0.0	7	8	1	12.6	0.43	0.48
Ag Non-Hmstd	791	791	0	0.0	8	8	1	11.2	0.96	1.07
<b>Total</b>	<b>4,168</b>	<b>4,168</b>	<b>0</b>	<b>0.0</b>	<b>30</b>	<b>33</b>	<b>3</b>	<b>11.5</b>	<b>0.72</b>	<b>0.80</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	35	30	-4	-12.9	County	44.90	48.91	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	39.81	45.70	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.99	11.84	3.17	3.17
(=) Taxable Tax Capacity	<u>35</u>	<u>30</u>	<u>-4</u>	<u>-12.9</u>	Special District	<u>0.17</u>	<u>0.19</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	95.87	106.63	3.17	3.17

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	25,700	25,700	0.0	152	173	21	13.7	0.59	0.67
Res Hmstd:Avg Val	38,500	38,500	0.0	227	259	31	13.7	0.59	0.67
Res Hmstd: Hi Val	51,300	51,300	0.0	303	344	42	13.7	0.59	0.67
Res Hmstd: Ex-Hi Val	77,000	77,000	0.0	460	522	63	13.7	0.6	0.68
Comm/Ind: Lo Val	150,000	150,000	0.0	3,303	3,546	242	7.3	2.20	2.36
Comm/Ind: Med Val	300,000	300,000	0.0	7,692	8,257	565	7.3	2.56	2.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,172	30,244	2,072	7.4	2.82	3.02

**Brown County**

**Hanska city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	10,720	10,720	0	0.0	132	140	8	6.1	1.23	1.31
Res Non-Hmstd	1,340	1,340	0	0.0	21	25	4	18.2	1.57	1.86
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	24	24	0	0.0	0	1	0	18.6	1.91	2.26
Low-inc Apts	177	177	0	0.0	2	2	0	18.2	1.17	1.38
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,308	1,308	0	0.0	39	45	6	14.3	2.98	3.41
Com/Ind Hi	224	224	0	0.0	9	10	1	14.5	3.92	4.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	214	214	0	0.0	8	10	1	14.5	3.92	4.48
Ag Hmstd House	223	223	0	0.0	3	3	0	9.6	1.32	1.45
Ag Hmstd Land	86	86	0	0.0	0	1	0	29.8	0.48	0.62
Ag Non-Hmstd	17	17	0	0.0	0	0	0	20.6	1.38	1.66
<b>Total</b>	<b>14,333</b>	<b>14,333</b>	<b>0</b>	<b>0.0</b>	<b>216</b>	<b>237</b>	<b>21</b>	<b>9.7</b>	<b>1.50</b>	<b>1.65</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	154	118	-35	-22.9	County	42.73	46.07	0.00	0.00
(-) TIF Tax Capacity	2	2	0	0.0	City/Town	81.61	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.32	13.84	18.32	18.32
(=) Taxable Tax Capacity	<u>152</u>	<u>117</u>	<u>-35</u>	<u>-23.1</u>	Special District	<u>0.17</u>	<u>0.19</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>137.84</b>	<b>166.23</b>	<b>18.32</b>	<b>18.32</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	45,900	45,900	0.0	533	542	9	1.6	1.16	1.18
Res Hmstd:Avg Val	68,800	68,800	0.0	799	812	13	1.6	1.16	1.18
Res Hmstd: Hi Val	91,700	91,700	0.0	1,142	1,210	68	6.0	1.25	1.32
Res Hmstd: Ex-Hi Val	137,500	137,500	0.0	1,898	2,124	226	11.9	1.38	1.54
Comm/Ind: Lo Val	150,000	150,000	0.0	4,475	5,114	639	14.3	2.98	3.41
Comm/Ind: Med Val	300,000	300,000	0.0	10,350	11,840	1,491	14.4	3.45	3.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,766	43,231	5,465	14.5	3.78	4.32

**Brown County**

**New Ulm city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	524,738	524,738	0	0.0	6,580	6,918	338	5.1	1.25	1.32
Res Non-Hmstd	43,618	43,618	0	0.0	678	747	69	10.1	1.56	1.71
Misc props	1,758	1,758	0	0.0	33	36	3	10.3	1.87	2.06
Apartments	16,537	16,537	0	0.0	293	323	30	10.3	1.77	1.95
Low-inc Apts	5,472	5,472	0	0.0	60	66	6	10.0	1.09	1.20
Seasonal Rec	658	658	0	0.0	11	12	1	10.4	1.66	1.83
Com/Ind: Lo	49,093	49,093	0	0.0	1,386	1,493	107	7.7	2.82	3.04
Com/Ind Hi	92,050	92,050	0	0.0	3,408	3,676	268	7.9	3.70	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	931	931	0	0.0	34	37	3	7.9	3.68	3.97
Ag Hmstd House	308	308	0	0.0	4	4	0	7.6	1.35	1.45
Ag Hmstd Land	71	71	0	0.0	0	0	0	19.6	0.42	0.50
Ag Non-Hmstd	2,398	2,398	0	0.0	30	34	3	11.5	1.27	1.42
<b>Total</b>	<b>737,632</b>	<b>737,632</b>	<b>0</b>	<b>0.0</b>	<b>12,518</b>	<b>13,348</b>	<b>830</b>	<b>6.6</b>	<b>1.70</b>	<b>1.81</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	8,613	7,578	-1,035	-12.0	County	44.86	48.87	0.00	0.00
(-) TIF Tax Capacity	46	46	0	0.0	City/Town	64.15	72.97	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.85	18.45	18.32	18.32
(=) Taxable Tax Capacity	<u>8,567</u>	<u>7,532</u>	<u>-1,035</u>	<u>-12.1</u>	Special District	<u>1.27</u>	<u>1.43</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>127.13</b>	<b>141.71</b>	<b>18.32</b>	<b>18.32</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	86,900	86,900	0.0	970	974	4	0.4	1.12	1.12
Res Hmstd:Avg Val	130,300	130,300	0.0	1,640	1,724	84	5.1	1.26	1.32
Res Hmstd: Hi Val	173,700	173,700	0.0	2,310	2,473	163	7.1	1.33	1.42
Res Hmstd: Ex-Hi Val	260,600	260,600	0.0	3,652	3,975	323	8.8	1.40	1.53
Apartment	300,000	300,000	0.0	5,317	5,864	547	10.3	1.77	1.95
Comm/Ind: Lo Val	150,000	150,000	0.0	4,234	4,562	328	7.7	2.82	3.04
Comm/Ind: Med Val	300,000	300,000	0.0	9,787	10,553	766	7.8	3.26	3.52
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,704	38,511	2,807	7.9	3.57	3.85

**Brown County**

**Sleepy Eye city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	108,810	108,810	0	0.0	1,236	1,328	92	7.4	1.14	1.22
Res Non-Hmstd	5,620	5,620	0	0.0	85	99	15	17.3	1.50	1.76
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	2,513	2,513	0	0.0	44	51	8	17.4	1.74	2.04
Low-inc Apts	1,941	1,941	0	0.0	20	24	4	17.3	1.05	1.23
Seasonal Rec	141	141	0	0.0	2	3	0	17.3	1.69	1.99
Com/Ind: Lo	8,835	8,835	0	0.0	249	281	32	12.9	2.82	3.18
Com/Ind Hi	7,752	7,752	0	0.0	290	328	38	12.9	3.74	4.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	748	748	0	0.0	28	32	4	12.9	3.74	4.23
Ag Hmstd House	39	39	0	0.0	0	0	0	62.7	0.63	1.02
Ag Hmstd Land	160	160	0	0.0	1	1	0	20.0	0.60	0.73
Ag Non-Hmstd	812	812	0	0.0	11	13	2	17.7	1.37	1.61
<b>Total</b>	<b>137,369</b>	<b>137,369</b>	<b>0</b>	<b>0.0</b>	<b>1,967</b>	<b>2,160</b>	<b>193</b>	<b>9.8</b>	<b>1.43</b>	<b>1.57</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,506	1,223	-283	-18.8	County	44.84	48.82	0.00	0.00
(-) TIF Tax Capacity	46	46	0	0.0	City/Town	80.84	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.88	11.70	3.18	3.18
(=) Taxable Tax Capacity	<u>1,460</u>	<u>1,177</u>	<u>-283</u>	<u>-19.4</u>	Special District	<u>0.17</u>	<u>0.19</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	136.74	160.97	3.18	3.18

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	63,100	63,100	0.0	630	629	-1	-0.2	1	1
Res Hmstd:Avg Val	94,600	94,600	0.0	1,036	1,090	54	5.2	1.1	1.15
Res Hmstd: Hi Val	126,200	126,200	0.0	1,507	1,655	148	9.8	1.19	1.31
Res Hmstd: Ex-Hi Val	189,300	189,300	0.0	2,447	2,782	336	13.7	1.29	1.47
Comm/Ind: Lo Val	150,000	150,000	0.0	4,223	4,768	545	12.9	2.82	3.18
Comm/Ind: Med Val	300,000	300,000	0.0	9,838	11,110	1,272	12.9	3.28	3.70
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,040	40,706	4,665	12.9	3.60	4.07

**Brown County**

**Springfield city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	53,076	53,076	0	0.0	858	873	15	1.7	1.62	1.64
Res Non-Hmstd	3,691	3,691	0	0.0	72	86	13	18.6	1.96	2.33
Misc props	28	28	0	0.0	1	1	0	18.2	2.94	3.47
Apartments	1,693	1,693	0	0.0	40	48	8	18.9	2.36	2.81
Low-inc Apts	1,092	1,092	0	0.0	16	19	3	18.6	1.44	1.71
Seasonal Rec	100	100	0	0.0	2	3	0	18.9	2.36	2.81
Com/Ind: Lo	5,704	5,704	0	0.0	202	232	31	15.1	3.53	4.07
Com/Ind Hi	3,058	3,058	0	0.0	143	164	22	15.3	4.66	5.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	417	417	0	0.0	19	22	3	15.3	4.66	5.37
Ag Hmstd House	169	169	0	0.0	3	3	0	11.7	1.79	2.00
Ag Hmstd Land	441	441	0	0.0	6	7	1	20.4	1.39	1.68
Ag Non-Hmstd	871	871	0	0.0	15	18	3	20.2	1.76	2.12
<b>Total</b>	<b>70,339</b>	<b>70,339</b>	<b>0</b>	<b>0.0</b>	<b>1,378</b>	<b>1,477</b>	<b>99</b>	<b>7.2</b>	<b>1.96</b>	<b>2.10</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	767	610	-157	-20.4	County	44.45 48.32	0.00	0.00
(-) TIF Tax Capacity	25	25	0	0.0	City/Town	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.84 17.87	15.75	15.75
(=) Taxable Tax Capacity	742	585	-157	-21.1	Special District	0.17 0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	176.31 211.96	15.75	15.75

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	48,500	48,500	0.0	738	693	-44	-6.0	1.52	1.43
Res Hmstd:Avg Val	72,800	72,800	0.0	1,107	1,041	-67	-6.0	1.52	1.43
Res Hmstd: Hi Val	97,000	97,000	0.0	1,578	1,605	27	1.7	1.63	1.65
Res Hmstd: Ex-Hi Val	145,600	145,600	0.0	2,555	2,804	249	9.7	1.75	1.93
Apartment	300,000	300,000	0.0	7,084	8,421	1,337	18.9	2.36	2.81
Comm/Ind: Lo Val	150,000	150,000	0.0	5,302	6,104	802	15.1	3.53	4.07
Comm/Ind: Med Val	300,000	300,000	0.0	12,293	14,164	1,872	15.2	4.1	4.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,916	51,779	6,863	15.3	4.49	5.18

**Brown County**

**Comfrey city (part)**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,250	9,250	0	0.0	156	159	3	2.1	1.68	1.72
Res Non-Hmstd	630	630	0	0.0	13	15	2	16.1	2.04	2.37
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	142	142	0	0.0	3	4	1	16.8	2.40	2.80
Low-inc Apts	333	333	0	0.0	5	6	1	16.0	1.50	1.75
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,117	1,117	0	0.0	39	45	5	13.7	3.52	4.00
Com/Ind Hi	561	561	0	0.0	25	29	4	14.1	4.54	5.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	378	378	0	0.0	17	20	2	14.1	4.54	5.18
Ag Hmstd House	106	106	0	0.0	2	2	0	5.2	1.74	1.84
Ag Hmstd Land	367	367	0	0.0	4	5	1	20.6	1.04	1.25
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>12,884</b>	<b>12,884</b>	<b>0</b>	<b>0.0</b>	<b>265</b>	<b>284</b>	<b>19</b>	<b>7.2</b>	<b>2.05</b>	<b>2.20</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	142	112	-30	-21.2	County	42.54	45.90	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.83	2.11	44.65	44.65
(=) Taxable Tax Capacity	142	112	-30	-21.2	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	155.92	188.04	44.65	44.65

*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	45,400	45,400	0.0	729	715	-14	-1.9	1.61	1.57
Res Hmstd: Avg Val	68,000	68,000	0.0	1,092	1,071	-21	-1.9	1.61	1.57
Res Hmstd: Hi Val	90,700	90,700	0.0	1,528	1,564	35	2.3	1.69	1.72
Res Hmstd: Ex-Hi Val	136,000	136,000	0.0	2,478	2,694	217	8.7	1.82	1.98
Comm/Ind: Lo Val	150,000	150,000	0.0	5,277	5,999	723	13.7	3.52	4
Comm/Ind: Med Val	300,000	300,000	0.0	12,089	13,775	1,686	13.9	4.03	4.59
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,881	50,062	6,182	14.1	4.39	5.01

**Carlton County**

**Barnum city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	13,932	13,932	0	0.0	205	203	-2	-1.0	1.47	1.45
Res Non-Hmstd	2,907	2,907	0	0.0	54	59	5	10.1	1.85	2.04
Misc props	350	350	0	0.0	7	8	1	10.1	2.13	2.35
Apartments	1,514	1,514	0	0.0	32	36	3	10.1	2.13	2.35
Low-inc Apts	409	409	0	0.0	5	6	1	10.0	1.29	1.42
Seasonal Rec	31	31	0	0.0	1	1	0	10.0	1.72	1.90
Com/Ind: Lo	2,855	2,855	0	0.0	94	101	7	7.9	3.28	3.54
Com/Ind Hi	1,075	1,075	0	0.0	47	50	4	7.9	4.35	4.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	683	683	0	0.0	29	32	2	7.9	4.28	4.62
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	49	49	0	0.0	0	0	0	10.5	0.82	0.91
Ag Non-Hmstd	63	63	0	0.0	1	1	0	10.5	1.65	1.82
<b>Total</b>	<b>23,868</b>	<b>23,868</b>	<b>0</b>	<b>0.0</b>	<b>475</b>	<b>497</b>	<b>22</b>	<b>4.5</b>	<b>1.99</b>	<b>2.08</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	275	242	-33	-11.9	County	68.59	74.73	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	54.97	62.38	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	41.00	44.72	7.60	7.60
(=) Taxable Tax Capacity	<u>275</u>	<u>242</u>	<u>-33</u>	<u>-11.9</u>	Special District	<u>0.15</u>	<u>0.16</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>164.71</b>	<b>181.98</b>	<b>7.60</b>	<b>7.60</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	71,600	71,600	0.0	947	836	-111	-11.7	1.32	1.17
Res Hmstd: Avg Val	107,400	107,400	0.0	1,575	1,534	-41	-2.6	1.47	1.43
Res Hmstd: Hi Val	143,100	143,100	0.0	2,222	2,270	47	2.1	1.55	1.59
Res Hmstd: Ex-Hi Val	214,800	214,800	0.0	3,522	3,746	224	6.4	1.64	1.74
Apartment	300,000	300,000	0.0	6,405	7,052	648	10.1	2.13	2.35
Comm/Ind: Lo Val	150,000	150,000	0.0	4,919	5,307	389	7.9	3.28	3.54
Comm/Ind: Med Val	300,000	300,000	0.0	11,439	12,346	907	7.9	3.81	4.12
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,868	45,192	3,324	7.9	4.19	4.52



**Carlton County**

**Carlton city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	26,672	26,672	0	0.0	363	376	13	3.6	1.36	1.41
Res Non-Hmstd	2,766	2,766	0	0.0	47	51	4	8.5	1.69	1.83
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	3,878	3,878	0	0.0	73	80	6	8.7	1.89	2.06
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	3,683	3,683	0	0.0	109	116	7	6.7	2.95	3.15
Com/Ind Hi	1,821	1,821	0	0.0	70	75	5	6.8	3.84	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,849	1,849	0	0.0	70	74	5	6.8	3.77	4.03
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	193	193	0	0.0	1	1	0	13.4	0.49	0.56
Ag Non-Hmstd	486	486	0	0.0	6	7	1	10.1	1.30	1.43
<b>Total</b>	<b>41,349</b>	<b>41,349</b>	<b>0</b>	<b>0.0</b>	<b>739</b>	<b>780</b>	<b>41</b>	<b>5.5</b>	<b>1.79</b>	<b>1.89</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	478	426	-52	-10.9	County	67.23	73.27	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	52.89	59.35	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.80	10.42	26.51	26.51
(=) Taxable Tax Capacity	<u>478</u>	<u>426</u>	<u>-52</u>	<u>-10.9</u>	Special District	<u>0.15</u>	<u>0.16</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>130.06</b>	<b>143.20</b>	<b>26.51</b>	<b>26.51</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	84,400	84,400	0.0	1,025	1,008	-17	-1.7	1.21	1.19
Res Hmstd:Avg Val	126,600	126,600	0.0	1,724	1,778	55	3.2	1.36	1.40
Res Hmstd: Hi Val	168,800	168,800	0.0	2,422	2,549	127	5.2	1.44	1.51
Res Hmstd: Ex-Hi Val	253,200	253,200	0.0	3,820	4,090	270	7.1	1.51	1.62
Comm/Ind: Lo Val	150,000	150,000	0.0	4,423	4,718	296	6.7	2.95	3.15
Comm/Ind: Med Val	300,000	300,000	0.0	10,187	10,877	690	6.8	3.4	3.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,088	39,618	2,529	6.8	3.71	3.96

**Carlton County**

**Cloquet city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	447,459	447,459	0	0.0	5,971	6,124	154	2.6	1.33	1.37
Res Non-Hmstd	49,591	49,591	0	0.0	807	886	78	9.7	1.63	1.79
Misc props	895	895	0	0.0	18	20	2	9.5	2.03	2.22
Apartments	29,691	29,691	0	0.0	562	616	55	9.7	1.89	2.08
Low-inc Apts	7,901	7,901	0	0.0	90	99	9	9.7	1.14	1.25
Seasonal Rec	1,476	1,476	0	0.0	26	28	2	9.6	1.74	1.90
Com/Ind: Lo	31,748	31,748	0	0.0	949	1,019	70	7.4	2.99	3.21
Com/Ind Hi	104,876	104,876	0	0.0	4,165	4,474	309	7.4	3.97	4.27
Publ U: Elec Gen	602	602	0	0.0	18	20	2	9.8	3.00	3.29
Publ U: Other	15,998	15,998	0	0.0	631	678	47	7.4	3.94	4.24
Ag Hmstd House	1,770	1,770	0	0.0	21	23	2	9.9	1.17	1.29
Ag Hmstd Land	1,620	1,620	0	0.0	8	9	1	15.2	0.48	0.56
Ag Non-Hmstd	6,280	6,280	0	0.0	91	100	9	10.0	1.44	1.59
<b>Total</b>	<b>699,905</b>	<b>699,905</b>	<b>0</b>	<b>0.0</b>	<b>13,356</b>	<b>14,096</b>	<b>739</b>	<b>5.5</b>	<b>1.91</b>	<b>2.01</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	8,437	7,617	-820	-9.7	County	68.35	74.57	0.00	0.00
(-) TIF Tax Capacity	40	40	0	0.0	City/Town	31.56	34.97	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.43	32.63	5.23	5.23
(=) Taxable Tax Capacity	<u>8,397</u>	<u>7,578</u>	<u>-820</u>	<u>-9.8</u>	Special District	<u>17.78</u>	<u>19.67</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>147.12</b>	<b>161.84</b>	<b>5.23</b>	<b>5.23</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	91,600	91,600	0.0	1,106	1,061	-44	-4.0	1.21	1.16
Res Hmstd: Avg Val	137,300	137,300	0.0	1,843	1,891	48	2.6	1.34	1.38
Res Hmstd: Hi Val	183,100	183,100	0.0	2,582	2,723	141	5.5	1.41	1.49
Res Hmstd: Ex-Hi Val	274,700	274,700	0.0	4,060	4,387	327	8.1	1.48	1.6
Apartment	300,000	300,000	0.0	5,674	6,226	552	9.7	1.89	2.08
Comm/Ind: Lo Val	150,000	150,000	0.0	4,487	4,818	331	7.4	2.99	3.21
Comm/Ind: Med Val	300,000	300,000	0.0	10,444	11,217	773	7.4	3.48	3.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,243	41,077	2,834	7.4	3.82	4.11

**Carlton County**

**Cromwell city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	5,893	5,893	0	0.0	90	88	-2	-2.6	1.53	1.49
Res Non-Hmstd	3,160	3,160	0	0.0	59	64	5	8.4	1.87	2.03
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	3,575	3,575	0	0.0	78	85	7	8.4	2.19	2.37
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	3,118	3,118	0	0.0	55	60	4	8.1	1.78	1.92
Com/Ind: Lo	1,118	1,118	0	0.0	37	40	2	6.6	3.35	3.57
Com/Ind Hi	316	316	0	0.0	14	15	1	6.6	4.46	4.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	73	73	0	0.0	3	3	0	6.6	4.46	4.75
Ag Hmstd House	188	188	0	0.0	3	3	0	0.4	1.33	1.33
Ag Hmstd Land	846	846	0	0.0	6	7	1	9.7	0.76	0.83
Ag Non-Hmstd	236	236	0	0.0	4	4	0	8.5	1.72	1.87
<b>Total</b>	<b>18,524</b>	<b>18,524</b>	<b>0</b>	<b>0.0</b>	<b>351</b>	<b>369</b>	<b>18</b>	<b>5.2</b>	<b>1.89</b>	<b>1.99</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	201	187	-13	-6.6	County	70.16	76.60	0.00	0.00
(-) TIF Tax Capacity	34	34	0	0.0	City/Town	68.67	74.60	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.89	34.12	3.41	3.41
(=) Taxable Tax Capacity	166	153	-13	-7.9	Special District	1.60	1.71	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>172.32</b>	<b>187.03</b>	<b>3.41</b>	<b>3.41</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	74,300	74,300	0.0	1,009	859	-149	-14.8	1.36	1.16
Res Hmstd: Avg Val	111,400	111,400	0.0	1,686	1,613	-73	-4.3	1.51	1.45
Res Hmstd: Hi Val	148,500	148,500	0.0	2,371	2,382	11	0.4	1.6	1.60
Res Hmstd: Ex-Hi Val	222,700	222,700	0.0	3,742	3,920	178	4.8	1.68	1.76
Comm/Ind: Lo Val	150,000	150,000	0.0	5,027	5,358	331	6.6	3.35	3.57
Comm/Ind: Med Val	300,000	300,000	0.0	11,713	12,485	772	6.6	3.90	4.16
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,914	45,746	2,831	6.6	4.29	4.57

**Carlton County**

**Kettle River city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	5,002	5,002	0	0.0	81	77	-3	-3.9	1.61	1.55
Res Non-Hmstd	1,172	1,172	0	0.0	23	27	4	16.4	1.99	2.31
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	52	52	0	0.0	1	1	0	16.5	2.43	2.83
Low-inc Apts	156	156	0	0.0	2	3	0	16.4	1.47	1.71
Seasonal Rec	29	29	0	0.0	1	1	0	16.5	1.95	2.27
Com/Ind: Lo	630	630	0	0.0	23	26	3	13.3	3.63	4.11
Com/Ind Hi	96	96	0	0.0	5	5	1	13.4	4.81	5.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	435	435	0	0.0	20	23	3	13.3	4.70	5.32
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	85	85	0	0.0	2	2	0	17.1	1.88	2.20
<b>Total</b>	<b>7,655</b>	<b>7,655</b>	<b>0</b>	<b>0.0</b>	<b>158</b>	<b>166</b>	<b>8</b>	<b>5.1</b>	<b>2.06</b>	<b>2.16</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	84	68	-16	-18.8	County	66.81 72.18	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.54 3.13	8.37	8.37
(=) Taxable Tax Capacity	84	68	-16	-18.8	Special District	0.15 0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	187.55 219.67	8.37	8.37

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	55,000	55,000	0.0	858	771	-87	-10.1	1.56	1.40
Res Hmstd:Avg Val	82,500	82,500	0.0	1,318	1,226	-92	-7.0	1.6	1.49
Res Hmstd: Hi Val	110,000	110,000	0.0	1,882	1,908	26	1.4	1.71	1.73
Res Hmstd: Ex-Hi Val	165,000	165,000	0.0	3,009	3,271	262	8.7	1.82	1.98
Comm/Ind: Lo Val	150,000	150,000	0.0	5,444	6,167	723	13.3	3.63	4.11
Comm/Ind: Med Val	300,000	300,000	0.0	12,661	14,347	1,686	13.3	4.22	4.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	46,340	52,524	6,183	13.3	4.63	5.25

**Carlton County**

**Moose Lake city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	38,259	38,259	0	0.0	446	460	14	3.2	1.17	1.20
Res Non-Hmstd	10,664	10,664	0	0.0	156	169	13	8.5	1.46	1.58
Misc props	338	338	0	0.0	6	6	0	8.6	1.70	1.84
Apartments	5,589	5,589	0	0.0	95	103	8	8.6	1.70	1.84
Low-inc Apts	1,344	1,344	0	0.0	14	15	1	8.5	1.03	1.12
Seasonal Rec	533	533	0	0.0	8	8	1	8.0	1.45	1.56
Com/Ind: Lo	11,167	11,167	0	0.0	307	327	19	6.3	2.75	2.92
Com/Ind Hi	8,664	8,664	0	0.0	315	335	20	6.4	3.64	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	579	579	0	0.0	21	22	1	6.4	3.64	3.87
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	33	33	0	0.0	0	0	0	9.0	0.64	0.70
Ag Non-Hmstd	39	39	0	0.0	0	1	0	9.0	1.29	1.41
<b>Total</b>	<b>77,207</b>	<b>77,207</b>	<b>0</b>	<b>0.0</b>	<b>1,368</b>	<b>1,447</b>	<b>79</b>	<b>5.8</b>	<b>1.77</b>	<b>1.87</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	937	861	-77	-8.2	County	68.23	74.49	0.00	0.00
(-) TIF Tax Capacity	20	20	0	0.0	City/Town	47.85	52.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.19	5.47	8.37	8.37
(=) Taxable Tax Capacity	918	841	-77	-8.3	Special District	7.68	8.41	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>128.95</b>	<b>140.56</b>	<b>8.37</b>	<b>8.37</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	83,100	83,100	0.0	844	819	-24	-2.9	1.02	0.99
Res Hmstd:Avg Val	124,600	124,600	0.0	1,451	1,490	39	2.7	1.16	1.2
Res Hmstd: Hi Val	166,100	166,100	0.0	2,058	2,160	102	5.0	1.24	1.30
Res Hmstd: Ex-Hi Val	249,200	249,200	0.0	3,274	3,503	229	7.0	1.31	1.41
Apartment	300,000	300,000	0.0	5,087	5,522	435	8.6	1.7	1.84
Comm/Ind: Lo Val	150,000	150,000	0.0	4,126	4,387	261	6.3	2.75	2.92
Comm/Ind: Med Val	300,000	300,000	0.0	9,585	10,194	610	6.4	3.19	3.4
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,061	37,296	2,235	6.4	3.51	3.73

**Carlton County**

**Scanlon city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	45,464	45,464	0	0.0	613	630	16	2.7	1.35	1.39
Res Non-Hmstd	2,902	2,902	0	0.0	49	54	5	10.5	1.67	1.85
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	5,658	5,658	0	0.0	109	120	11	10.5	1.92	2.12
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	3,268	3,268	0	0.0	99	107	8	8.0	3.03	3.27
Com/Ind Hi	3,618	3,618	0	0.0	145	157	12	8.0	4.02	4.35
Publ U: Elec Gen	528	528	0	0.0	16	18	2	10.6	3.05	3.37
Publ U: Other	1,108	1,108	0	0.0	43	47	3	8.0	3.89	4.20
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	94	94	0	0.0	1	2	0	10.8	1.50	1.66
<b>Total</b>	<b>62,638</b>	<b>62,638</b>	<b>0</b>	<b>0.0</b>	<b>1,076</b>	<b>1,134</b>	<b>58</b>	<b>5.4</b>	<b>1.72</b>	<b>1.81</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	709	622	-87	-12.2	County	69.97	76.25	0.00	0.00
(-) TIF Tax Capacity	46	46	0	0.0	City/Town	31.94	36.75	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.98	33.17	5.18	5.18
(=) Taxable Tax Capacity	663	576	-87	-13.1	Special District	17.78	19.67	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>149.66</b>	<b>165.84</b>	<b>5.18</b>	<b>5.18</b>

*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	92,900	92,900	0.0	1,150	1,110	-40	-3.5	1.24	1.19
Res Hmstd:Avg Val	139,300	139,300	0.0	1,910	1,973	63	3.3	1.37	1.42
Res Hmstd: Hi Val	185,700	185,700	0.0	2,670	2,835	165	6.2	1.44	1.53
Res Hmstd: Ex-Hi Val	278,600	278,600	0.0	4,192	4,563	371	8.8	1.50	1.64
Comm/Ind: Lo Val	150,000	150,000	0.0	4,544	4,908	364	8.0	3.03	3.27
Comm/Ind: Med Val	300,000	300,000	0.0	10,576	11,426	849	8.0	3.53	3.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,728	41,843	3,115	8.0	3.87	4.18

**Carlton County**

**Thomson city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,154	9,154	0	0.0	137	142	5	3.5	1.49	1.55
Res Non-Hmstd	735	735	0	0.0	12	13	1	7.9	1.69	1.82
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	68	68	0	0.0	2	2	0	6.3	3.07	3.26
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,541	2,541	0	0.0	103	111	7	6.8	4.07	4.35
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	49	49	0	0.0	0	0	0	9.4	0.69	0.75
Ag Non-Hmstd	156	156	0	0.0	2	3	0	9.5	1.50	1.64
<b>Total</b>	<b>12,703</b>	<b>12,703</b>	<b>0</b>	<b>0.0</b>	<b>258</b>	<b>271</b>	<b>13</b>	<b>5.1</b>	<b>2.03</b>	<b>2.13</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	152	137	-14	-9.5	County	66.85	72.91	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	64.29	71.05	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.64	15.03	21.87	21.87
(=) Taxable Tax Capacity	<u>152</u>	<u>137</u>	<u>-14</u>	<u>-9.5</u>	Special District	<u>0.15</u>	<u>0.16</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	144.93	159.14	21.87	21.87

*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	90,700	90,700	0.0	1,222	1,179	-43	-3.5	1.35	1.3
Res Hmstd: Avg Val	136,000	136,000	0.0	2,018	2,064	45	2.3	1.48	1.52
Res Hmstd: Hi Val	181,300	181,300	0.0	2,815	2,949	134	4.8	1.55	1.63
Res Hmstd: Ex-Hi Val	272,100	272,100	0.0	4,411	4,722	311	7.1	1.62	1.74
Comm/Ind: Lo Val	150,000	150,000	0.0	4,688	5,008	320	6.8	3.13	3.34
Comm/Ind: Med Val	300,000	300,000	0.0	10,829	11,575	746	6.9	3.61	3.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,486	42,223	2,737	6.9	3.95	4.22

**Carlton County**

**Wrenshall city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	16,837	16,837	0	0.0	208	216	8	3.9	1.24	1.28
Res Non-Hmstd	2,681	2,681	0	0.0	43	46	4	8.5	1.59	1.73
Misc props	135	135	0	0.0	2	3	0	8.5	1.74	1.89
Apartments	476	476	0	0.0	8	9	1	8.5	1.74	1.89
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	668	668	0	0.0	19	20	1	6.4	2.79	2.97
Com/Ind Hi	2,546	2,546	0	0.0	93	100	6	6.5	3.67	3.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,154	1,154	0	0.0	41	44	3	6.5	3.56	3.79
Ag Hmstd House	448	448	0	0.0	6	6	0	6.6	1.24	1.33
Ag Hmstd Land	495	495	0	0.0	2	3	0	11.8	0.50	0.56
Ag Non-Hmstd	144	144	0	0.0	2	2	0	9.4	1.27	1.39
<b>Total</b>	<b>25,582</b>	<b>25,582</b>	<b>0</b>	<b>0.0</b>	<b>424</b>	<b>448</b>	<b>23</b>	<b>5.5</b>	<b>1.66</b>	<b>1.75</b>

*Tax Base*

*Tax Rates*

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	296	266	-30	-10.3	County	71.52	78.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	36.23	40.39	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.95	20.16	15.92	15.92
(=) Taxable Tax Capacity	296	266	-30	-10.3	Special District	0.15	0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>126.86</b>	<b>138.77</b>	<b>15.92</b>	<b>15.92</b>

*Tax Burdens on Hypothetical Properties*

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	86,400	86,400	86,400	0.0	939	928	-11	-1.2	1.09	1.07
Res Hmstd: Avg Val	129,500	129,500	129,500	0.0	1,593	1,648	55	3.5	1.23	1.27
Res Hmstd: Hi Val	172,700	172,700	172,700	0.0	2,249	2,370	122	5.4	1.30	1.37
Res Hmstd: Ex-Hi Val	259,100	259,100	259,100	0.0	3,560	3,815	255	7.2	1.37	1.47
Apartment	300,000	300,000	300,000	0.0	5,235	5,682	447	8.5	1.74	1.89
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,192	4,460	268	6.4	2.79	2.97
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,701	10,327	626	6.4	3.23	3.44
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	35,412	37,706	2,294	6.5	3.54	3.77



**Carlton County**

**Wright city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	3,149	3,149	0	0.0	39	38	0	-0.7	1.22	1.22
Res Non-Hmstd	1,183	1,183	0	0.0	18	20	2	10.1	1.53	1.69
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	809	809	0	0.0	24	26	2	7.6	2.96	3.18
Com/Ind Hi	206	206	0	0.0	8	9	1	7.7	3.93	4.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	37	37	0	0.0	1	2	0	7.7	3.93	4.23
Ag Hmstd House	346	346	0	0.0	4	4	0	3.5	1.23	1.27
Ag Hmstd Land	439	439	0	0.0	2	3	0	14.5	0.52	0.59
Ag Non-Hmstd	246	246	0	0.0	4	4	0	10.3	1.46	1.61
<b>Total</b>	<b>6,414</b>	<b>6,414</b>	<b>0</b>	<b>0.0</b>	<b>100</b>	<b>105</b>	<b>5</b>	<b>5.0</b>	<b>1.56</b>	<b>1.64</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	69	60	-9	-13.3	County	72.17	78.78	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.88	44.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.26	35.60	3.41	3.41
(=) Taxable Tax Capacity	<u>69</u>	<u>60</u>	<u>-9</u>	<u>-13.3</u>	Special District	<u>1.60</u>	<u>1.71</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>145.90</b>	<b>160.95</b>	<b>3.41</b>	<b>3.41</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	51,900	51,900	0.0	567	519	-48	-8.5	1.09	1
Res Hmstd: Avg Val	77,900	77,900	0.0	861	794	-67	-7.8	1.11	1.02
Res Hmstd: Hi Val	103,800	103,800	0.0	1,271	1,257	-14	-1.1	1.22	1.21
Res Hmstd: Ex-Hi Val	155,700	155,700	0.0	2,093	2,185	93	4.4	1.34	1.40
Comm/Ind: Lo Val	150,000	150,000	0.0	4,433	4,771	339	7.6	2.96	3.18
Comm/Ind: Med Val	300,000	300,000	0.0	10,326	11,116	790	7.7	3.44	3.71
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,829	40,726	2,897	7.7	3.78	4.07

**Carver County**

**Carver city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	275,570	275,570	0	0.0	4,233	4,338	105	2.5	1.54	1.57
Res Non-Hmstd	29,614	29,614	0	0.0	521	540	19	3.7	1.76	1.82
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	555	555	0	0.0	11	11	0	3.8	1.93	2.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,444	2,444	0	0.0	73	74	1	1.9	2.97	3.03
Com/Ind Hi	706	706	0	0.0	27	28	1	1.9	3.88	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,291	2,291	0	0.0	89	91	2	1.9	3.88	3.95
Ag Hmstd House	699	699	0	0.0	11	12	0	2.8	1.60	1.65
Ag Hmstd Land	1,402	1,402	0	0.0	9	9	0	4.8	0.64	0.67
Ag Non-Hmstd	2,965	2,965	0	0.0	40	41	2	4.4	1.34	1.39
<b>Total</b>	<b>316,246</b>	<b>316,246</b>	<b>0</b>	<b>0.0</b>	<b>5,013</b>	<b>5,144</b>	<b>131</b>	<b>2.6</b>	<b>1.59</b>	<b>1.63</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	3,238	3,078	-160	-4.9	County	41.68	43.34	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.91	50.43	4.84	4.84
(-) FD Contrib Tax Cap	34	34	0	0.0	School District	40.16	41.66	21.10	21.10
(=) Taxable Tax Capacity	<u>3,204</u>	<u>3,044</u>	<u>-160</u>	<u>-5.0</u>	Special District	<u>3.86</u>	<u>4.03</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	365	365	0	0.0	<b>Total</b>	<b>133.61</b>	<b>139.45</b>	<b>25.94</b>	<b>25.94</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	184,100	184,100	0.0	2,731	2,757	26	0.9	1.48	1.5
Res Hmstd: Avg Val	276,000	276,000	0.0	4,280	4,392	112	2.6	1.55	1.59
Res Hmstd: Hi Val	367,900	367,900	0.0	5,829	6,027	199	3.4	1.58	1.64
Res Hmstd: Ex-Hi Val	552,100	552,100	0.0	8,983	9,313	330	3.7	1.63	1.69
Comm/Ind: Lo Val	150,000	150,000	0.0	4,460	4,545	85	1.9	2.97	3.03
Comm/Ind: Med Val	300,000	300,000	0.0	10,277	10,475	198	1.9	3.43	3.49
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,422	38,148	726	1.9	3.74	3.81

**Carver County**

**Chaska city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	1,504,138	1,504,138	0	0.0	19,031	19,609	579	3.0	1.27	1.30
Res Non-Hmstd	151,198	151,198	0	0.0	2,106	2,181	76	3.6	1.39	1.44
Misc props	12,468	12,468	0	0.0	207	215	8	3.6	1.66	1.72
Apartments	87,219	87,219	0	0.0	1,395	1,446	51	3.7	1.60	1.66
Low-inc Apts	22,632	22,632	0	0.0	224	232	8	3.6	0.99	1.03
Seasonal Rec	612	612	0	0.0	9	9	0	3.7	1.47	1.52
Com/Ind: Lo	39,728	39,728	0	0.0	1,081	1,097	17	1.5	2.72	2.76
Com/Ind Hi	342,534	342,534	0	0.0	12,182	12,374	192	1.6	3.56	3.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,453	8,453	0	0.0	301	305	5	1.6	3.56	3.61
Ag Hmstd House	3,111	3,111	0	0.0	39	40	1	2.9	1.26	1.29
Ag Hmstd Land	7,182	7,182	0	0.0	39	41	2	4.8	0.54	0.57
Ag Non-Hmstd	36,290	36,290	0	0.0	403	420	17	4.2	1.11	1.16
<b>Total</b>	<b>2,215,564</b>	<b>2,215,564</b>	<b>0</b>	<b>0.0</b>	<b>37,015</b>	<b>37,970</b>	<b>955</b>	<b>2.6</b>	<b>1.67</b>	<b>1.71</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	26,215	25,283	-932	-3.6	County	41.69	43.36	0.00	0.00
(-) TIF Tax Capacity	5,388	5,388	0	0.0	City/Town	23.23	24.52	0.00	0.00
(-) FD Contrib Tax Cap	3,080	3,080	0	0.0	School District	40.18	41.67	21.10	21.10
(=) Taxable Tax Capacity	<u>17,747</u>	<u>16,815</u>	<u>-932</u>	<u>-5.3</u>	Special District	<u>5.93</u>	<u>6.20</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	3,500	3,500	0	0.0	<b>Total</b>	<b>111.03</b>	<b>115.75</b>	<b>21.10</b>	<b>21.10</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	177,300	177,300	0.0	2,130	2,180	50	2.3	1.20	1.23
Res Hmstd:Avg Val	265,800	265,800	0.0	3,379	3,483	104	3.1	1.27	1.31
Res Hmstd: Hi Val	354,300	354,300	0.0	4,628	4,786	159	3.4	1.31	1.35
Res Hmstd: Ex-Hi Val	531,500	531,500	0.0	7,110	7,364	254	3.6	1.34	1.39
Apartment	300,000	300,000	0.0	4,797	4,973	177	3.7	1.6	1.66
Comm/Ind: Lo Val	150,000	150,000	0.0	4,080	4,143	63	1.5	2.72	2.76
Comm/Ind: Med Val	300,000	300,000	0.0	9,414	9,562	147	1.6	3.14	3.19
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,309	34,849	540	1.6	3.43	3.48

**Carver County**

**Cologne city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	91,408	91,408	0	0.0	1,156	1,202	46	4.0	1.26	1.31
Res Non-Hmstd	12,305	12,305	0	0.0	188	200	12	6.2	1.53	1.62
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	595	595	0	0.0	10	11	1	6.3	1.68	1.79
Low-inc Apts	626	626	0	0.0	6	7	0	6.2	1.03	1.09
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,157	4,157	0	0.0	115	118	3	2.8	2.75	2.83
Com/Ind Hi	5,125	5,125	0	0.0	186	191	5	2.8	3.63	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,218	1,218	0	0.0	44	45	1	2.8	3.63	3.73
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	37	37	0	0.0	0	0	0	6.8	0.62	0.67
Ag Non-Hmstd	3,633	3,633	0	0.0	45	48	3	6.8	1.25	1.33
<b>Total</b>	<b>119,103</b>	<b>119,103</b>	<b>0</b>	<b>0.0</b>	<b>1,751</b>	<b>1,822</b>	<b>71</b>	<b>4.1</b>	<b>1.47</b>	<b>1.53</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,290	1,194	-97	-7.5	County	41.69	43.35	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	61.83	67.17	0.00	0.00
(-) FD Contrib Tax Cap	76	76	0	0.0	School District	17.04	18.33	12.36	12.36
(=) Taxable Tax Capacity	<u>1,214</u>	<u>1,118</u>	<u>-97</u>	<u>-8.0</u>	Special District	<u>4.15</u>	<u>4.34</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	208	208	0	0.0	<b>Total</b>	<b>124.71</b>	<b>133.18</b>	<b>12.36</b>	<b>12.36</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	138,400	138,400	0.0	1,649	1,684	35	2.1	1.19	1.22
Res Hmstd: Avg Val	207,500	207,500	0.0	2,658	2,773	114	4.3	1.28	1.34
Res Hmstd: Hi Val	276,600	276,600	0.0	3,668	3,861	193	5.3	1.33	1.4
Res Hmstd: Ex-Hi Val	415,100	415,100	0.0	5,690	6,041	352	6.2	1.37	1.46
Comm/Ind: Lo Val	150,000	150,000	0.0	4,132	4,246	114	2.8	2.75	2.83
Comm/Ind: Med Val	300,000	300,000	0.0	9,580	9,845	265	2.8	3.19	3.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,001	35,974	973	2.8	3.50	3.6

**Carver County**

**Hamburg city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	22,989	22,989	0	0.0	354	367	12	3.5	1.54	1.59
Res Non-Hmstd	2,026	2,026	0	0.0	37	41	4	12.1	1.82	2.04
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	747	747	0	0.0	16	18	2	12.2	2.13	2.39
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	847	847	0	0.0	26	28	2	6.3	3.09	3.28
Com/Ind Hi	920	920	0	0.0	37	40	2	6.3	4.07	4.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	313	313	0	0.0	13	14	1	6.3	4.07	4.33
Ag Hmstd House	74	74	0	0.0	1	1	0	-8.9	1.33	1.21
Ag Hmstd Land	3	3	0	0.0	0	0	0	12.9	0.89	1.01
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>27,917</b>	<b>27,917</b>	<b>0</b>	<b>0.0</b>	<b>484</b>	<b>508</b>	<b>24</b>	<b>4.9</b>	<b>1.74</b>	<b>1.82</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	299	255	-43	-14.6	County	41.41	43.03	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	98.40	#####	0.00	0.00
(-) FD Contrib Tax Cap	14	14	0	0.0	School District	16.70	17.92	12.36	12.36
(=) Taxable Tax Capacity	284	241	-43	-15.3	Special District	4.11	4.30	0.00	0.00
FD Distrib Tax Cap	138	138	0	0.0	<b>Total</b>	160.63	181.41	12.36	12.36

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	97,200	97,200	0.0	1,396	1,367	-30	-2.1	1.44	1.41
Res Hmstd:Avg Val	145,700	145,700	0.0	2,279	2,385	106	4.7	1.56	1.64
Res Hmstd: Hi Val	194,300	194,300	0.0	3,164	3,407	243	7.7	1.63	1.75
Res Hmstd: Ex-Hi Val	291,500	291,500	0.0	4,932	5,449	516	10.5	1.69	1.87
Comm/Ind: Lo Val	150,000	150,000	0.0	4,630	4,919	289	6.3	3.09	3.28
Comm/Ind: Med Val	300,000	300,000	0.0	10,741	11,417	675	6.3	3.58	3.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,261	41,737	2,476	6.3	3.93	4.17

**Carver County**

**Mayer city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	100,907	100,907	0	0.0	1,414	1,451	37	2.6	1.40	1.44
Res Non-Hmstd	16,373	16,373	0	0.0	280	298	18	6.3	1.71	1.82
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	261	261	0	0.0	5	5	0	6.4	1.87	1.99
Low-inc Apts	441	441	0	0.0	5	5	0	6.3	1.14	1.21
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	6,038	6,038	0	0.0	174	179	5	2.9	2.88	2.96
Com/Ind Hi	4,138	4,138	0	0.0	158	162	5	2.9	3.81	3.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,260	1,260	0	0.0	48	49	1	2.9	3.81	3.92
Ag Hmstd House	104	104	0	0.0	1	1	0	-3.5	1.25	1.20
Ag Hmstd Land	339	339	0	0.0	2	2	0	7.4	0.65	0.69
Ag Non-Hmstd	1,190	1,190	0	0.0	17	18	1	6.7	1.43	1.52
<b>Total</b>	<b>131,051</b>	<b>131,051</b>	<b>0</b>	<b>0.0</b>	<b>2,104</b>	<b>2,172</b>	<b>67</b>	<b>3.2</b>	<b>1.61</b>	<b>1.66</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,414	1,300	-114	-8.1	County	41.65	43.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	59.44	65.03	0.00	0.00
(-) FD Contrib Tax Cap	82	82	0	0.0	School District	37.61	39.70	8.70	8.70
(=) Taxable Tax Capacity	<u>1,332</u>	<u>1,217</u>	<u>-114</u>	<u>-8.6</u>	Special District	<u>4.22</u>	<u>4.43</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	383	383	0	0.0	<b>Total</b>	<b>142.92</b>	<b>152.46</b>	<b>8.70</b>	<b>8.70</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	138,400	138,400	0.0	1,851	1,853	2	0.1	1.34	1.34
Res Hmstd: Avg Val	207,400	207,400	0.0	2,959	3,059	100	3.4	1.43	1.48
Res Hmstd: Hi Val	276,500	276,500	0.0	4,069	4,268	199	4.9	1.47	1.54
Res Hmstd: Ex-Hi Val	414,900	414,900	0.0	6,291	6,687	396	6.3	1.52	1.61
Comm/Ind: Lo Val	150,000	150,000	0.0	4,318	4,444	126	2.9	2.88	2.96
Comm/Ind: Med Val	300,000	300,000	0.0	10,033	10,326	294	2.9	3.34	3.44
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,699	37,776	1,077	2.9	3.67	3.78

**Carver County**

**New Germany city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	15,546	15,546	0	0.0	210	211	1	0.4	1.35	1.36
Res Non-Hmstd	8,276	8,276	0	0.0	151	161	10	6.8	1.83	1.95
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	672	672	0	0.0	13	14	1	6.8	1.91	2.04
Low-inc Apts	51	51	0	0.0	1	1	0	6.7	1.17	1.25
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,350	1,350	0	0.0	40	41	1	3.2	2.93	3.03
Com/Ind Hi	1,090	1,090	0	0.0	42	43	1	3.3	3.84	3.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	296	296	0	0.0	11	12	0	3.3	3.85	3.98
Ag Hmstd House	280	280	0	0.0	4	4	0	1.2	1.38	1.40
Ag Hmstd Land	1,015	1,015	0	0.0	6	7	1	8.4	0.62	0.67
Ag Non-Hmstd	863	863	0	0.0	12	13	1	7.5	1.39	1.49
<b>Total</b>	<b>29,437</b>	<b>29,437</b>	<b>0</b>	<b>0.0</b>	<b>490</b>	<b>506</b>	<b>16</b>	<b>3.4</b>	<b>1.66</b>	<b>1.72</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	327	295	-32	-9.7	County	41.69	43.35	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	62.06	69.19	0.00	0.00
(-) FD Contrib Tax Cap	19	19	0	0.0	School District	31.05	32.43	16.97	16.97
(=) Taxable Tax Capacity	<u>308</u>	<u>276</u>	<u>-32</u>	<u>-10.3</u>	Special District	<u>4.22</u>	<u>4.43</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	59	59	0	0.0	<b>Total</b>	<b>139.03</b>	<b>149.40</b>	<b>16.97</b>	<b>16.97</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	102,200	102,200	0.0	1,314	1,281	-33	-2.5	1.29	1.25
Res Hmstd: Avg Val	153,200	153,200	0.0	2,155	2,198	43	2.0	1.41	1.43
Res Hmstd: Hi Val	204,200	204,200	0.0	2,997	3,115	119	4.0	1.47	1.53
Res Hmstd: Ex-Hi Val	306,400	306,400	0.0	4,683	4,953	270	5.8	1.53	1.62
Comm/Ind: Lo Val	150,000	150,000	0.0	4,396	4,538	142	3.2	2.93	3.03
Comm/Ind: Med Val	300,000	300,000	0.0	10,172	10,504	331	3.3	3.39	3.50
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,129	38,344	1,215	3.3	3.71	3.83

Carver County

Norwood Young America ci

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	157,806	157,806	0	0.0	1,756	1,845	89	5.1	1.11	1.17
Res Non-Hmstd	16,841	16,841	0	0.0	229	245	16	7.0	1.36	1.46
Misc props	128	128	0	0.0	2	2	0	7.1	1.55	1.66
Apartments	6,495	6,495	0	0.0	100	108	7	7.1	1.55	1.66
Low-inc Apts	3,256	3,256	0	0.0	31	33	2	7.0	0.95	1.01
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	13,154	13,154	0	0.0	350	360	11	3.0	2.66	2.74
Com/Ind Hi	27,657	27,657	0	0.0	968	997	30	3.1	3.50	3.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,884	2,884	0	0.0	101	104	3	3.1	3.50	3.61
Ag Hmstd House	456	456	0	0.0	5	5	0	0.8	1.15	1.16
Ag Hmstd Land	681	681	0	0.0	3	4	0	9.1	0.49	0.53
Ag Non-Hmstd	599	599	0	0.0	7	7	1	7.8	1.13	1.22
<b>Total</b>	<b>229,957</b>	<b>229,957</b>	<b>0</b>	<b>0.0</b>	<b>3,552</b>	<b>3,711</b>	<b>158</b>	<b>4.5</b>	<b>1.54</b>	<b>1.61</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	2,690	2,452	-238	-8.8	County	41.69	43.35	0.00	0.00
(-) TIF Tax Capacity	36	36	0	0.0	City/Town	48.57	54.07	1.00	1.00
(-) FD Contrib Tax Cap	319	319	0	0.0	School District	17.04	18.33	12.36	12.36
(=) Taxable Tax Capacity	<u>2,335</u>	<u>2,097</u>	<u>-238</u>	<u>-10.2</u>	Special District	<u>5.73</u>	<u>6.11</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	749	749	0	0.0	<b>Total</b>	<b>113.03</b>	<b>121.86</b>	<b>13.36</b>	<b>13.36</b>

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	116,900	116,900	0.0	1,210	1,255	45	3.7	1.04	1.07
Res Hmstd: Avg Val	175,300	175,300	0.0	2,001	2,109	108	5.4	1.14	1.20
Res Hmstd: Hi Val	233,700	233,700	0.0	2,792	2,963	171	6.1	1.19	1.27
Res Hmstd: Ex-Hi Val	350,700	350,700	0.0	4,376	4,673	297	6.8	1.25	1.33
Apartment	300,000	300,000	0.0	4,639	4,970	331	7.1	1.55	1.66
Comm/Ind: Lo Val	150,000	150,000	0.0	3,987	4,107	120	3.0	2.66	2.74
Comm/Ind: Med Val	300,000	300,000	0.0	9,237	9,517	280	3.0	3.08	3.17
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,734	34,762	1,028	3.0	3.37	3.48



**Carver County**

**Victoria city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	892,180	892,180	0	0.0	12,744	13,003	259	2.0	1.43	1.46
Res Non-Hmstd	99,067	99,067	0	0.0	1,502	1,536	35	2.3	1.52	1.55
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	5,062	5,062	0	0.0	89	91	2	2.5	1.76	1.80
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	6,292	6,292	0	0.0	98	100	2	2.2	1.56	1.60
Com/Ind: Lo	5,517	5,517	0	0.0	155	157	2	1.1	2.81	2.84
Com/Ind Hi	15,330	15,330	0	0.0	565	572	7	1.2	3.69	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,903	4,903	0	0.0	181	183	2	1.1	3.70	3.74
Ag Hmstd House	891	891	0	0.0	12	12	0	1.0	1.37	1.39
Ag Hmstd Land	747	747	0	0.0	3	3	0	3.9	0.45	0.47
Ag Non-Hmstd	4,574	4,574	0	0.0	55	57	2	2.8	1.21	1.24
<b>Total</b>	<b>1,034,564</b>	<b>1,034,564</b>	<b>0</b>	<b>0.0</b>	<b>15,405</b>	<b>15,715</b>	<b>311</b>	<b>2.0</b>	<b>1.49</b>	<b>1.52</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	10,963	10,784	-180	-1.6	County	41.69	43.36	0.00	0.00
(-) TIF Tax Capacity	285	285	0	0.0	City/Town	37.19	37.33	0.00	0.00
(-) FD Contrib Tax Cap	189	189	0	0.0	School District	36.28	37.48	21.16	21.16
(=) Taxable Tax Capacity	<u>10,490</u>	<u>10,310</u>	<u>-180</u>	<u>-1.7</u>	Special District	<u>4.89</u>	<u>5.08</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	551	551	0	0.0	<b>Total</b>	<b>120.06</b>	<b>123.25</b>	<b>21.16</b>	<b>21.16</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	277,000	277,000	0.0	3,789	3,848	60	1.6	1.37	1.39
Res Hmstd: Avg Val	415,300	415,300	0.0	5,865	5,997	132	2.3	1.41	1.44
Res Hmstd: Hi Val	553,700	553,700	0.0	7,980	8,161	181	2.3	1.44	1.47
Res Hmstd: Ex-Hi Val	830,700	830,700	0.0	12,724	13,014	291	2.3	1.53	1.57
Comm/Ind: Lo Val	150,000	150,000	0.0	4,198	4,242	44	1.0	2.8	2.83
Comm/Ind: Med Val	300,000	300,000	0.0	9,690	9,792	103	1.1	3.23	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,318	35,694	376	1.1	3.53	3.57

**Carver County**

**Waconia city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	730,220	730,220	0	0.0	9,433	9,600	166	1.8	1.29	1.31
Res Non-Hmstd	94,489	94,489	0	0.0	1,389	1,427	38	2.8	1.47	1.51
Misc props	206	206	0	0.0	5	5	0	2.5	2.23	2.29
Apartments	13,233	13,233	0	0.0	219	225	6	2.8	1.65	1.70
Low-inc Apts	10,023	10,023	0	0.0	102	105	3	2.7	1.02	1.05
Seasonal Rec	2,661	2,661	0	0.0	36	37	1	2.7	1.36	1.40
Com/Ind: Lo	29,758	29,758	0	0.0	817	827	10	1.2	2.75	2.78
Com/Ind Hi	140,482	140,482	0	0.0	5,064	5,126	63	1.2	3.60	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,651	7,651	0	0.0	275	278	3	1.2	3.59	3.64
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	6	6	0	0.0	0	0	0	3.1	0.59	0.61
Ag Non-Hmstd	227	227	0	0.0	3	3	0	3.1	1.19	1.22
<b>Total</b>	<b>1,028,958</b>	<b>1,028,958</b>	<b>0</b>	<b>0.0</b>	<b>17,342</b>	<b>17,633</b>	<b>291</b>	<b>1.7</b>	<b>1.69</b>	<b>1.71</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	12,067	11,549	-518	-4.3	County	41.69	43.35	0.00	0.00
(-) TIF Tax Capacity	38	38	0	0.0	City/Town	41.76	42.26	0.00	0.00
(-) FD Contrib Tax Cap	1,354	1,354	0	0.0	School District	31.05	32.43	16.97	16.97
(=) Taxable Tax Capacity	<u>10,675</u>	<u>10,156</u>	<u>-518</u>	<u>-4.9</u>	Special District	<u>4.17</u>	<u>4.35</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	1,330	1,330	0	0.0	<b>Total</b>	<b>118.67</b>	<b>122.38</b>	<b>16.97</b>	<b>16.97</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	166,500	166,500	0.0	2,036	2,048	12	0.6	1.22	1.23
Res Hmstd: Avg Val	249,700	249,700	0.0	3,239	3,299	60	1.8	1.3	1.32
Res Hmstd: Hi Val	332,800	332,800	0.0	4,441	4,548	107	2.4	1.33	1.37
Res Hmstd: Ex-Hi Val	499,300	499,300	0.0	6,772	6,958	185	2.7	1.36	1.39
Apartment	300,000	300,000	0.0	4,959	5,098	139	2.8	1.65	1.7
Comm/Ind: Lo Val	150,000	150,000	0.0	4,119	4,169	50	1.2	2.75	2.78
Comm/Ind: Med Val	300,000	300,000	0.0	9,525	9,643	117	1.2	3.18	3.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,756	35,187	431	1.2	3.48	3.52

**Carver County**

**Watertown city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	194,683	194,683	0	0.0	2,549	2,601	52	2.0	1.31	1.34
Res Non-Hmstd	30,504	30,504	0	0.0	481	506	25	5.1	1.58	1.66
Misc props	1,475	1,475	0	0.0	26	27	1	5.1	1.76	1.85
Apartments	6,613	6,613	0	0.0	116	122	6	5.1	1.76	1.85
Low-inc Apts	1,594	1,594	0	0.0	17	18	1	5.1	1.07	1.13
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	8,303	8,303	0	0.0	233	238	5	2.2	2.81	2.87
Com/Ind Hi	13,127	13,127	0	0.0	486	497	11	2.3	3.70	3.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,068	2,068	0	0.0	77	78	2	2.3	3.70	3.79
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	69	69	0	0.0	0	0	0	5.5	0.65	0.69
Ag Non-Hmstd	860	860	0	0.0	11	12	1	5.5	1.31	1.38
<b>Total</b>	<b>259,296</b>	<b>259,296</b>	<b>0</b>	<b>0.0</b>	<b>3,997</b>	<b>4,100</b>	<b>103</b>	<b>2.6</b>	<b>1.54</b>	<b>1.58</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	2,835	2,600	-236	-8.3	County	41.69	43.36	0.00	0.00
(-) TIF Tax Capacity	27	27	0	0.0	City/Town	46.00	49.14	3.57	3.57
(-) FD Contrib Tax Cap	179	179	0	0.0	School District	37.67	39.76	8.70	8.70
(=) Taxable Tax Capacity	<u>2,630</u>	<u>2,394</u>	<u>-236</u>	<u>-9.0</u>	Special District	<u>5.52</u>	<u>5.85</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	880	880	0	0.0	<b>Total</b>	<b>130.87</b>	<b>138.11</b>	<b>12.27</b>	<b>12.27</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	126,100	126,100	0.0	1,546	1,539	-7	-0.5	1.23	1.22
Res Hmstd: Avg Val	189,100	189,100	0.0	2,505	2,564	60	2.4	1.32	1.36
Res Hmstd: Hi Val	252,000	252,000	0.0	3,462	3,588	127	3.7	1.37	1.42
Res Hmstd: Ex-Hi Val	378,200	378,200	0.0	5,382	5,643	261	4.9	1.42	1.49
Apartment	300,000	300,000	0.0	5,276	5,547	271	5.1	1.76	1.85
Comm/Ind: Lo Val	150,000	150,000	0.0	4,213	4,308	95	2.2	2.81	2.87
Comm/Ind: Med Val	300,000	300,000	0.0	9,769	9,990	221	2.3	3.26	3.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,696	36,506	810	2.3	3.57	3.65

**Carver County**

**Chanhassen city (part)**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	2,508,652	2,508,652	0	0.0	32,494	33,167	673	2.1	1.30	1.32
Res Non-Hmstd	253,348	253,348	0	0.0	3,580	3,665	85	2.4	1.41	1.45
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	42,340	42,340	0	0.0	701	719	18	2.6	1.66	1.70
Low-inc Apts	3,251	3,251	0	0.0	33	34	1	2.5	1.03	1.05
Seasonal Rec	6,768	6,768	0	0.0	94	96	2	2.4	1.39	1.42
Com/Ind: Lo	38,173	38,173	0	0.0	1,055	1,067	12	1.1	2.76	2.79
Com/Ind Hi	396,004	396,004	0	0.0	14,296	14,458	162	1.1	3.61	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20,963	20,963	0	0.0	747	755	8	1.1	3.56	3.60
Ag Hmstd House	2,403	2,403	0	0.0	35	36	1	2.5	1.47	1.50
Ag Hmstd Land	2,157	2,157	0	0.0	14	14	0	3.3	0.64	0.66
Ag Non-Hmstd	9,778	9,778	0	0.0	112	115	3	3.0	1.14	1.18
<b>Total</b>	<b>3,283,837</b>	<b>3,283,837</b>	<b>0</b>	<b>0.0</b>	<b>53,161</b>	<b>54,128</b>	<b>966</b>	<b>1.8</b>	<b>1.62</b>	<b>1.65</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	38,083	37,304	-779	-2.0	County	41.69	43.36	0.00	0.00
(-) TIF Tax Capacity	510	510	0	0.0	City/Town	26.54	26.63	1.49	1.49
(-) FD Contrib Tax Cap	3,640	3,640	0	0.0	School District	33.99	35.02	21.58	21.58
(=) Taxable Tax Capacity	<u>33,933</u>	<u>33,154</u>	<u>-779</u>	<u>-2.3</u>	Special District	<u>6.14</u>	<u>6.38</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	2,220	2,220	0	0.0	<b>Total</b>	<b>108.37</b>	<b>111.38</b>	<b>23.06</b>	<b>23.06</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	240,000	240,000	0.0	2,998	3,052	55	1.8	1.25	1.27
Res Hmstd: Avg Val	359,800	359,800	0.0	4,680	4,783	103	2.2	1.30	1.33
Res Hmstd: Hi Val	479,600	479,600	0.0	6,303	6,448	145	2.3	1.31	1.34
Res Hmstd: Ex-Hi Val	719,600	719,600	0.0	10,052	10,286	234	2.3	1.4	1.43
Comm/Ind: Lo Val	150,000	150,000	0.0	4,076	4,116	40	1.0	2.72	2.74
Comm/Ind: Med Val	300,000	300,000	0.0	9,394	9,488	94	1.0	3.13	3.16
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,215	34,559	344	1.0	3.42	3.46

**Cass County**

**Backus city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,968	6,968	0	0.0	57	61	4	6.6	0.81	0.87
Res Non-Hmstd	2,038	2,038	0	0.0	21	23	1	6.3	1.04	1.11
Misc props	114	114	0	0.0	2	2	0	6.4	1.54	1.64
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	4,958	4,958	0	0.0	54	57	3	5.8	1.09	1.15
Com/Ind: Lo	880	880	0	0.0	20	21	1	4.3	2.27	2.37
Com/Ind Hi	1,020	1,020	0	0.0	31	32	1	4.4	3.02	3.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	519	519	0	0.0	16	16	1	4.4	3.02	3.15
Ag Hmstd House	173	173	0	0.0	2	2	0	6.3	0.91	0.97
Ag Hmstd Land	128	128	0	0.0	0	0	0	10.2	0.32	0.36
Ag Non-Hmstd	473	473	0	0.0	5	5	0	6.6	1.00	1.07
<b>Total</b>	17,269	17,269	0	0.0	207	219	12	5.6	1.20	1.27

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	190	175	-15	-7.8	County	28.12	28.82	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	67.92	73.68	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.08	4.20	3.76	3.76
(=) Taxable Tax Capacity	190	175	-15	-7.8	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	100.22	106.80	3.76	3.76

*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	68,500	68,500	0.0	438	465	26	6.0	0.64	0.68
Res Hmstd:Avg Val	102,700	102,700	0.0	788	836	49	6.2	0.77	0.81
Res Hmstd: Hi Val	136,900	136,900	0.0	1,174	1,248	73	6.2	0.86	0.91
Res Hmstd: Ex-Hi Val	205,400	205,400	0.0	1,948	2,071	122	6.3	0.95	1.01
Apartment	300,000	300,000	0.0	3,871	4,118	247	6.4	1.29	1.37
Comm/Ind: Lo Val	150,000	150,000	0.0	3,410	3,558	148	4.3	2.27	2.37
Comm/Ind: Med Val	300,000	300,000	0.0	7,938	8,284	346	4.4	2.65	2.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,069	30,337	1,267	4.4	2.91	3.03

**Cass County**

**Bena city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	579	579	0	0.0	5	5	0	-0.3	0.81	0.80
Res Non-Hmstd	346	346	0	0.0	4	5	0	6.7	1.26	1.35
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	654	654	0	0.0	5	5	0	6.8	0.76	0.81
Com/Ind: Lo	102	102	0	0.0	3	3	0	4.9	2.51	2.63
Com/Ind Hi	29	29	0	0.0	1	1	0	5.0	3.31	3.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	157	157	0	0.0	5	5	0	5.0	3.31	3.47
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	72	72	0	0.0	1	1	0	7.4	1.11	1.20
<b>Total</b>	1,939	1,939	0	0.0	23	25	1	4.7	1.21	1.27

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	19	17	-2	-12.0	County	28.56	29.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	46.50	52.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.16	37.30	10.72	10.72
(=) Taxable Tax Capacity	19	17	-2	-12.0	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	111.33	119.53	10.72	10.72

**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	17,500	17,500	0.0	144	144	1	0.5	0.82	0.82
Res Hmstd:Avg Val	26,200	26,200	0.0	215	216	1	0.5	0.82	0.82
Res Hmstd: Hi Val	34,900	34,900	0.0	286	288	1	0.5	0.82	0.82
Res Hmstd: Ex-Hi Val	52,300	52,300	0.0	429	431	2	0.5	0.82	0.82
Comm/Ind: Lo Val	150,000	150,000	0.0	3,764	3,949	185	4.9	2.51	2.63
Comm/Ind: Med Val	300,000	300,000	0.0	8,730	9,161	431	4.9	2.91	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,904	33,483	1,579	4.9	3.19	3.35

**Cass County**

**Boy River city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	478	478	0	0.0	2	3	1	43.7	0.37	0.53
Res Non-Hmstd	196	196	0	0.0	2	2	0	12.4	0.79	0.89
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	68	68	0	0.0	1	1	0	12.1	0.79	0.89
Com/Ind: Lo	82	82	0	0.0	2	2	0	7.7	1.87	2.01
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	32	32	0	0.0	1	1	0	7.8	2.47	2.67
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	32	32	0	0.0	0	0	0	13.4	0.36	0.41
Ag Non-Hmstd	83	83	0	0.0	1	1	0	13.4	0.72	0.82
<b>Total</b>	971	971	0	0.0	7	8	1	18.9	0.71	0.84

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	10	8	-2	-18.3	County	28.56	29.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	39.37	48.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.07	3.12	5.77	5.77
(=) Taxable Tax Capacity	10	8	-2	-18.3	Special District	0.92	0.94	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	71.92	81.56	5.77	5.77

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	28,100	28,100	0.0	106	154	48	45.2	0.38	0.55
Res Hmstd: Avg Val	42,100	42,100	0.0	159	230	72	45.2	0.38	0.55
Res Hmstd: Hi Val	56,100	56,100	0.0	211	307	95	45.2	0.38	0.55
Res Hmstd: Ex-Hi Val	84,200	84,200	0.0	357	493	136	38.0	0.42	0.59
Comm/Ind: Lo Val	150,000	150,000	0.0	2,803	3,020	217	7.7	1.87	2.01
Comm/Ind: Med Val	300,000	300,000	0.0	6,512	7,019	506	7.8	2.17	2.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	23,821	25,677	1,856	7.8	2.38	2.57

**Cass County**

**East Gull Lake city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	159,134	159,134	0	0.0	1,058	1,098	40	3.8	0.66	0.69
Res Non-Hmstd	11,729	11,729	0	0.0	79	81	2	2.3	0.68	0.69
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	914	914	0	0.0	8	8	0	2.5	0.83	0.85
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	296,613	296,613	0	0.0	2,414	2,460	46	1.9	0.81	0.83
Com/Ind: Lo	759	759	0	0.0	12	13	0	1.3	1.64	1.67
Com/Ind Hi	3,685	3,685	0	0.0	79	80	1	1.2	2.14	2.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,386	2,386	0	0.0	53	54	1	1.4	2.23	2.27
Ag Hmstd House	315	315	0	0.0	2	2	0	23.3	0.49	0.60
Ag Hmstd Land	411	411	0	0.0	1	1	0	4.3	0.19	0.20
Ag Non-Hmstd	6,987	6,987	0	0.0	41	42	1	2.6	0.59	0.60
<b>Total</b>	<b>482,932</b>	<b>482,932</b>	<b>0</b>	<b>0.0</b>	<b>3,746</b>	<b>3,838</b>	<b>91</b>	<b>2.4</b>	<b>0.78</b>	<b>0.79</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	5,269	5,234	-35	-0.7	County	28.56	29.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	10.51	10.46	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.68	19.44	5.81	5.81
(=) Taxable Tax Capacity	<u>5,269</u>	<u>5,234</u>	<u>-35</u>	<u>-0.7</u>	Special District	<u>0.10</u>	<u>0.11</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>57.86</b>	<b>59.31</b>	<b>5.81</b>	<b>5.81</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	290,800	290,800	0.0	1,741	1,828	87	5.0	0.6	0.63
Res Hmstd:Avg Val	436,000	436,000	0.0	2,776	2,839	63	2.3	0.64	0.65
Res Hmstd: Hi Val	581,100	581,100	0.0	3,817	3,905	87	2.3	0.66	0.67
Res Hmstd: Ex-Hi Val	871,900	871,900	0.0	6,090	6,230	140	2.3	0.7	0.71
Comm/Ind: Lo Val	150,000	150,000	0.0	2,488	2,520	33	1.3	1.66	1.68
Comm/Ind: Med Val	300,000	300,000	0.0	5,776	5,852	76	1.3	1.93	1.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	21,120	21,399	279	1.3	2.11	2.14



**Cass County**

**Cass Lake city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	4,542	4,542	0	0.0	76	64	-12	-15.9	1.66	1.40
Res Non-Hmstd	2,734	2,734	0	0.0	57	61	4	6.3	2.09	2.22
Misc props	26	26	0	0.0	1	1	0	6.3	2.54	2.70
Apartments	92	92	0	0.0	2	2	0	6.3	2.54	2.70
Low-inc Apts	721	721	0	0.0	11	12	1	6.3	1.54	1.64
Seasonal Rec	1,614	1,614	0	0.0	37	40	2	5.9	2.31	2.45
Com/Ind: Lo	4,246	4,246	0	0.0	160	168	8	5.1	3.76	3.95
Com/Ind Hi	2,226	2,226	0	0.0	111	116	6	5.2	4.98	5.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	857	857	0	0.0	42	45	2	5.2	4.94	5.20
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	1	0	0.0	0	0	0	6.6	1.95	2.07
<b>Total</b>	<b>17,059</b>	<b>17,059</b>	<b>0</b>	<b>0.0</b>	<b>497</b>	<b>508</b>	<b>11</b>	<b>2.2</b>	<b>2.91</b>	<b>2.98</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	222	205	-17	-7.6	County	26.33 26.91	0.00	0.00
(-) TIF Tax Capacity	5	5	0	0.0	City/Town	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.02 34.97	10.72	10.72
(=) Taxable Tax Capacity	217	200	-17	-7.8	Special District	0.10 0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	194.59 207.49	10.72	10.72

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	26,600	26,600	0.0	440	360	-80	-18.2	1.65	1.35
Res Hmstd:Avg Val	39,800	39,800	0.0	658	538	-120	-18.2	1.65	1.35
Res Hmstd: Hi Val	53,100	53,100	0.0	878	718	-160	-18.2	1.65	1.35
Res Hmstd: Ex-Hi Val	79,600	79,600	0.0	1,334	1,113	-221	-16.5	1.68	1.4
Apartment	300,000	300,000	0.0	7,619	8,103	484	6.3	2.54	2.70
Comm/Ind: Lo Val	150,000	150,000	0.0	5,638	5,928	290	5.1	3.76	3.95
Comm/Ind: Med Val	300,000	300,000	0.0	13,101	13,779	677	5.2	4.37	4.59
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	47,931	50,415	2,483	5.2	4.79	5.04

**Cass County**

**Federal Dam city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	3,792	3,792	0	0.0	24	27	2	8.5	0.64	0.70
Res Non-Hmstd	688	688	0	0.0	5	5	0	1.3	0.78	0.79
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	11,277	11,277	0	0.0	96	97	1	1.2	0.85	0.86
Com/Ind: Lo	233	233	0	0.0	4	4	0	0.8	1.85	1.87
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20	20	0	0.0	0	0	0	0.8	2.45	2.47
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	556	556	0	0.0	4	4	0	1.4	0.71	0.72
<b>Total</b>	<b>16,567</b>	<b>16,567</b>	<b>0</b>	<b>0.0</b>	<b>134</b>	<b>138</b>	<b>3</b>	<b>2.5</b>	<b>0.81</b>	<b>0.83</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	171	164	-6	-3.7	County	31.99	32.82	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.66	35.75	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.07	3.12	5.78	5.78
(=) Taxable Tax Capacity	171	164	-6	-3.7	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>70.82</b>	<b>71.80</b>	<b>5.78</b>	<b>5.78</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	88,000	88,000	0.0	381	472	91	24.0	0.43	0.54
Res Hmstd: Avg Val	131,900	131,900	0.0	757	841	84	11.2	0.57	0.64
Res Hmstd: Hi Val	175,900	175,900	0.0	1,133	1,211	78	6.8	0.64	0.69
Res Hmstd: Ex-Hi Val	263,800	263,800	0.0	1,886	1,949	64	3.4	0.71	0.74
Comm/Ind: Lo Val	150,000	150,000	0.0	2,779	2,801	22	0.8	1.85	1.87
Comm/Ind: Med Val	300,000	300,000	0.0	6,455	6,506	51	0.8	2.15	2.17
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	23,611	23,799	188	0.8	2.36	2.38

**Cass County**

**Hackensack city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	10,764	10,764	0	0.0	80	83	3	3.3	0.74	0.77
Res Non-Hmstd	2,293	2,293	0	0.0	22	22	0	0.8	0.95	0.96
Misc props	133	133	0	0.0	2	2	0	0.6	1.66	1.67
Apartments	4,523	4,523	0	0.0	52	52	0	0.8	1.15	1.15
Low-inc Apts	380	380	0	0.0	3	3	0	0.8	0.69	0.70
Seasonal Rec	9,683	9,683	0	0.0	98	98	1	0.7	1.01	1.02
Com/Ind: Lo	6,178	6,178	0	0.0	130	131	1	0.5	2.10	2.11
Com/Ind Hi	4,072	4,072	0	0.0	114	115	1	0.5	2.80	2.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	551	551	0	0.0	15	15	0	0.5	2.79	2.81
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	893	893	0	0.0	8	8	0	0.8	0.90	0.91
<b>Total</b>	<b>39,469</b>	<b>39,469</b>	<b>0</b>	<b>0.0</b>	<b>523</b>	<b>529</b>	<b>5</b>	<b>1.0</b>	<b>1.33</b>	<b>1.34</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	480	461	-19	-3.9	County	28.56	29.30	0.00	0.00
(-) TIF Tax Capacity	57	57	0	0.0	City/Town	53.20	52.99	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.27	8.45	1.89	1.89
(=) Taxable Tax Capacity	423	404	-19	-4.5	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	90.14	90.85	1.89	1.89

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	85,600	85,600	0.0	492	525	33	6.7	0.58	0.61
Res Hmstd:Avg Val	128,300	128,300	0.0	924	956	33	3.5	0.72	0.75
Res Hmstd: Hi Val	171,000	171,000	0.0	1,355	1,387	32	2.4	0.79	0.81
Res Hmstd: Ex-Hi Val	256,500	256,500	0.0	2,219	2,250	31	1.4	0.87	0.88
Apartment	300,000	300,000	0.0	3,437	3,463	27	0.8	1.15	1.15
Comm/Ind: Lo Val	150,000	150,000	0.0	3,155	3,171	16	0.5	2.10	2.11
Comm/Ind: Med Val	300,000	300,000	0.0	7,353	7,390	37	0.5	2.45	2.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,941	27,077	136	0.5	2.69	2.71

**Cass County**

**Longville city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	11,725	11,725	0	0.0	112	113	1	1.2	0.96	0.97
Res Non-Hmstd	1,403	1,403	0	0.0	15	15	0	0.8	1.07	1.08
Misc props	1,436	1,436	0	0.0	22	22	0	0.9	1.50	1.51
Apartments	373	373	0	0.0	5	5	0	0.9	1.29	1.30
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	15,407	15,407	0	0.0	170	172	1	0.8	1.11	1.11
Com/Ind: Lo	5,882	5,882	0	0.0	133	134	1	0.6	2.27	2.28
Com/Ind Hi	2,277	2,277	0	0.0	68	69	0	0.6	3.00	3.02
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	220	220	0	0.0	7	7	0	0.6	3.00	3.02
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	155	155	0	0.0	2	2	0	0.9	0.98	0.99
<b>Total</b>	<b>38,877</b>	<b>38,877</b>	<b>0</b>	<b>0.0</b>	<b>534</b>	<b>538</b>	<b>4</b>	<b>0.8</b>	<b>1.37</b>	<b>1.38</b>

*Tax Base*

*Tax Rates*

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	448	438	-11	-2.4	County	31.51	32.33	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	63.77	63.77	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.07	3.12	5.78	5.78
(=) Taxable Tax Capacity	448	438	-11	-2.4	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>98.45</b>	<b>99.33</b>	<b>5.78</b>	<b>5.78</b>

*Tax Burdens on Hypothetical Properties*

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	139,800	139,800	139,800	0.0	1,211	1,224	14	1.1	0.87	0.88
Res Hmstd: Avg Val	209,600	209,600	209,600	0.0	2,001	2,021	20	1.0	0.95	0.96
Res Hmstd: Hi Val	279,400	279,400	279,400	0.0	2,791	2,817	25	0.9	1	1.01
Res Hmstd: Ex-Hi Val	419,200	419,200	419,200	0.0	4,369	4,406	37	0.8	1.04	1.05
Apartment	300,000	300,000	300,000	0.0	3,865	3,898	33	0.9	1.29	1.3
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,401	3,420	20	0.6	2.27	2.28
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,906	7,952	46	0.6	2.64	2.65
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	28,931	29,099	169	0.6	2.89	2.91

**Cass County**

**Lake Shore city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	187,017	187,017	0	0.0	1,320	1,365	45	3.4	0.71	0.73
Res Non-Hmstd	13,169	13,169	0	0.0	96	98	2	2.2	0.73	0.74
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	305,211	305,211	0	0.0	2,549	2,597	48	1.9	0.84	0.85
Com/Ind: Lo	1,782	1,782	0	0.0	32	32	0	1.4	1.77	1.79
Com/Ind Hi	2,270	2,270	0	0.0	53	54	1	1.4	2.34	2.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,597	1,597	0	0.0	37	37	0	1.3	2.30	2.33
Ag Hmstd House	1,405	1,405	0	0.0	7	9	2	29.1	0.47	0.61
Ag Hmstd Land	1,953	1,953	0	0.0	3	3	0	4.6	0.17	0.17
Ag Non-Hmstd	10,505	10,505	0	0.0	65	66	1	2.3	0.62	0.63
<b>Total</b>	<b>524,909</b>	<b>524,909</b>	<b>0</b>	<b>0.0</b>	<b>4,161</b>	<b>4,261</b>	<b>101</b>	<b>2.4</b>	<b>0.79</b>	<b>0.81</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,541	5,495	-46	-0.8	County	28.56	29.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	14.43	14.36	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.05	20.90	5.96	5.96
(=) Taxable Tax Capacity	<u>5,541</u>	<u>5,495</u>	<u>-46</u>	<u>-0.8</u>	Special District	<u>0.10</u>	<u>0.11</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	63.15	64.68	5.96	5.96

*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	308,300	308,300	0.0	2,036	2,116	81	4.0	0.66	0.69
Res Hmstd: Avg Val	462,200	462,200	0.0	3,194	3,265	71	2.2	0.69	0.71
Res Hmstd: Hi Val	616,100	616,100	0.0	4,441	4,539	99	2.2	0.72	0.74
Res Hmstd: Ex-Hi Val	924,400	924,400	0.0	7,058	7,216	158	2.2	0.76	0.78
Comm/Ind: Lo Val	150,000	150,000	0.0	2,609	2,643	34	1.3	1.74	1.76
Comm/Ind: Med Val	300,000	300,000	0.0	6,058	6,138	80	1.3	2.02	2.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	22,152	22,446	295	1.3	2.22	2.24

**Cass County**

**Pillager city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	12,893	12,893	0	0.0	120	126	5	4.6	0.93	0.97
Res Non-Hmstd	4,132	4,132	0	0.0	50	54	4	7.8	1.21	1.30
Misc props	18	18	0	0.0	0	0	0	7.8	1.18	1.27
Apartments	1,108	1,108	0	0.0	16	17	1	7.8	1.46	1.58
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,400	1,400	0	0.0	17	19	1	7.4	1.25	1.34
Com/Ind: Lo	3,363	3,363	0	0.0	83	88	5	5.6	2.48	2.62
Com/Ind Hi	2,565	2,565	0	0.0	85	89	5	5.6	3.30	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	303	303	0	0.0	10	11	1	5.6	3.30	3.48
Ag Hmstd House	91	91	0	0.0	1	1	0	2.0	0.86	0.88
Ag Hmstd Land	87	87	0	0.0	0	0	0	17.0	0.27	0.32
Ag Non-Hmstd	263	263	0	0.0	3	3	0	8.1	1.14	1.23
<b>Total</b>	<b>26,223</b>	<b>26,223</b>	<b>0</b>	<b>0.0</b>	<b>386</b>	<b>408</b>	<b>22</b>	<b>5.7</b>	<b>1.47</b>	<b>1.56</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	311	280	-31	-9.9	County	28.44	29.17	0.00	0.00
(-) TIF Tax Capacity	1	1	0	0.0	City/Town	73.44	81.54	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.07	12.43	3.82	3.82
(=) Taxable Tax Capacity	<u>310</u>	<u>279</u>	<u>-31</u>	<u>-9.9</u>	Special District	<u>0.10</u>	<u>0.11</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>114.05</b>	<b>123.24</b>	<b>3.82</b>	<b>3.82</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	70,000	70,000	0.0	545	544	-1	-0.1	0.78	0.78
Res Hmstd: Avg Val	104,900	104,900	0.0	958	990	32	3.3	0.91	0.94
Res Hmstd: Hi Val	139,800	139,800	0.0	1,401	1,472	71	5.1	1.00	1.05
Res Hmstd: Ex-Hi Val	209,800	209,800	0.0	2,289	2,439	150	6.6	1.09	1.16
Apartment	300,000	300,000	0.0	4,391	4,736	345	7.8	1.46	1.58
Comm/Ind: Lo Val	150,000	150,000	0.0	3,722	3,929	207	5.6	2.48	2.62
Comm/Ind: Med Val	300,000	300,000	0.0	8,666	9,148	482	5.6	2.89	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,737	33,506	1,769	5.6	3.17	3.35

**Cass County**

**Pine River city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	18,874	18,874	0	0.0	149	160	10	6.8	0.79	0.85
Res Non-Hmstd	5,064	5,064	0	0.0	56	61	5	8.6	1.10	1.20
Misc props	2,261	2,261	0	0.0	38	41	3	8.5	1.66	1.80
Apartments	546	546	0	0.0	7	8	1	8.7	1.36	1.48
Low-inc Apts	1,220	1,220	0	0.0	10	11	1	8.6	0.82	0.89
Seasonal Rec	1,217	1,217	0	0.0	14	15	1	8.1	1.17	1.27
Com/Ind: Lo	6,894	6,894	0	0.0	163	172	10	6.0	2.36	2.50
Com/Ind Hi	5,091	5,091	0	0.0	159	169	10	6.0	3.13	3.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,071	1,071	0	0.0	34	36	2	6.0	3.13	3.32
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	8	8	0	0.0	0	0	0	8.9	1.06	1.15
Ag Non-Hmstd	239	239	0	0.0	3	3	0	8.9	1.06	1.15
<b>Total</b>	<b>42,485</b>	<b>42,485</b>	<b>0</b>	<b>0.0</b>	<b>633</b>	<b>675</b>	<b>42</b>	<b>6.7</b>	<b>1.49</b>	<b>1.59</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	528	474	-53	-10.1	County	28.07	28.80	0.00	0.00
(-) TIF Tax Capacity	17	17	0	0.0	City/Town	73.14	81.68	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.59	4.75	3.76	3.76
(=) Taxable Tax Capacity	511	458	-53	-10.5	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	105.90	115.34	3.76	3.76

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	63,700	63,700	0.0	444	465	21	4.7	0.7	0.73
Res Hmstd:Avg Val	95,600	95,600	0.0	762	808	46	6.1	0.8	0.85
Res Hmstd: Hi Val	127,400	127,400	0.0	1,139	1,220	81	7.1	0.89	0.96
Res Hmstd: Ex-Hi Val	191,100	191,100	0.0	1,895	2,045	150	7.9	0.99	1.07
Apartment	300,000	300,000	0.0	4,084	4,438	354	8.7	1.36	1.48
Comm/Ind: Lo Val	150,000	150,000	0.0	3,538	3,750	212	6.0	2.36	2.50
Comm/Ind: Med Val	300,000	300,000	0.0	8,236	8,732	495	6.0	2.75	2.91
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,162	31,979	1,817	6.0	3.02	3.2

**Cass County**

**Remer city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	7,478	7,478	0	0.0	77	78	1	1.2	1.03	1.04
Res Non-Hmstd	2,084	2,084	0	0.0	29	32	3	10.9	1.39	1.54
Misc props	109	109	0	0.0	2	2	0	11.0	2.04	2.27
Apartments	100	100	0	0.0	2	2	0	11.0	1.71	1.90
Low-inc Apts	875	875	0	0.0	9	10	1	10.9	1.03	1.15
Seasonal Rec	341	341	0	0.0	5	5	1	10.7	1.40	1.55
Com/Ind: Lo	3,446	3,446	0	0.0	96	103	8	8.1	2.77	3.00
Com/Ind Hi	1,432	1,432	0	0.0	53	57	4	8.2	3.68	3.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	107	107	0	0.0	4	4	0	8.2	3.68	3.98
Ag Hmstd House	137	137	0	0.0	1	2	0	3.2	1.06	1.10
Ag Hmstd Land	150	150	0	0.0	1	1	0	20.8	0.36	0.44
Ag Non-Hmstd	319	319	0	0.0	4	5	0	11.4	1.32	1.47
<b>Total</b>	<b>16,579</b>	<b>16,579</b>	<b>0</b>	<b>0.0</b>	<b>282</b>	<b>301</b>	<b>19</b>	<b>6.8</b>	<b>1.70</b>	<b>1.81</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	196	171	-24	-12.5	County	28.50 29.23	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	99.71 #####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.00 3.05	5.78	5.78
(=) Taxable Tax Capacity	196	171	-24	-12.5	Special District	0.92 0.94	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>132.14 147.15</b>	<b>5.78</b>	<b>5.78</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	48,600	48,600	0.0	476	457	-19	-3.9	0.98	0.94
Res Hmstd:Avg Val	72,900	72,900	0.0	714	686	-28	-3.9	0.98	0.94
Res Hmstd: Hi Val	97,200	97,200	0.0	1,056	1,067	12	1.1	1.09	1.1
Res Hmstd: Ex-Hi Val	145,800	145,800	0.0	1,770	1,875	105	5.9	1.21	1.29
Apartment	300,000	300,000	0.0	5,128	5,691	563	11.0	1.71	1.9
Comm/Ind: Lo Val	150,000	150,000	0.0	4,158	4,496	338	8.1	2.77	3
Comm/Ind: Med Val	300,000	300,000	0.0	9,674	10,462	788	8.1	3.22	3.49
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,415	38,304	2,890	8.2	3.54	3.83



**Cass County**

**Walker city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	47,818	47,818	0	0.0	502	514	11	2.2	1.05	1.07
Res Non-Hmstd	9,495	9,495	0	0.0	112	116	4	3.7	1.18	1.23
Misc props	486	486	0	0.0	10	10	0	3.2	2.02	2.09
Apartments	6,174	6,174	0	0.0	89	93	3	3.7	1.45	1.50
Low-inc Apts	2,367	2,367	0	0.0	21	21	1	3.7	0.87	0.91
Seasonal Rec	38,339	38,339	0	0.0	506	523	17	3.3	1.32	1.36
Com/Ind: Lo	15,548	15,548	0	0.0	384	394	10	2.6	2.47	2.53
Com/Ind Hi	14,820	14,820	0	0.0	487	500	13	2.6	3.28	3.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,136	1,136	0	0.0	37	38	1	2.6	3.28	3.37
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	1,521	1,521	0	0.0	17	18	1	3.8	1.14	1.19
<b>Total</b>	<b>137,704</b>	<b>137,704</b>	<b>0</b>	<b>0.0</b>	<b>2,166</b>	<b>2,227</b>	<b>61</b>	<b>2.8</b>	<b>1.57</b>	<b>1.62</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,635	1,580	-55	-3.4	County	27.91	28.63	0.00	0.00
(-) TIF Tax Capacity	329	329	0	0.0	City/Town	78.21	81.66	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.24	8.41	1.89	1.89
(=) Taxable Tax Capacity	<u>1,306</u>	<u>1,251</u>	<u>-55</u>	<u>-4.2</u>	Special District	<u>0.10</u>	<u>0.11</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>114.46</b>	<b>118.80</b>	<b>1.89</b>	<b>1.89</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	118,100	118,100	0.0	1,108	1,109	1	0.1	0.94	0.94
Res Hmstd:Avg Val	177,000	177,000	0.0	1,846	1,883	37	2.0	1.04	1.06
Res Hmstd: Hi Val	236,000	236,000	0.0	2,586	2,658	72	2.8	1.1	1.13
Res Hmstd: Ex-Hi Val	354,100	354,100	0.0	4,066	4,210	143	3.5	1.15	1.19
Apartment	300,000	300,000	0.0	4,349	4,512	163	3.7	1.45	1.50
Comm/Ind: Lo Val	150,000	150,000	0.0	3,702	3,800	98	2.6	2.47	2.53
Comm/Ind: Med Val	300,000	300,000	0.0	8,630	8,857	228	2.6	2.88	2.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,623	32,458	835	2.6	3.16	3.25

**Cass County**

**Chickamaw Beach city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	10,177	10,177	0	0.0	41	47	6	14.0	0.41	0.46
Res Non-Hmstd	462	462	0	0.0	2	2	0	1.0	0.50	0.51
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	9,208	9,208	0	0.0	56	57	0	0.9	0.61	0.61
Com/Ind: Lo	86	86	0	0.0	1	1	0	0.5	1.47	1.48
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	136	136	0	0.0	3	3	0	0.5	1.95	1.96
Ag Hmstd House	341	341	0	0.0	1	1	1	100.6	0.20	0.41
Ag Hmstd Land	226	226	0	0.0	0	0	0	0.0	#####	#####
Ag Non-Hmstd	1,394	1,394	0	0.0	7	7	0	1.1	0.47	0.47
<b>Total</b>	<b>22,029</b>	<b>22,029</b>	<b>0</b>	<b>0.0</b>	<b>111</b>	<b>118</b>	<b>7</b>	<b>6.4</b>	<b>0.50</b>	<b>0.53</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	221	210	-11	-4.9	County	28.56	29.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.51	13.13	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.54	4.70	3.76	3.76
(=) Taxable Tax Capacity	221	210	-11	-4.9	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	46.71	47.23	3.76	3.76

*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	126,600	126,600	0.0	380	523	143	37.6	0.30	0.41
Res Hmstd: Avg Val	189,900	189,900	0.0	757	873	116	15.4	0.4	0.46
Res Hmstd: Hi Val	253,100	253,100	0.0	1,133	1,222	90	7.9	0.45	0.48
Res Hmstd: Ex-Hi Val	379,700	379,700	0.0	1,886	1,922	36	1.9	0.5	0.51
Comm/Ind: Lo Val	150,000	150,000	0.0	2,206	2,218	12	0.5	1.47	1.48
Comm/Ind: Med Val	300,000	300,000	0.0	5,129	5,156	27	0.5	1.71	1.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	18,768	18,869	101	0.5	1.88	1.89

**Cass County**

**Motley city (part)**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	577	577	0	0.0	6	7	0	5.6	1.07	1.13
Res Non-Hmstd	482	482	0	0.0	6	6	0	7.5	1.24	1.33
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	248	248	0	0.0	3	3	0	7.4	1.26	1.35
Com/Ind: Lo	150	150	0	0.0	4	4	0	5.5	2.52	2.66
Com/Ind Hi	77	77	0	0.0	3	3	0	5.6	3.32	3.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	323	323	0	0.0	4	4	0	8.4	1.11	1.20
<b>Total</b>	1,856	1,856	0	0.0	25	27	2	6.7	1.36	1.45

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	20	19	-1	-4.8	County	28.56	29.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.99	80.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.93	9.58	13.07	13.07
(=) Taxable Tax Capacity	20	19	-1	-4.8	Special District	0.10	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	110.57	119.88	13.07	13.07

*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	151,500	151,500	0.0	1,637	1,731	94	5.7	1.08	1.14
Res Hmstd: Avg Val	227,100	227,100	0.0	2,640	2,818	178	6.7	1.16	1.24
Res Hmstd: Hi Val	302,700	302,700	0.0	3,643	3,905	262	7.2	1.20	1.29
Res Hmstd: Ex-Hi Val	454,200	454,200	0.0	5,616	6,039	423	7.5	1.24	1.33
Comm/Ind: Lo Val	150,000	150,000	0.0	3,783	3,992	209	5.5	2.52	2.66
Comm/Ind: Med Val	300,000	300,000	0.0	8,761	9,250	489	5.6	2.92	3.08
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,993	33,785	1,792	5.6	3.2	3.38

Chippewa County

Clara City city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	36,659	36,659	0	0.0	603	603	0	0.0	1.65	1.65
Res Non-Hmstd	4,789	4,789	0	0.0	96	106	10	10.0	2.01	2.21
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	755	755	0	0.0	17	19	2	10.4	2.31	2.55
Low-inc Apts	245	245	0	0.0	4	4	0	9.9	1.46	1.60
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,832	4,832	0	0.0	165	179	14	8.4	3.41	3.70
Com/Ind Hi	7,237	7,237	0	0.0	318	345	28	8.8	4.39	4.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,044	1,044	0	0.0	46	50	4	8.7	4.38	4.76
Ag Hmstd House	302	302	0	0.0	5	5	0	3.7	1.75	1.82
Ag Hmstd Land	1,262	1,262	0	0.0	11	13	2	14.0	0.89	1.02
Ag Non-Hmstd	1,526	1,526	0	0.0	22	25	3	13.0	1.47	1.67
<b>Total</b>	<b>58,651</b>	<b>58,651</b>	<b>0</b>	<b>0.0</b>	<b>1,288</b>	<b>1,350</b>	<b>62</b>	<b>4.8</b>	<b>2.20</b>	<b>2.30</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	691	585	-107	-15.4	County	47.19	49.93	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	88.24	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.18	11.50	46.86	46.86
(=) Taxable Tax Capacity	691	585	-107	-15.4	Special District	0.80	0.84	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>147.40</b>	<b>166.62</b>	<b>46.86</b>	<b>46.86</b>

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	54,200	54,200	0.0	836	796	-40	-4.8	1.54	1.47
Res Hmstd: Avg Val	81,200	81,200	0.0	1,278	1,235	-43	-3.4	1.57	1.52
Res Hmstd: Hi Val	108,300	108,300	0.0	1,829	1,854	25	1.4	1.69	1.71
Res Hmstd: Ex-Hi Val	162,500	162,500	0.0	2,931	3,092	162	5.5	1.80	1.90
Comm/Ind: Lo Val	150,000	150,000	0.0	5,118	5,551	432	8.4	3.41	3.70
Comm/Ind: Med Val	300,000	300,000	0.0	11,708	12,717	1,009	8.6	3.90	4.24
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,462	46,160	3,699	8.7	4.25	4.62

**Chippewa County**

**Maynard city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,734	5,734	0	0.0	97	93	-4	-4.5	1.70	1.62
Res Non-Hmstd	1,141	1,141	0	0.0	24	26	2	9.8	2.09	2.29
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	166	166	0	0.0	4	5	0	10.2	2.48	2.74
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	968	968	0	0.0	35	38	3	8.4	3.62	3.92
Com/Ind Hi	3,305	3,305	0	0.0	154	168	13	8.7	4.67	5.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	173	173	0	0.0	8	9	1	8.7	4.67	5.07
Ag Hmstd House	80	80	0	0.0	1	1	0	-6.0	1.71	1.60
Ag Hmstd Land	293	293	0	0.0	2	2	0	14.4	0.70	0.81
Ag Non-Hmstd	318	318	0	0.0	5	6	1	12.6	1.61	1.81
<b>Total</b>	<b>12,178</b>	<b>12,178</b>	<b>0</b>	<b>0.0</b>	<b>331</b>	<b>348</b>	<b>16</b>	<b>4.9</b>	<b>2.72</b>	<b>2.85</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	160	139	-20	-12.8	County	46.64	49.30	0.00	0.00
(-) TIF Tax Capacity	18	18	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.53	10.77	46.86	46.86
(=) Taxable Tax Capacity	142	121	-20	-14.4	Special District	0.80	0.84	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	161.10	181.42	46.86	46.86

**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	32,200	32,200	0.0	541	501	-39	-7.3	1.68	1.56
Res Hmstd: Avg Val	48,300	48,300	0.0	811	752	-59	-7.3	1.68	1.56
Res Hmstd: Hi Val	64,400	64,400	0.0	1,082	1,003	-79	-7.3	1.68	1.56
Res Hmstd: Ex-Hi Val	96,700	96,700	0.0	1,726	1,690	-36	-2.1	1.78	1.75
Comm/Ind: Lo Val	150,000	150,000	0.0	5,426	5,884	457	8.4	3.62	3.92
Comm/Ind: Med Val	300,000	300,000	0.0	12,427	13,494	1,067	8.6	4.14	4.5
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	45,099	49,010	3,911	8.7	4.51	4.90

**Chippewa County**

**Milan city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	5,026	5,026	0	0.0	82	79	-4	-4.5	1.64	1.56
Res Non-Hmstd	1,301	1,301	0	0.0	27	30	4	14.2	2.05	2.34
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	265	265	0	0.0	6	7	1	14.7	2.45	2.81
Low-inc Apts	47	47	0	0.0	1	1	0	14.2	1.52	1.74
Seasonal Rec	74	74	0	0.0	1	2	0	16.3	1.76	2.05
Com/Ind: Lo	591	591	0	0.0	21	24	3	12.0	3.60	4.04
Com/Ind Hi	775	775	0	0.0	36	41	4	12.3	4.69	5.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	208	208	0	0.0	10	11	1	12.3	4.69	5.27
Ag Hmstd House	139	139	0	0.0	3	3	0	6.2	1.85	1.97
Ag Hmstd Land	208	208	0	0.0	2	2	0	19.7	0.73	0.88
Ag Non-Hmstd	272	272	0	0.0	5	5	1	17.0	1.69	1.98
<b>Total</b>	<b>8,906</b>	<b>8,906</b>	<b>0</b>	<b>0.0</b>	<b>194</b>	<b>204</b>	<b>11</b>	<b>5.6</b>	<b>2.17</b>	<b>2.30</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	101	82	-19	-18.5	County	44.02 45.99	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.05 2.37	34.05	34.05
(=) Taxable Tax Capacity	101	82	-19	-18.5	Special District	0.80 0.84	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	168.79 197.55	34.05	34.05

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	33,400	33,400	0.0	544	510	-34	-6.3	1.63	1.53
Res Hmstd: Avg Val	50,100	50,100	0.0	816	764	-51	-6.3	1.63	1.53
Res Hmstd: Hi Val	66,800	66,800	0.0	1,088	1,019	-69	-6.3	1.63	1.53
Res Hmstd: Ex-Hi Val	100,200	100,200	0.0	1,750	1,763	13	0.7	1.75	1.76
Comm/Ind: Lo Val	150,000	150,000	0.0	5,407	6,054	647	12.0	3.60	4.04
Comm/Ind: Med Val	300,000	300,000	0.0	12,447	13,957	1,510	12.1	4.15	4.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	45,299	50,834	5,536	12.2	4.53	5.08

**Chippewa County**

**Montevideo city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	134,197	134,197	0	0.0	1,660	1,671	11	0.6	1.24	1.25
Res Non-Hmstd	19,117	19,117	0	0.0	300	331	31	10.3	1.57	1.73
Misc props	745	745	0	0.0	16	18	2	10.0	2.18	2.39
Apartments	9,091	9,091	0	0.0	170	188	18	10.5	1.87	2.07
Low-inc Apts	3,509	3,509	0	0.0	40	44	4	10.3	1.14	1.26
Seasonal Rec	3	3	0	0.0	0	0	0	10.7	1.47	1.63
Com/Ind: Lo	20,979	20,979	0	0.0	620	669	49	8.0	2.95	3.19
Com/Ind Hi	30,202	30,202	0	0.0	1,176	1,271	95	8.0	3.90	4.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,831	3,831	0	0.0	149	161	12	8.0	3.88	4.20
Ag Hmstd House	214	214	0	0.0	2	2	0	-0.6	1.07	1.06
Ag Hmstd Land	444	444	0	0.0	3	3	0	12.2	0.64	0.72
Ag Non-Hmstd	1,814	1,814	0	0.0	25	28	3	11.2	1.39	1.55
<b>Total</b>	<b>224,146</b>	<b>224,146</b>	<b>0</b>	<b>0.0</b>	<b>4,162</b>	<b>4,386</b>	<b>224</b>	<b>5.4</b>	<b>1.86</b>	<b>1.96</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	2,702	2,330	-372	-13.8	County	46.68	49.37	0.00	0.00
(-) TIF Tax Capacity	22	22	0	0.0	City/Town	64.40	74.78	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.91	29.31	12.93	12.93
(=) Taxable Tax Capacity	<u>2,680</u>	<u>2,308</u>	<u>-372</u>	<u>-13.9</u>	Special District	<u>1.47</u>	<u>1.66</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>139.46</b>	<b>155.12</b>	<b>12.93</b>	<b>12.93</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	56,600	56,600	0.0	636	600	-36	-5.7	1.12	1.06
Res Hmstd:Avg Val	84,900	84,900	0.0	998	968	-30	-3.0	1.18	1.14
Res Hmstd: Hi Val	113,200	113,200	0.0	1,454	1,483	28	1.9	1.28	1.31
Res Hmstd: Ex-Hi Val	169,800	169,800	0.0	2,368	2,513	145	6.1	1.39	1.48
Apartment	300,000	300,000	0.0	5,617	6,205	587	10.5	1.87	2.07
Comm/Ind: Lo Val	150,000	150,000	0.0	4,430	4,783	352	8.0	2.95	3.19
Comm/Ind: Med Val	300,000	300,000	0.0	10,273	11,095	822	8.0	3.42	3.7
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,539	40,553	3,015	8.0	3.75	4.06

**Chippewa County**

**Watson city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,287	3,287	0	0.0	59	57	-2	-3.5	1.79	1.73
Res Non-Hmstd	346	346	0	0.0	8	10	2	26.6	2.27	2.87
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	36	36	0	0.0	1	1	0	27.1	2.77	3.53
Low-inc Apts	108	108	0	0.0	2	2	0	26.3	1.72	2.17
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	301	301	0	0.0	12	15	3	22.0	3.96	4.83
Com/Ind Hi	21	21	0	0.0	1	1	0	22.8	5.10	6.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	89	89	0	0.0	5	6	1	22.2	5.23	6.40
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	15	15	0	0.0	0	0	0	28.2	2.06	2.65
<b>Total</b>	<b>4,204</b>	<b>4,204</b>	<b>0</b>	<b>0.0</b>	<b>87</b>	<b>92</b>	<b>5</b>	<b>5.5</b>	<b>2.08</b>	<b>2.19</b>

**Tax Base**

**Tax Rates**

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	44	31	-13	-29.1	County	40.15	39.72	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.26	15.86	15.36	15.36
(=) Taxable Tax Capacity	44	31	-13	-29.1	Special District	0.80	0.84	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	205.12	263.48	15.36	15.36

**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	29,600	29,600	0.0	534	513	-21	-3.9	1.80	1.73
Res Hmstd:Avg Val	44,300	44,300	0.0	800	768	-31	-3.9	1.80	1.73
Res Hmstd: Hi Val	59,100	59,100	0.0	1,067	1,025	-42	-3.9	1.80	1.73
Res Hmstd: Ex-Hi Val	88,700	88,700	0.0	1,663	1,702	39	2.4	1.87	1.92
Comm/Ind: Lo Val	150,000	150,000	0.0	5,944	7,257	1,313	22.1	3.96	4.84
Comm/Ind: Med Val	300,000	300,000	0.0	13,793	16,857	3,064	22.2	4.6	5.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	50,422	61,655	11,233	22.3	5.04	6.17



**Chippewa County**

**Granite Falls city (part**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	27,604	27,604	0	0.0	466	479	12	2.6	1.69	1.73
Res Non-Hmstd	2,575	2,575	0	0.0	50	55	4	8.5	1.96	2.13
Misc props	299	299	0	0.0	7	7	1	8.7	2.24	2.43
Apartments	1,939	1,939	0	0.0	43	47	4	8.7	2.24	2.43
Low-inc Apts	857	857	0	0.0	12	13	1	8.4	1.40	1.51
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,861	2,861	0	0.0	96	102	7	7.0	3.34	3.58
Com/Ind Hi	2,577	2,577	0	0.0	112	120	8	7.2	4.34	4.65
Publ U: Elec Gen	3,346	3,346	0	0.0	112	123	10	9.3	3.36	3.67
Publ U: Other	9,802	9,802	0	0.0	424	454	30	7.2	4.32	4.63
Ag Hmstd House	41	41	0	0.0	0	1	0	35.9	1.00	1.36
Ag Hmstd Land	69	69	0	0.0	0	0	0	17.4	0.45	0.53
Ag Non-Hmstd	1,233	1,233	0	0.0	18	20	2	10.4	1.50	1.65
<b>Total</b>	<b>53,203</b>	<b>53,203</b>	<b>0</b>	<b>0.0</b>	<b>1,342</b>	<b>1,421</b>	<b>80</b>	<b>5.9</b>	<b>2.52</b>	<b>2.67</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	707	660	-47	-6.7	County	46.99	49.87	0.00	0.00
(-) TIF Tax Capacity	32	32	0	0.0	City/Town	87.30	99.27	10.09	10.09
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.03	15.77	26.52	26.52
(=) Taxable Tax Capacity	<u>675</u>	<u>628</u>	<u>-47</u>	<u>-7.0</u>	Special District	<u>0.39</u>	<u>0.42</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>149.71</b>	<b>165.33</b>	<b>36.61</b>	<b>36.61</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	85,400	85,400	0.0	1,296	1,236	-60	-4.6	1.52	1.45
Res Hmstd: Avg Val	128,000	128,000	0.0	2,128	2,160	32	1.5	1.66	1.69
Res Hmstd: Hi Val	170,600	170,600	0.0	2,960	3,083	123	4.2	1.73	1.81
Res Hmstd: Ex-Hi Val	255,900	255,900	0.0	4,626	4,933	307	6.6	1.81	1.93
Apartment	300,000	300,000	0.0	6,713	7,298	586	8.7	2.24	2.43
Comm/Ind: Lo Val	150,000	150,000	0.0	5,016	5,368	351	7.0	3.34	3.58
Comm/Ind: Med Val	300,000	300,000	0.0	11,522	12,342	820	7.1	3.84	4.11
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,881	44,888	3,007	7.2	4.19	4.49

**Chisago County**

**Center City city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	45,396	45,396	0	0.0	548	574	26	4.7	1.21	1.26
Res Non-Hmstd	6,189	6,189	0	0.0	82	87	5	6.0	1.33	1.41
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	122	122	0	0.0	2	2	0	6.1	1.58	1.68
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	3,886	3,886	0	0.0	51	54	3	5.9	1.32	1.39
Com/Ind: Lo	2,319	2,319	0	0.0	61	63	3	4.5	2.61	2.73
Com/Ind Hi	1,907	1,907	0	0.0	66	69	3	4.5	3.44	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	550	550	0	0.0	19	20	1	4.5	3.44	3.60
Ag Hmstd House	547	547	0	0.0	7	7	0	5.3	1.24	1.31
Ag Hmstd Land	39	39	0	0.0	0	0	0	13.5	0.29	0.33
Ag Non-Hmstd	154	154	0	0.0	2	2	0	6.6	1.17	1.25
<b>Total</b>	61,109	61,109	0	0.0	837	878	41	4.9	1.37	1.44

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	649	611	-38	-5.9	County	66.82	71.47	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	26.26	27.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.88	24.26	11.75	11.75
(=) Taxable Tax Capacity	649	611	-38	-5.9	Special District	1.41	1.51	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	117.37	125.13	11.75	11.75

*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	166,600	166,600	0.0	1,929	2,002	73	3.8	1.16	1.20
Res Hmstd: Avg Val	249,800	249,800	0.0	3,078	3,234	157	5.1	1.23	1.29
Res Hmstd: Hi Val	333,000	333,000	0.0	4,227	4,467	240	5.7	1.27	1.34
Res Hmstd: Ex-Hi Val	499,600	499,600	0.0	6,451	6,838	387	6.0	1.29	1.37
Comm/Ind: Lo Val	150,000	150,000	0.0	3,916	4,090	174	4.5	2.61	2.73
Comm/Ind: Med Val	300,000	300,000	0.0	9,078	9,485	407	4.5	3.03	3.16
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,170	34,662	1,493	4.5	3.32	3.47

**Chisago County**

**Chisago City city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	332,636	332,636	0	0.0	4,414	4,552	138	3.1	1.33	1.37
Res Non-Hmstd	44,421	44,421	0	0.0	662	694	32	4.8	1.49	1.56
Misc props	198	198	0	0.0	3	4	0	4.8	1.72	1.80
Apartments	15,684	15,684	0	0.0	270	283	13	4.8	1.72	1.80
Low-inc Apts	5,268	5,268	0	0.0	55	58	3	4.8	1.05	1.10
Seasonal Rec	14,030	14,030	0	0.0	202	212	9	4.6	1.44	1.51
Com/Ind: Lo	12,444	12,444	0	0.0	345	358	12	3.6	2.77	2.87
Com/Ind Hi	20,566	20,566	0	0.0	752	780	27	3.6	3.66	3.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,892	6,892	0	0.0	248	256	9	3.5	3.59	3.72
Ag Hmstd House	5,735	5,735	0	0.0	75	76	2	2.5	1.30	1.33
Ag Hmstd Land	7,820	7,820	0	0.0	43	46	3	6.1	0.55	0.58
Ag Non-Hmstd	6,729	6,729	0	0.0	86	91	4	5.2	1.28	1.35
<b>Total</b>	<b>472,424</b>	<b>472,424</b>	<b>0</b>	<b>0.0</b>	<b>7,156</b>	<b>7,409</b>	<b>252</b>	<b>3.5</b>	<b>1.51</b>	<b>1.57</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	5,082	4,836	-246	-4.8	County	66.15	70.74	0.00	0.00
(-) TIF Tax Capacity	15	15	0	0.0	City/Town	37.14	37.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.87	24.23	11.82	11.82
(=) Taxable Tax Capacity	<u>5,067</u>	<u>4,821</u>	<u>-246</u>	<u>-4.9</u>	Special District	<u>1.85</u>	<u>1.97</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>128.01</b>	<b>134.65</b>	<b>11.82</b>	<b>11.82</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	172,700	172,700	0.0	2,198	2,237	40	1.8	1.27	1.3
Res Hmstd: Avg Val	259,000	259,000	0.0	3,482	3,606	124	3.6	1.34	1.39
Res Hmstd: Hi Val	345,200	345,200	0.0	4,765	4,973	208	4.4	1.38	1.44
Res Hmstd: Ex-Hi Val	517,900	517,900	0.0	7,299	7,646	347	4.8	1.41	1.48
Apartment	300,000	300,000	0.0	5,155	5,404	249	4.8	1.72	1.80
Comm/Ind: Lo Val	150,000	150,000	0.0	4,156	4,306	149	3.6	2.77	2.87
Comm/Ind: Med Val	300,000	300,000	0.0	9,639	9,988	349	3.6	3.21	3.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,224	36,503	1,279	3.6	3.52	3.65

**Chisago County**

**Harris city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	50,037	50,037	0	0.0	679	695	16	2.3	1.36	1.39
Res Non-Hmstd	5,923	5,923	0	0.0	92	99	7	7.7	1.55	1.67
Misc props	26	26	0	0.0	1	1	0	7.8	2.98	3.21
Apartments	10	10	0	0.0	0	0	0	7.8	1.87	2.02
Low-inc Apts	738	738	0	0.0	8	9	1	7.7	1.13	1.21
Seasonal Rec	104	104	0	0.0	2	2	0	7.5	1.56	1.67
Com/Ind: Lo	4,521	4,521	0	0.0	134	142	8	5.9	2.97	3.15
Com/Ind Hi	6,578	6,578	0	0.0	260	276	15	5.9	3.96	4.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,361	2,361	0	0.0	93	98	5	5.9	3.92	4.15
Ag Hmstd House	8,824	8,824	0	0.0	119	121	2	1.7	1.35	1.38
Ag Hmstd Land	12,493	12,493	0	0.0	77	85	7	9.4	0.62	0.68
Ag Non-Hmstd	8,135	8,135	0	0.0	117	126	9	7.9	1.44	1.55
<b>Total</b>	<b>99,749</b>	<b>99,749</b>	<b>0</b>	<b>0.0</b>	<b>1,583</b>	<b>1,654</b>	<b>71</b>	<b>4.5</b>	<b>1.59</b>	<b>1.66</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,044	958	-86	-8.3	County	64.53	69.01	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	44.48	48.50	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	37.71	40.76	2.40	2.40
(=) Taxable Tax Capacity	<u>1,044</u>	<u>958</u>	<u>-86</u>	<u>-8.3</u>	Special District	<u>1.41</u>	<u>1.51</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>148.13</b>	<b>159.77</b>	<b>2.40</b>	<b>2.40</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	120,000	120,000	0.0	1,542	1,524	-18	-1.2	1.29	1.27
Res Hmstd: Avg Val	179,900	179,900	0.0	2,498	2,581	84	3.3	1.39	1.43
Res Hmstd: Hi Val	239,800	239,800	0.0	3,453	3,639	186	5.4	1.44	1.52
Res Hmstd: Ex-Hi Val	359,800	359,800	0.0	5,368	5,757	390	7.3	1.49	1.60
Apartment	300,000	300,000	0.0	5,627	6,064	437	7.8	1.88	2.02
Comm/Ind: Lo Val	150,000	150,000	0.0	4,468	4,730	262	5.9	2.98	3.15
Comm/Ind: Med Val	300,000	300,000	0.0	10,413	11,024	611	5.9	3.47	3.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,156	40,397	2,241	5.9	3.82	4.04

<b>Chisago County</b>	<b>Lindstrom city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	271,111	271,111	0	0.0	3,622	3,762	140	3.9	1.34	1.39
Res Non-Hmstd	37,332	37,332	0	0.0	572	610	38	6.6	1.53	1.63
Misc props	2,098	2,098	0	0.0	37	40	2	6.7	1.77	1.89
Apartments	3,450	3,450	0	0.0	61	65	4	6.7	1.77	1.89
Low-inc Apts	462	462	0	0.0	5	5	0	6.6	1.08	1.15
Seasonal Rec	9,854	9,854	0	0.0	150	160	10	6.5	1.52	1.62
Com/Ind: Lo	11,364	11,364	0	0.0	322	339	16	5.0	2.84	2.98
Com/Ind Hi	16,678	16,678	0	0.0	624	656	32	5.1	3.74	3.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,892	2,892	0	0.0	107	112	5	5.1	3.70	3.88
Ag Hmstd House	899	899	0	0.0	12	12	1	4.6	1.32	1.38
Ag Hmstd Land	2,865	2,865	0	0.0	26	28	2	7.5	0.89	0.96
Ag Non-Hmstd	127	127	0	0.0	2	2	0	7.2	1.32	1.42
<b>Total</b>	<b>359,132</b>	<b>359,132</b>	<b>0</b>	<b>0.0</b>	<b>5,540</b>	<b>5,790</b>	<b>250</b>	<b>4.5</b>	<b>1.54</b>	<b>1.61</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	3,876	3,591	-285	-7.3	County	66.52	71.14	0.00	0.00
(-) TIF Tax Capacity	111	111	0	0.0	City/Town	41.63	45.03	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.88	24.26	11.75	11.75
(=) Taxable Tax Capacity	<u>3,765</u>	<u>3,480</u>	<u>-285</u>	<u>-7.6</u>	Special District	<u>1.41</u>	<u>1.51</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	132.44	141.94	11.75	11.75

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	145,100	145,100	0.0	1,850	1,887	36	2.0	1.28	1.30
Res Hmstd: Avg Val	217,500	217,500	0.0	2,959	3,092	133	4.5	1.36	1.42
Res Hmstd: Hi Val	289,900	289,900	0.0	4,068	4,297	229	5.6	1.40	1.48
Res Hmstd: Ex-Hi Val	435,000	435,000	0.0	6,272	6,685	413	6.6	1.44	1.54
Apartment	300,000	300,000	0.0	5,319	5,675	356	6.7	1.77	1.89
Comm/Ind: Lo Val	150,000	150,000	0.0	4,255	4,469	214	5.0	2.84	2.98
Comm/Ind: Med Val	300,000	300,000	0.0	9,869	10,368	499	5.1	3.29	3.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,070	37,899	1,829	5.1	3.61	3.79

**Chisago County**

**North Branch city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	461,532	461,532	0	0.0	6,568	6,721	153	2.3	1.42	1.46
Res Non-Hmstd	41,583	41,583	0	0.0	672	722	51	7.5	1.62	1.74
Misc props	3,101	3,101	0	0.0	64	69	5	7.4	2.06	2.22
Apartments	21,571	21,571	0	0.0	418	449	32	7.6	1.94	2.08
Low-inc Apts	9,229	9,229	0	0.0	108	116	8	7.5	1.17	1.26
Seasonal Rec	204	204	0	0.0	3	4	0	7.2	1.62	1.74
Com/Ind: Lo	26,438	26,438	0	0.0	806	852	46	5.8	3.05	3.22
Com/Ind Hi	101,762	101,762	0	0.0	4,120	4,358	238	5.8	4.05	4.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,825	14,825	0	0.0	597	632	35	5.8	4.03	4.26
Ag Hmstd House	15,847	15,847	0	0.0	227	233	6	2.8	1.43	1.47
Ag Hmstd Land	21,014	21,014	0	0.0	144	157	13	9.1	0.69	0.75
Ag Non-Hmstd	19,498	19,498	0	0.0	295	318	23	7.7	1.51	1.63
<b>Total</b>	<b>736,602</b>	<b>736,602</b>	<b>0</b>	<b>0.0</b>	<b>14,021</b>	<b>14,630</b>	<b>609</b>	<b>4.3</b>	<b>1.90</b>	<b>1.99</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	8,616	7,984	-632	-7.3	County	64.59	69.08	0.00	0.00
(-) TIF Tax Capacity	570	570	0	0.0	City/Town	44.14	47.90	2.08	2.08
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	37.99	41.05	2.18	2.18
(=) Taxable Tax Capacity	8,046	7,413	-632	-7.9	Special District	4.76	5.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>151.48</b>	<b>163.18</b>	<b>4.26</b>	<b>4.26</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	122,100	122,100	0.0	1,639	1,616	-23	-1.4	1.34	1.32
Res Hmstd: Avg Val	183,100	183,100	0.0	2,644	2,727	83	3.1	1.44	1.49
Res Hmstd: Hi Val	244,100	244,100	0.0	3,649	3,838	189	5.2	1.49	1.57
Res Hmstd: Ex-Hi Val	366,200	366,200	0.0	5,660	6,062	401	7.1	1.55	1.66
Apartment	300,000	300,000	0.0	5,808	6,247	439	7.6	1.94	2.08
Comm/Ind: Lo Val	150,000	150,000	0.0	4,571	4,834	263	5.8	3.05	3.22
Comm/Ind: Med Val	300,000	300,000	0.0	10,644	11,258	614	5.8	3.55	3.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,986	41,238	2,252	5.8	3.9	4.12

**Chisago County**

**Rush City city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	58,010	58,010	0	0.0	686	692	7	1.0	1.18	1.19
Res Non-Hmstd	15,164	15,164	0	0.0	228	246	19	8.1	1.50	1.62
Misc props	1,845	1,845	0	0.0	36	39	3	8.2	1.93	2.09
Apartments	3,556	3,556	0	0.0	62	67	5	8.2	1.75	1.90
Low-inc Apts	4,088	4,088	0	0.0	43	47	4	8.1	1.06	1.14
Seasonal Rec	860	860	0	0.0	15	16	1	8.1	1.72	1.86
Com/Ind: Lo	9,521	9,521	0	0.0	269	286	16	6.1	2.83	3.00
Com/Ind Hi	17,343	17,343	0	0.0	652	692	40	6.1	3.76	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,482	2,482	0	0.0	91	96	6	6.1	3.66	3.88
Ag Hmstd House	914	914	0	0.0	11	11	0	1.6	1.21	1.23
Ag Hmstd Land	1,343	1,343	0	0.0	7	8	1	10.5	0.54	0.60
Ag Non-Hmstd	617	617	0	0.0	8	9	1	8.3	1.38	1.49
<b>Total</b>	<b>115,744</b>	<b>115,744</b>	<b>0</b>	<b>0.0</b>	<b>2,109</b>	<b>2,210</b>	<b>101</b>	<b>4.8</b>	<b>1.82</b>	<b>1.91</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,412	1,284	-129	-9.1	County	64.48	68.96	0.00	0.00
(-) TIF Tax Capacity	125	125	0	0.0	City/Town	33.79	37.53	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.05	41.17	3.05	3.05
(=) Taxable Tax Capacity	<u>1,287</u>	<u>1,159</u>	<u>-129</u>	<u>-10.0</u>	Special District	<u>1.41</u>	<u>1.51</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>137.73</b>	<b>149.18</b>	<b>3.05</b>	<b>3.05</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	86,000	86,000	0.0	916	869	-47	-5.1	1.06	1.01
Res Hmstd: Avg Val	128,900	128,900	0.0	1,558	1,580	22	1.4	1.21	1.23
Res Hmstd: Hi Val	171,800	171,800	0.0	2,201	2,290	90	4.1	1.28	1.33
Res Hmstd: Ex-Hi Val	257,800	257,800	0.0	3,489	3,715	226	6.5	1.35	1.44
Apartment	300,000	300,000	0.0	5,256	5,686	429	8.2	1.75	1.9
Comm/Ind: Lo Val	150,000	150,000	0.0	4,243	4,501	258	6.1	2.83	3.00
Comm/Ind: Med Val	300,000	300,000	0.0	9,886	10,487	601	6.1	3.3	3.5
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,218	38,422	2,204	6.1	3.62	3.84

<b>Chisago County</b>	<b>Shafer city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	33,952	33,952	0	0.0	496	500	5	0.9	1.46	1.47
Res Non-Hmstd	4,918	4,918	0	0.0	90	98	8	9.2	1.82	1.99
Misc props	1,006	1,006	0	0.0	21	22	2	9.3	2.05	2.24
Apartments	726	726	0	0.0	15	16	1	9.3	2.05	2.24
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,950	2,950	0	0.0	93	100	7	7.2	3.16	3.39
Com/Ind Hi	3,188	3,188	0	0.0	133	143	10	7.3	4.18	4.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	858	858	0	0.0	36	38	3	7.3	4.18	4.48
Ag Hmstd House	229	229	0	0.0	3	4	0	14.0	1.48	1.69
Ag Hmstd Land	229	229	0	0.0	1	1	0	15.3	0.50	0.57
Ag Non-Hmstd	489	489	0	0.0	8	8	1	9.9	1.54	1.70
<b>Total</b>	<b>48,545</b>	<b>48,545</b>	<b>0</b>	<b>0.0</b>	<b>895</b>	<b>932</b>	<b>37</b>	<b>4.1</b>	<b>1.84</b>	<b>1.92</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	549	481	-68	-12.4	County	64.57	69.05	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	65.44	74.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.88	24.26	11.75	11.75
(=) Taxable Tax Capacity	549	481	-68	-12.4	Special District	1.41	1.51	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	154.30	169.53	11.75	11.75

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	94,000	94,000	0.0	1,273	1,216	-57	-4.5	1.35	1.29
Res Hmstd: Avg Val	140,900	140,900	0.0	2,094	2,138	44	2.1	1.49	1.52
Res Hmstd: Hi Val	187,800	187,800	0.0	2,915	3,060	145	5.0	1.55	1.63
Res Hmstd: Ex-Hi Val	281,800	281,800	0.0	4,561	4,907	346	7.6	1.62	1.74
Apartment	300,000	300,000	0.0	6,139	6,710	571	9.3	2.05	2.24
Comm/Ind: Lo Val	150,000	150,000	0.0	4,747	5,089	343	7.2	3.16	3.39
Comm/Ind: Med Val	300,000	300,000	0.0	11,017	11,816	799	7.3	3.67	3.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,278	43,209	2,931	7.3	4.03	4.32



**Chisago County**

**Stacy city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	48,654	48,654	0	0.0	629	642	13	2.0	1.29	1.32
Res Non-Hmstd	4,899	4,899	0	0.0	76	82	6	7.4	1.55	1.66
Misc props	3,216	3,216	0	0.0	58	63	4	7.5	1.81	1.95
Apartments	701	701	0	0.0	13	14	1	7.5	1.81	1.95
Low-inc Apts	590	590	0	0.0	6	7	0	7.5	1.09	1.17
Seasonal Rec	97	97	0	0.0	1	1	0	6.6	1.31	1.40
Com/Ind: Lo	6,567	6,567	0	0.0	191	201	11	5.6	2.90	3.07
Com/Ind Hi	16,293	16,293	0	0.0	628	664	35	5.6	3.86	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,274	2,274	0	0.0	88	93	5	5.6	3.86	4.08
Ag Hmstd House	793	793	0	0.0	10	11	0	4.5	1.29	1.35
Ag Hmstd Land	330	330	0	0.0	1	1	0	13.6	0.34	0.39
Ag Non-Hmstd	764	764	0	0.0	10	10	1	7.3	1.27	1.36
<b>Total</b>	<b>85,178</b>	<b>85,178</b>	<b>0</b>	<b>0.0</b>	<b>1,712</b>	<b>1,788</b>	<b>77</b>	<b>4.5</b>	<b>2.01</b>	<b>2.10</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,080	1,004	-76	-7.1	County	64.53	69.01	0.00	0.00
(-) TIF Tax Capacity	72	72	0	0.0	City/Town	39.75	43.01	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.59	39.47	2.71	2.71
(=) Taxable Tax Capacity	<u>1,008</u>	<u>932</u>	<u>-76</u>	<u>-7.6</u>	Special District	<u>1.41</u>	<u>1.51</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>142.28</b>	<b>153.00</b>	<b>2.71</b>	<b>2.71</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	112,500	112,500	0.0	1,360	1,337	-23	-1.7	1.21	1.19
Res Hmstd: Avg Val	168,700	168,700	0.0	2,225	2,289	64	2.9	1.32	1.36
Res Hmstd: Hi Val	224,800	224,800	0.0	3,089	3,240	151	4.9	1.37	1.44
Res Hmstd: Ex-Hi Val	337,300	337,300	0.0	4,822	5,147	325	6.7	1.43	1.53
Apartment	300,000	300,000	0.0	5,417	5,819	402	7.4	1.81	1.94
Comm/Ind: Lo Val	150,000	150,000	0.0	4,341	4,582	241	5.6	2.89	3.05
Comm/Ind: Med Val	300,000	300,000	0.0	10,115	10,677	563	5.6	3.37	3.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,060	39,123	2,063	5.6	3.71	3.91

**Chisago County**

**Taylors Falls city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	42,911	42,911	0	0.0	686	690	4	0.5	1.60	1.61
Res Non-Hmstd	6,508	6,508	0	0.0	123	134	11	8.8	1.89	2.06
Misc props	668	668	0	0.0	23	25	2	9.1	3.46	3.78
Apartments	2,127	2,127	0	0.0	47	51	4	8.9	2.21	2.41
Low-inc Apts	1,054	1,054	0	0.0	14	15	1	8.8	1.34	1.46
Seasonal Rec	1,369	1,369	0	0.0	26	28	2	8.5	1.91	2.07
Com/Ind: Lo	3,940	3,940	0	0.0	132	142	9	7.0	3.36	3.60
Com/Ind Hi	2,573	2,573	0	0.0	114	122	8	7.1	4.44	4.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,265	1,265	0	0.0	55	58	4	7.1	4.31	4.62
Ag Hmstd House	1,210	1,210	0	0.0	20	21	1	6.0	1.67	1.77
Ag Hmstd Land	1,363	1,363	0	0.0	9	10	1	11.6	0.68	0.76
Ag Non-Hmstd	2,363	2,363	0	0.0	40	43	4	9.4	1.67	1.83
<b>Total</b>	<b>67,352</b>	<b>67,352</b>	<b>0</b>	<b>0.0</b>	<b>1,290</b>	<b>1,341</b>	<b>52</b>	<b>4.0</b>	<b>1.91</b>	<b>1.99</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	736	657	-79	-10.7	County	62.29	66.61	0.00	0.00
(-) TIF Tax Capacity	16	16	0	0.0	City/Town	80.75	90.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.86	24.23	11.75	11.75
(=) Taxable Tax Capacity	<u>720</u>	<u>641</u>	<u>-79</u>	<u>-11.0</u>	Special District	<u>1.41</u>	<u>1.51</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>167.31</b>	<b>183.06</b>	<b>11.75</b>	<b>11.75</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	95,000	95,000	0.0	1,414	1,325	-89	-6.3	1.49	1.4
Res Hmstd: Avg Val	142,400	142,400	0.0	2,305	2,327	21	0.9	1.62	1.63
Res Hmstd: Hi Val	189,800	189,800	0.0	3,197	3,328	132	4.1	1.68	1.75
Res Hmstd: Ex-Hi Val	284,800	284,800	0.0	4,983	5,336	352	7.1	1.75	1.87
Apartment	300,000	300,000	0.0	6,626	7,217	591	8.9	2.21	2.41
Comm/Ind: Lo Val	150,000	150,000	0.0	5,039	5,394	354	7.0	3.36	3.6
Comm/Ind: Med Val	300,000	300,000	0.0	11,700	12,527	827	7.1	3.9	4.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,782	45,814	3,032	7.1	4.28	4.58

<b>Chisago County</b>	<b>Wyoming city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	483,563	483,563	0	0.0	6,463	6,630	167	2.6	1.34	1.37
Res Non-Hmstd	32,933	32,933	0	0.0	492	514	22	4.4	1.49	1.56
Misc props	1,735	1,735	0	0.0	30	32	1	4.4	1.75	1.82
Apartments	11,253	11,253	0	0.0	196	205	9	4.4	1.75	1.82
Low-inc Apts	4,128	4,128	0	0.0	44	46	2	4.3	1.07	1.12
Seasonal Rec	2,629	2,629	0	0.0	38	40	2	4.7	1.44	1.51
Com/Ind: Lo	18,066	18,066	0	0.0	505	522	17	3.3	2.80	2.89
Com/Ind Hi	83,701	83,701	0	0.0	3,075	3,179	105	3.4	3.67	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,389	7,389	0	0.0	269	279	9	3.4	3.65	3.77
Ag Hmstd House	7,186	7,186	0	0.0	97	99	3	2.7	1.34	1.38
Ag Hmstd Land	7,715	7,715	0	0.0	41	43	2	6.1	0.53	0.56
Ag Non-Hmstd	8,175	8,175	0	0.0	104	109	5	4.9	1.27	1.34
<b>Total</b>	<b>668,474</b>	<b>668,474</b>	<b>0</b>	<b>0.0</b>	<b>11,354</b>	<b>11,697</b>	<b>343</b>	<b>3.0</b>	<b>1.70</b>	<b>1.75</b>

<i>Tax Base</i>					<i>Tax Rates</i>		<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>		<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	7,692	7,277	-415	-5.4	County	64.70	69.20	0.00	0.00	
(-) TIF Tax Capacity	131	131	0	0.0	City/Town	42.98	43.70	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.74	17.64	14.76	14.76	
(=) Taxable Tax Capacity	<u>7,561</u>	<u>7,146</u>	<u>-415</u>	<u>-5.5</u>	Special District	<u>2.90</u>	<u>3.07</u>	<u>0.00</u>	<u>0.00</u>	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>127.32</b>	<b>133.61</b>	<b>14.76</b>	<b>14.76</b>	

<i>Tax Burdens on Hypothetical Properties</i>	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	159,000	159,000	0.0	2,030	2,053	23	1.1	1.28	1.29
Res Hmstd: Avg Val	238,400	238,400	0.0	3,229	3,326	97	3.0	1.35	1.4
Res Hmstd: Hi Val	317,900	317,900	0.0	4,430	4,601	171	3.9	1.39	1.45
Res Hmstd: Ex-Hi Val	476,900	476,900	0.0	6,776	7,076	300	4.4	1.42	1.48
Apartment	300,000	300,000	0.0	5,217	5,453	236	4.5	1.74	1.82
Comm/Ind: Lo Val	150,000	150,000	0.0	4,185	4,326	142	3.4	2.79	2.88
Comm/Ind: Med Val	300,000	300,000	0.0	9,691	10,021	330	3.4	3.23	3.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,385	36,597	1,211	3.4	3.54	3.66

Clay County

Barnesville city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	98,129	98,129	0	0.0	1,156	1,258	102	8.8	1.18	1.28
Res Non-Hmstd	7,275	7,275	0	0.0	102	114	12	11.7	1.40	1.56
Misc props	96	96	0	0.0	2	2	0	12.1	1.66	1.87
Apartments	3,878	3,878	0	0.0	65	72	8	12.1	1.66	1.87
Low-inc Apts	310	310	0	0.0	3	4	0	11.6	1.04	1.16
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	5,113	5,113	0	0.0	137	149	12	9.0	2.68	2.92
Com/Ind Hi	2,437	2,437	0	0.0	85	93	8	9.2	3.49	3.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd House	227	227	0	0.0	3	3	0	-1.9	1.26	1.24
Ag Hmstd Land	361	361	0	0.0	2	2	0	17.5	0.47	0.55
Ag Non-Hmstd	235	235	0	0.0	3	3	0	14.3	1.13	1.29
<b>Total</b>	<b>118,061</b>	<b>118,061</b>	<b>0</b>	<b>0.0</b>	<b>1,556</b>	<b>1,699</b>	<b>143</b>	<b>9.2</b>	<b>1.32</b>	<b>1.44</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,237	1,039	-199	-16.0	County	55.58	60.47	0.00	0.00
(-) TIF Tax Capacity	123	123	0	0.0	City/Town	48.86	59.45	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.09	6.54	25.64	25.64
(=) Taxable Tax Capacity	1,114	916	-199	-17.8	Special District	2.11	2.29	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>112.64</b>	<b>128.75</b>	<b>25.64</b>	<b>25.64</b>

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	81,400	81,400	0.0	827	872	45	5.5	1.02	1.07
Res Hmstd: Avg Val	122,000	122,000	0.0	1,424	1,546	121	8.5	1.17	1.27
Res Hmstd: Hi Val	162,600	162,600	0.0	2,022	2,219	197	9.7	1.24	1.36
Res Hmstd: Ex-Hi Val	244,000	244,000	0.0	3,221	3,571	349	10.8	1.32	1.46
Apartment	300,000	300,000	0.0	4,993	5,598	604	12.1	1.66	1.87
Comm/Ind: Lo Val	150,000	150,000	0.0	4,018	4,380	362	9.0	2.68	2.92
Comm/Ind: Med Val	300,000	300,000	0.0	9,247	10,093	846	9.1	3.08	3.36
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,649	36,750	3,101	9.2	3.36	3.67

Clay County

Comstock city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,939	3,939	0	0.0	35	39	4	12.3	0.88	0.99
Res Non-Hmstd	254	254	0	0.0	3	3	0	10.0	1.21	1.33
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	423	423	0	0.0	10	11	1	7.3	2.34	2.52
Com/Ind Hi	318	318	0	0.0	10	10	1	7.5	3.04	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	49	49	0	0.0	1	2	0	7.5	3.04	3.27
Ag Hmstd House	306	306	0	0.0	3	3	0	11.0	1.01	1.12
Ag Hmstd Land	218	218	0	0.0	1	1	0	16.0	0.40	0.46
Ag Non-Hmstd	91	91	0	0.0	1	1	0	12.6	0.90	1.02
<b>Total</b>	<b>5,598</b>	<b>5,598</b>	<b>0</b>	<b>0.0</b>	<b>64</b>	<b>70</b>	<b>7</b>	<b>10.6</b>	<b>1.14</b>	<b>1.26</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	61	50	-11	-18.2	County	55.69	60.60	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	26.37	32.23	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.22	6.70	25.64	25.64
(=) Taxable Tax Capacity	61	50	-11	-18.2	Special District	2.11	2.29	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>90.38</b>	<b>101.81</b>	<b>25.64</b>	<b>25.64</b>

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	67,800	67,800	0.0	515	588	73	14.1	0.76	0.87
Res Hmstd: Avg Val	101,600	101,600	0.0	898	1,009	111	12.4	0.88	0.99
Res Hmstd: Hi Val	135,500	135,500	0.0	1,322	1,472	150	11.4	0.98	1.09
Res Hmstd: Ex-Hi Val	203,300	203,300	0.0	2,169	2,398	229	10.6	1.07	1.18
Comm/Ind: Lo Val	150,000	150,000	0.0	3,517	3,774	257	7.3	2.34	2.52
Comm/Ind: Med Val	300,000	300,000	0.0	8,078	8,678	600	7.4	2.69	2.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,363	31,564	2,201	7.5	2.94	3.16

Clay County

Dilworth city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	143,009	143,009	0	0.0	1,924	1,988	64	3.3	1.35	1.39
Res Non-Hmstd	10,392	10,392	0	0.0	163	176	14	8.4	1.57	1.70
Misc props	1,784	1,784	0	0.0	33	35	3	8.5	1.82	1.98
Apartments	8,131	8,131	0	0.0	153	167	13	8.5	1.89	2.05
Low-inc Apts	2,335	2,335	0	0.0	27	29	2	8.3	1.16	1.26
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	7,224	7,224	0	0.0	166	166	0	0.2	2.30	2.30
Com/Ind Hi	38,641	38,641	0	0.0	884	889	5	0.5	2.29	2.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,511	1,511	0	0.0	35	35	0	0.2	2.29	2.30
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	378	378	0	0.0	5	5	0	9.4	1.20	1.32
Ag Non-Hmstd	4,553	4,553	0	0.0	63	69	6	9.5	1.38	1.51
<b>Total</b>	217,958	217,958	0	0.0	3,451	3,559	107	3.1	1.58	1.63

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,638	2,389	-249	-9.4	County	55.56	60.46	0.00	0.00
(-) TIF Tax Capacity	30	30	0	0.0	City/Town	51.10	56.49	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.83	30.22	16.59	16.59
(=) Taxable Tax Capacity	2,608	2,359	-249	-9.5	Special District	2.11	2.29	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	136.59	149.46	16.59	16.59

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	89,800	89,800	0.0	1,084	1,055	-29	-2.6	1.21	1.18
Res Hmstd: Avg Val	134,600	134,600	0.0	1,811	1,859	49	2.7	1.35	1.38
Res Hmstd: Hi Val	179,400	179,400	0.0	2,537	2,664	127	5.0	1.41	1.48
Res Hmstd: Ex-Hi Val	269,100	269,100	0.0	3,992	4,274	282	7.1	1.48	1.59
Apartment	300,000	300,000	0.0	5,620	6,102	483	8.6	1.87	2.03
Comm/Ind: Lo Val	150,000	150,000	0.0	4,421	4,710	290	6.5	2.95	3.14
Comm/Ind: Med Val	300,000	300,000	0.0	10,233	10,908	676	6.6	3.41	3.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,353	39,830	2,477	6.6	3.74	3.98

Clay County

Felton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,679	4,679	0	0.0	43	45	2	5.5	0.92	0.97
Res Non-Hmstd	711	711	0	0.0	9	10	1	10.3	1.26	1.39
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	63	63	0	0.0	1	1	0	10.5	1.53	1.69
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	610	610	0	0.0	16	17	1	7.6	2.54	2.74
Com/Ind Hi	146	146	0	0.0	5	5	0	7.7	3.34	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	65	65	0	0.0	2	2	0	7.7	3.34	3.60
Ag Hmstd House	208	208	0	0.0	2	2	0	6.4	0.98	1.05
Ag Hmstd Land	551	551	0	0.0	3	4	0	12.4	0.62	0.69
Ag Non-Hmstd	673	673	0	0.0	8	8	1	11.6	1.12	1.24
<b>Total</b>	<b>7,708</b>	<b>7,708</b>	<b>0</b>	<b>0.0</b>	<b>89</b>	<b>95</b>	<b>7</b>	<b>7.4</b>	<b>1.15</b>	<b>1.23</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	80	64	-16	-19.6	County	55.60	60.49	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.85	28.42	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.56	28.60	13.61	13.61
(=) Taxable Tax Capacity	80	64	-16	-19.6	Special District	6.57	6.97	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>111.58</b>	<b>124.48</b>	<b>13.61</b>	<b>13.61</b>

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	44,900	44,900	0.0	382	396	14	3.6	0.85	0.88
Res Hmstd:Avg Val	67,300	67,300	0.0	573	594	21	3.6	0.85	0.88
Res Hmstd: Hi Val	89,700	89,700	0.0	831	876	44	5.3	0.93	0.98
Res Hmstd: Ex-Hi Val	134,500	134,500	0.0	1,432	1,544	112	7.8	1.07	1.15
Comm/Ind: Lo Val	150,000	150,000	0.0	3,813	4,104	290	7.6	2.54	2.74
Comm/Ind: Med Val	300,000	300,000	0.0	8,830	9,507	677	7.7	2.94	3.17
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,241	34,724	2,483	7.7	3.22	3.47

Clay County

Georgetown city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,373	3,373	0	0.0	38	40	2	4.0	1.13	1.17
Res Non-Hmstd	411	411	0	0.0	6	7	1	10.8	1.49	1.66
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	426	426	0	0.0	12	13	1	8.3	2.76	2.99
Com/Ind Hi	137	137	0	0.0	5	5	0	8.5	3.61	3.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	76	76	0	0.0	3	3	0	8.5	3.61	3.92
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	823	823	0	0.0	6	7	1	12.6	0.78	0.88
Ag Non-Hmstd	57	57	0	0.0	1	1	0	12.6	1.21	1.37
<b>Total</b>	<b>5,304</b>	<b>5,304</b>	<b>0</b>	<b>0.0</b>	<b>71</b>	<b>76</b>	<b>5</b>	<b>6.6</b>	<b>1.34</b>	<b>1.42</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	55	45	-10	-18.1	County	55.32	60.15	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.80	42.51	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.17	31.73	20.87	20.87
(=) Taxable Tax Capacity	<u>55</u>	<u>45</u>	<u>-10</u>	<u>-18.1</u>	Special District	<u>2.11</u>	<u>2.29</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	121.40	136.68	20.87	20.87

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	50,500	50,500	0.0	516	520	3	0.6	1.02	1.03
Res Hmstd:Avg Val	75,700	75,700	0.0	774	779	5	0.6	1.02	1.03
Res Hmstd: Hi Val	100,900	100,900	0.0	1,154	1,205	51	4.4	1.14	1.19
Res Hmstd: Ex-Hi Val	151,400	151,400	0.0	1,918	2,063	145	7.5	1.27	1.36
Comm/Ind: Lo Val	150,000	150,000	0.0	4,143	4,487	344	8.3	2.76	2.99
Comm/Ind: Med Val	300,000	300,000	0.0	9,563	10,366	802	8.4	3.19	3.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,857	37,798	2,942	8.4	3.49	3.78



Clay County

Glyndon city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	48,291	48,291	0	0.0	743	779	36	4.9	1.54	1.61
Res Non-Hmstd	2,257	2,257	0	0.0	42	48	5	12.6	1.88	2.11
Misc props	322	322	0	0.0	7	8	1	12.7	2.11	2.38
Apartments	991	991	0	0.0	21	24	3	12.7	2.11	2.38
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	3,009	3,009	0	0.0	97	107	10	10.0	3.24	3.56
Com/Ind Hi	1,075	1,075	0	0.0	46	51	5	10.1	4.27	4.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	350	350	0	0.0	15	16	2	10.1	4.27	4.70
Ag Hmstd House	148	148	0	0.0	2	2	0	5.5	1.56	1.64
Ag Hmstd Land	894	894	0	0.0	9	10	1	13.9	0.99	1.13
Ag Non-Hmstd	393	393	0	0.0	6	7	1	13.6	1.58	1.80
<b>Total</b>	<b>57,730</b>	<b>57,730</b>	<b>0</b>	<b>0.0</b>	<b>988</b>	<b>1,052</b>	<b>63</b>	<b>6.4</b>	<b>1.71</b>	<b>1.82</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	608	523	-85	-13.9	55.44	60.30	26.39	2.11	0.00	0.00
(-) TIF Tax Capacity	89	89	0	0.0	74.11	88.55	28.40	2.29	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	26.39	28.40	2.11	2.29	13.61	13.61
(=) Taxable Tax Capacity	519	435	-85	-16.3	2.11	2.29	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	158.05	179.54		13.61	13.61

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	91,000	91,000	0.0	1,272	1,236	-35	-2.8	1.4	1.36
Res Hmstd: Avg Val	136,400	136,400	0.0	2,092	2,186	95	4.5	1.53	1.60
Res Hmstd: Hi Val	181,900	181,900	0.0	2,914	3,139	225	7.7	1.60	1.73
Res Hmstd: Ex-Hi Val	272,900	272,900	0.0	4,558	5,043	486	10.7	1.67	1.85
Apartment	300,000	300,000	0.0	6,335	7,141	806	12.7	2.11	2.38
Comm/Ind: Lo Val	150,000	150,000	0.0	4,859	5,342	484	10.0	3.24	3.56
Comm/Ind: Med Val	300,000	300,000	0.0	11,269	12,398	1,128	10.0	3.76	4.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,185	45,322	4,137	10.0	4.12	4.53

**Clay County**

**Hawley city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	67,854	67,854	0	0.0	891	926	35	3.9	1.31	1.36
Res Non-Hmstd	5,114	5,114	0	0.0	80	88	8	10.2	1.56	1.72
Misc props	212	212	0	0.0	4	4	0	10.3	1.86	2.05
Apartments	5,102	5,102	0	0.0	95	104	10	10.3	1.86	2.05
Low-inc Apts	1,340	1,340	0	0.0	15	17	2	10.1	1.13	1.25
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	7,306	7,306	0	0.0	214	231	17	7.8	2.93	3.16
Com/Ind Hi	4,469	4,469	0	0.0	173	187	14	7.9	3.87	4.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	75	75	0	0.0	3	3	0	7.9	3.87	4.17
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	268	268	0	0.0	3	3	0	11.1	1.16	1.29
Ag Non-Hmstd	513	513	0	0.0	7	8	1	11.1	1.38	1.53
<b>Total</b>	<b>92,253</b>	<b>92,253</b>	<b>0</b>	<b>0.0</b>	<b>1,485</b>	<b>1,571</b>	<b>86</b>	<b>5.8</b>	<b>1.61</b>	<b>1.70</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,015	883	-132	-13.0	County	55.71	60.62	0.00	0.00
(-) TIF Tax Capacity	27	27	0	0.0	City/Town	43.91	50.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.24	39.69	13.19	13.19
(=) Taxable Tax Capacity	987	856	-132	-13.3	Special District	2.11	2.29	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>137.96</b>	<b>153.27</b>	<b>13.19</b>	<b>13.19</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	82,200	82,200	0.0	944	911	-33	-3.5	1.15	1.11
Res Hmstd: Avg Val	123,300	123,300	0.0	1,602	1,652	50	3.1	1.3	1.34
Res Hmstd: Hi Val	164,400	164,400	0.0	2,260	2,393	132	5.8	1.37	1.46
Res Hmstd: Ex-Hi Val	246,600	246,600	0.0	3,577	3,874	297	8.3	1.45	1.57
Apartment	300,000	300,000	0.0	5,569	6,143	574	10.3	1.86	2.05
Comm/Ind: Lo Val	150,000	150,000	0.0	4,401	4,745	344	7.8	2.93	3.16
Comm/Ind: Med Val	300,000	300,000	0.0	10,202	11,006	804	7.9	3.40	3.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,277	40,224	2,947	7.9	3.73	4.02

Clay County

Hitterdal city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,007	5,007	0	0.0	74	75	1	2.0	1.47	1.50
Res Non-Hmstd	332	332	0	0.0	6	7	1	11.3	1.93	2.15
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	112	112	0	0.0	2	3	0	11.8	2.17	2.43
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	531	531	0	0.0	17	19	2	9.5	3.24	3.55
Com/Ind Hi	87	87	0	0.0	4	4	0	9.8	4.16	4.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	144	144	0	0.0	6	7	1	9.8	4.16	4.57
Ag Hmstd House	628	628	0	0.0	10	11	0	4.7	1.60	1.67
Ag Hmstd Land	481	481	0	0.0	2	3	0	22.0	0.47	0.57
Ag Non-Hmstd	97	97	0	0.0	1	2	0	15.1	1.35	1.55
<b>Total</b>	<b>7,419</b>	<b>7,419</b>	<b>0</b>	<b>0.0</b>	<b>123</b>	<b>129</b>	<b>6</b>	<b>5.0</b>	<b>1.66</b>	<b>1.74</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	77	59	-19	-24.3	County	55.32	60.10	0.00	0.00
(-) TIF Tax Capacity	1	1	0	0.0	City/Town	39.42	52.32	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.66	36.00	48.44	48.44
(=) Taxable Tax Capacity	<u>76</u>	<u>57</u>	<u>-19</u>	<u>-24.7</u>	Special District	<u>6.57</u>	<u>6.97</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>134.96</b>	<b>155.39</b>	<b>48.44</b>	<b>48.44</b>

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	44,400	44,400	0.0	637	629	-8	-1.2	1.43	1.42
Res Hmstd: Avg Val	66,500	66,500	0.0	954	942	-11	-1.2	1.43	1.42
Res Hmstd: Hi Val	88,700	88,700	0.0	1,334	1,353	19	1.4	1.50	1.53
Res Hmstd: Ex-Hi Val	133,100	133,100	0.0	2,189	2,321	132	6.0	1.64	1.74
Comm/Ind: Lo Val	150,000	150,000	0.0	4,862	5,322	460	9.5	3.24	3.55
Comm/Ind: Med Val	300,000	300,000	0.0	11,103	12,175	1,073	9.7	3.70	4.06
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,225	44,158	3,933	9.8	4.02	4.42

Clay County

Moorhead city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,282,309	1,282,309	0	0.0	15,650	16,430	780	5.0	1.22	1.28
Res Non-Hmstd	167,833	167,833	0	0.0	2,438	2,625	186	7.6	1.45	1.56
Misc props	6,450	6,450	0	0.0	115	124	9	7.7	1.79	1.92
Apartments	168,647	168,647	0	0.0	2,833	3,055	221	7.8	1.68	1.81
Low-inc Apts	19,197	19,197	0	0.0	199	215	15	7.6	1.04	1.12
Seasonal Rec	1,243	1,243	0	0.0	21	23	2	7.8	1.68	1.81
Com/Ind: Lo	74,248	74,248	0	0.0	1,720	1,708	-12	-0.7	2.32	2.30
Com/Ind Hi	294,740	294,740	0	0.0	6,944	6,779	-165	-2.4	2.36	2.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,774	7,774	0	0.0	182	179	-3	-1.6	2.34	2.30
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,459	1,459	0	0.0	10	11	1	9.3	0.67	0.73
Ag Non-Hmstd	12,781	12,781	0	0.0	150	164	13	8.9	1.17	1.28
<b>Total</b>	<b>2,036,681</b>	<b>2,036,681</b>	<b>0</b>	<b>0.0</b>	<b>30,263</b>	<b>31,310</b>	<b>1,047</b>	<b>3.5</b>	<b>1.49</b>	<b>1.54</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	24,233	22,161	-2,072	-8.5	County	54.63	59.45	0.00	0.00
(-) TIF Tax Capacity	822	822	0	0.0	City/Town	32.29	35.42	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.78	32.47	20.85	20.85
(=) Taxable Tax Capacity	23,411	21,339	-2,072	-8.8	Special District	3.16	3.43	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>119.85</b>	<b>130.78</b>	<b>20.85</b>	<b>20.85</b>

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	97,200	97,200	0.0	1,083	1,101	18	1.7	1.11	1.13
Res Hmstd:Avg Val	145,700	145,700	0.0	1,809	1,894	85	4.7	1.24	1.3
Res Hmstd: Hi Val	194,200	194,200	0.0	2,535	2,686	151	6.0	1.31	1.38
Res Hmstd: Ex-Hi Val	291,400	291,400	0.0	3,990	4,274	284	7.1	1.37	1.47
Apartment	300,000	300,000	0.0	5,120	5,530	410	8.0	1.71	1.84
Comm/Ind: Lo Val	150,000	150,000	0.0	4,108	4,354	246	6.0	2.74	2.90
Comm/Ind: Med Val	300,000	300,000	0.0	9,482	10,055	573	6.0	3.16	3.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,558	36,660	2,103	6.1	3.46	3.67

**Clay County**

**Sabin city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	21,038	21,038	0	0.0	284	299	15	5.3	1.35	1.42
Res Non-Hmstd	1,752	1,752	0	0.0	28	31	3	11.4	1.61	1.79
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	663	663	0	0.0	20	21	2	8.9	2.97	3.24
Com/Ind Hi	336	336	0	0.0	13	14	1	9.1	3.89	4.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	121	121	0	0.0	5	5	0	9.1	3.89	4.25
Ag Hmstd House	105	105	0	0.0	1	1	0	2.9	1.30	1.33
Ag Hmstd Land	220	220	0	0.0	1	1	0	15.5	0.57	0.66
Ag Non-Hmstd	98	98	0	0.0	1	2	0	13.1	1.35	1.53
<b>Total</b>	<b>24,332</b>	<b>24,332</b>	<b>0</b>	<b>0.0</b>	<b>354</b>	<b>376</b>	<b>22</b>	<b>6.2</b>	<b>1.45</b>	<b>1.54</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	250	207	-43	-17.2	County	54.31	58.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	51.08	61.69	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.82	30.09	20.87	20.87
(=) Taxable Tax Capacity	<u>250</u>	<u>207</u>	<u>-43</u>	<u>-17.2</u>	Special District	<u>2.11</u>	<u>2.29</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	135.32	152.99	20.87	20.87

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	81,500	81,500	0.0	974	959	-14	-1.5	1.19	1.18
Res Hmstd: Avg Val	122,200	122,200	0.0	1,646	1,723	77	4.7	1.35	1.41
Res Hmstd: Hi Val	162,900	162,900	0.0	2,318	2,487	168	7.3	1.42	1.53
Res Hmstd: Ex-Hi Val	244,500	244,500	0.0	3,666	4,018	351	9.6	1.5	1.64
Comm/Ind: Lo Val	150,000	150,000	0.0	4,456	4,854	398	8.9	2.97	3.24
Comm/Ind: Med Val	300,000	300,000	0.0	10,294	11,222	928	9.0	3.43	3.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,535	40,938	3,402	9.1	3.75	4.09

Clay County

Ulen city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	12,741	12,741	0	0.0	177	180	3	1.8	1.39	1.41
Res Non-Hmstd	2,247	2,247	0	0.0	38	40	2	6.5	1.69	1.80
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	387	387	0	0.0	8	8	1	6.9	1.97	2.11
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,130	2,130	0	0.0	64	67	3	5.4	3.00	3.16
Com/Ind Hi	5,247	5,247	0	0.0	202	213	11	5.6	3.84	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	641	641	0	0.0	24	26	1	5.6	3.79	4.00
Ag Hmstd House	232	232	0	0.0	3	3	0	2.7	1.44	1.48
Ag Hmstd Land	208	208	0	0.0	1	1	0	13.5	0.40	0.46
Ag Non-Hmstd	467	467	0	0.0	6	6	1	9.1	1.19	1.30
<b>Total</b>	<b>24,301</b>	<b>24,301</b>	<b>0</b>	<b>0.0</b>	<b>522</b>	<b>545</b>	<b>23</b>	<b>4.4</b>	<b>2.15</b>	<b>2.24</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	313	276	-37	-11.8	County	54.96	59.78	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	24.13	27.37	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.31	35.69	48.44	48.44
(=) Taxable Tax Capacity	<u>313</u>	<u>276</u>	<u>-37</u>	<u>-11.8</u>	Special District	<u>6.57</u>	<u>6.97</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>118.97</b>	<b>129.80</b>	<b>48.44</b>	<b>48.44</b>

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	56,200	56,200	0.0	716	710	-6	-0.9	1.27	1.26
Res Hmstd: Avg Val	84,200	84,200	0.0	1,113	1,116	3	0.2	1.32	1.33
Res Hmstd: Hi Val	112,300	112,300	0.0	1,609	1,649	41	2.5	1.43	1.47
Res Hmstd: Ex-Hi Val	168,500	168,500	0.0	2,600	2,717	117	4.5	1.54	1.61
Comm/Ind: Lo Val	150,000	150,000	0.0	4,502	4,746	244	5.4	3.00	3.16
Comm/Ind: Med Val	300,000	300,000	0.0	10,263	10,831	568	5.5	3.42	3.61
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,147	39,231	2,084	5.6	3.71	3.92

Clearwater County

Bagley city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	26,517	26,517	0	0.0	386	371	-15	-4.0	1.46	1.40
Res Non-Hmstd	6,080	6,080	0	0.0	111	124	13	11.9	1.82	2.03
Misc props	150	150	0	0.0	4	5	0	10.8	2.90	3.21
Apartments	2,920	2,920	0	0.0	64	71	8	11.9	2.19	2.45
Low-inc Apts	561	561	0	0.0	7	8	1	11.9	1.32	1.47
Seasonal Rec	124	124	0	0.0	2	2	0	11.6	1.79	2.00
Com/Ind: Lo	7,970	7,970	0	0.0	267	292	25	9.3	3.35	3.66
Com/Ind Hi	3,936	3,936	0	0.0	175	192	16	9.4	4.45	4.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	429	429	0	0.0	19	21	2	9.4	4.45	4.87
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	35	35	0	0.0	0	0	0	18.7	0.56	0.66
Ag Non-Hmstd	6	6	0	0.0	0	0	0	12.1	1.72	1.92
<b>Total</b>	<b>48,728</b>	<b>48,728</b>	<b>0</b>	<b>0.0</b>	<b>1,036</b>	<b>1,086</b>	<b>50</b>	<b>4.8</b>	<b>2.13</b>	<b>2.23</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	578	501	-77	-13.3	County	43.18 45.86	0.00	0.00
(-) TIF Tax Capacity	15	15	0	0.0	City/Town	95.50 #####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.99 30.73	4.14	4.14
(=) Taxable Tax Capacity	563	487	-77	-13.6	Special District	4.98 5.37	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	171.64 192.49	4.14	4.14

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	53,100	53,100	0.0	721	635	-86	-11.9	1.36	1.2
Res Hmstd:Avg Val	79,600	79,600	0.0	1,098	986	-112	-10.2	1.38	1.24
Res Hmstd: Hi Val	106,200	106,200	0.0	1,590	1,555	-35	-2.2	1.5	1.46
Res Hmstd: Ex-Hi Val	159,300	159,300	0.0	2,571	2,691	120	4.7	1.61	1.69
Apartment	300,000	300,000	0.0	6,561	7,343	782	11.9	2.19	2.45
Comm/Ind: Lo Val	150,000	150,000	0.0	5,023	5,492	469	9.3	3.35	3.66
Comm/Ind: Med Val	300,000	300,000	0.0	11,699	12,794	1,095	9.4	3.9	4.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,855	46,869	4,013	9.4	4.29	4.69

Clearwater County

Clearbrook city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,568	9,568	0	0.0	149	144	-5	-3.4	1.56	1.50
Res Non-Hmstd	1,298	1,298	0	0.0	26	30	4	16.7	2.01	2.34
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	323	323	0	0.0	8	9	1	16.8	2.35	2.75
Low-inc Apts	583	583	0	0.0	8	10	1	16.6	1.43	1.67
Seasonal Rec	29	29	0	0.0	1	1	0	16.9	1.87	2.19
Com/Ind: Lo	1,864	1,864	0	0.0	66	75	9	13.4	3.54	4.01
Com/Ind Hi	508	508	0	0.0	24	27	3	13.5	4.68	5.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	359	359	0	0.0	17	19	2	13.5	4.68	5.31
Ag Hmstd House	274	274	0	0.0	5	5	0	6.6	1.72	1.84
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	54	54	0	0.0	1	1	0	17.6	1.80	2.11
<b>Total</b>	<b>14,860</b>	<b>14,860</b>	<b>0</b>	<b>0.0</b>	<b>304</b>	<b>320</b>	<b>17</b>	<b>5.5</b>	<b>2.04</b>	<b>2.16</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	166	134	-32	-19.4	County	44.72	47.50	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.52	12.82	10.91	10.91
(=) Taxable Tax Capacity	166	134	-32	-19.4	Special District	4.98	5.37	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>179.60</b>	<b>211.24</b>	<b>10.91</b>	<b>10.91</b>

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	40,600	40,600	0.0	611	559	-52	-8.5	1.51	1.38
Res Hmstd: Avg Val	60,900	60,900	0.0	917	838	-78	-8.5	1.51	1.38
Res Hmstd: Hi Val	81,200	81,200	0.0	1,248	1,172	-76	-6.1	1.54	1.44
Res Hmstd: Ex-Hi Val	121,800	121,800	0.0	2,058	2,151	93	4.5	1.69	1.77
Comm/Ind: Lo Val	150,000	150,000	0.0	5,303	6,015	712	13.4	3.54	4.01
Comm/Ind: Med Val	300,000	300,000	0.0	12,320	13,982	1,661	13.5	4.11	4.66
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	45,064	51,156	6,092	13.5	4.51	5.12



Clearwater County

Gonvick city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,643	4,643	0	0.0	65	63	-2	-3.2	1.41	1.37
Res Non-Hmstd	639	639	0	0.0	12	14	2	19.2	1.83	2.19
Misc props	44	44	0	0.0	1	1	0	19.4	2.36	2.82
Apartments	23	23	0	0.0	1	1	0	19.4	2.21	2.64
Low-inc Apts	185	185	0	0.0	2	3	0	19.1	1.35	1.60
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	986	986	0	0.0	33	38	5	15.3	3.37	3.88
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	191	191	0	0.0	9	10	1	15.4	4.46	5.14
Ag Hmstd House	68	68	0	0.0	1	1	0	-4.9	1.39	1.33
Ag Hmstd Land	329	329	0	0.0	2	3	1	25.6	0.67	0.84
Ag Non-Hmstd	213	213	0	0.0	4	4	1	20.4	1.68	2.03
<b>Total</b>	<b>7,322</b>	<b>7,322</b>	<b>0</b>	<b>0.0</b>	<b>130</b>	<b>138</b>	<b>9</b>	<b>6.6</b>	<b>1.77</b>	<b>1.89</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	78	60	-18	-22.6	County	39.03	40.10	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.08	7.05	10.91	10.91
(=) Taxable Tax Capacity	78	60	-18	-22.6	Special District	4.98	5.37	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>168.46</b>	<b>202.81</b>	<b>10.91</b>	<b>10.91</b>

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	32,400	32,400	0.0	452	430	-22	-4.9	1.39	1.33
Res Hmstd: Avg Val	48,500	48,500	0.0	676	643	-33	-4.9	1.39	1.33
Res Hmstd: Hi Val	64,700	64,700	0.0	902	858	-44	-4.9	1.39	1.33
Res Hmstd: Ex-Hi Val	97,000	97,000	0.0	1,455	1,495	40	2.8	1.5	1.54
Apartment	300,000	300,000	0.0	6,645	7,933	1,288	19.4	2.21	2.64
Comm/Ind: Lo Val	150,000	150,000	0.0	5,053	5,826	773	15.3	3.37	3.88
Comm/Ind: Med Val	300,000	300,000	0.0	11,735	13,538	1,803	15.4	3.91	4.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,920	49,532	6,611	15.4	4.29	4.95

Clearwater County

Leonard city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	737	737	0	0.0	4	5	1	20.2	0.55	0.66
Res Non-Hmstd	165	165	0	0.0	2	2	0	9.9	0.98	1.07
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	191	191	0	0.0	4	4	0	6.8	2.13	2.27
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	48	48	0	0.0	1	1	0	6.8	2.80	2.99
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	153	153	0	0.0	1	1	0	11.2	0.43	0.48
Ag Non-Hmstd	36	36	0	0.0	0	0	0	11.2	0.86	0.95
<b>Total</b>	1,330	1,330	0	0.0	12	13	1	12.0	0.90	1.01

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	14	11	-3	-20.7	County	45.63	48.62	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.88	27.59	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.31	13.80	10.91	10.91
(=) Taxable Tax Capacity	14	11	-3	-20.7	Special District	4.98	5.37	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	85.79	95.38	10.91	10.91

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,000	43,000	0.0	244	293	49	20.2	0.57	0.68	
Res Hmstd:Avg Val	64,400	64,400	0.0	365	439	74	20.2	0.57	0.68	
Res Hmstd: Hi Val	85,900	85,900	0.0	536	632	96	17.9	0.62	0.74	
Res Hmstd: Ex-Hi Val	128,900	128,900	0.0	990	1,126	135	13.7	0.77	0.87	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,193	3,409	216	6.8	2.13	2.27	
Comm/Ind: Med Val	300,000	300,000	0.0	7,395	7,899	503	6.8	2.47	2.63	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,007	28,853	1,846	6.8	2.70	2.89	

Clearwater County

Shevlin city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,065	3,065	0	0.0	27	29	1	5.2	0.89	0.94
Res Non-Hmstd	340	340	0	0.0	4	5	1	14.2	1.26	1.44
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	699	699	0	0.0	18	20	2	10.3	2.59	2.86
Com/Ind Hi	302	302	0	0.0	10	11	1	10.3	3.45	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	96	96	0	0.0	3	4	0	10.3	3.45	3.80
Ag Hmstd House	273	273	0	0.0	3	3	0	6.4	0.96	1.02
Ag Hmstd Land	199	199	0	0.0	1	1	0	23.9	0.37	0.46
Ag Non-Hmstd	30	30	0	0.0	0	0	0	14.7	1.21	1.39
<b>Total</b>	<b>5,003</b>	<b>5,003</b>	<b>0</b>	<b>0.0</b>	<b>67</b>	<b>73</b>	<b>6</b>	<b>8.5</b>	<b>1.34</b>	<b>1.46</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Base	Alter	
						Base	Alter			
Total Tax Capacity	57	45	-12	-20.6	County	44.80	47.58	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.06	59.27	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.30	32.10	4.14	4.14	
(=) Taxable Tax Capacity	57	45	-12	-20.6	Special District	0.25	0.27	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	121.41	139.22	4.14	4.14	

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	33,300	33,300	0.0	285	292	7	2.5	0.86	0.88
Res Hmstd: Avg Val	49,900	49,900	0.0	427	437	11	2.5	0.86	0.88
Res Hmstd: Hi Val	66,500	66,500	0.0	569	583	14	2.5	0.86	0.88
Res Hmstd: Ex-Hi Val	99,700	99,700	0.0	969	1,036	67	6.9	0.97	1.04
Comm/Ind: Lo Val	150,000	150,000	0.0	3,892	4,293	401	10.3	2.59	2.86
Comm/Ind: Med Val	300,000	300,000	0.0	9,062	9,997	935	10.3	3.02	3.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,185	36,615	3,430	10.3	3.32	3.66

**Cook County**

**Grand Marais city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	78,142	78,142	0	0.0	521	561	40	7.7	0.67	0.72
Res Non-Hmstd	17,855	17,855	0	0.0	174	179	6	3.3	0.97	1.00
Misc props	194	194	0	0.0	3	3	0	3.3	1.30	1.34
Apartments	1,250	1,250	0	0.0	14	15	0	3.3	1.15	1.19
Low-inc Apts	2,009	2,009	0	0.0	14	15	0	3.3	0.70	0.72
Seasonal Rec	37,752	37,752	0	0.0	403	414	12	3.0	1.07	1.10
Com/Ind: Lo	12,860	12,860	0	0.0	296	301	4	1.5	2.31	2.34
Com/Ind Hi	12,302	12,302	0	0.0	375	380	5	1.5	3.05	3.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	17	17	0	0.0	1	1	0	1.5	3.05	3.09
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>162,380</b>	<b>162,380</b>	<b>0</b>	<b>0.0</b>	<b>1,800</b>	<b>1,869</b>	<b>69</b>	<b>3.8</b>	<b>1.11</b>	<b>1.15</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,833	1,747	-85	-4.7	County	30.74	31.18	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.24	49.71	0.00	0.00
(-) FD Contrib Tax Cap	117	117	0	0.0	School District	2.68	2.72	7.53	7.53
(=) Taxable Tax Capacity	<u>1,716</u>	<u>1,630</u>	<u>-85</u>	<u>-5.0</u>	Special District	<u>5.22</u>	<u>5.30</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	33	33	0	0.0	<b>Total</b>	<b>85.87</b>	<b>88.91</b>	<b>7.53</b>	<b>7.53</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	124,400	124,400	0.0	612	678	67	10.9	0.49	0.55
Res Hmstd:Avg Val	186,500	186,500	0.0	1,248	1,327	79	6.4	0.67	0.71
Res Hmstd: Hi Val	248,600	248,600	0.0	1,884	1,976	92	4.9	0.76	0.79
Res Hmstd: Ex-Hi Val	373,000	373,000	0.0	3,158	3,275	118	3.7	0.85	0.88
Apartment	300,000	300,000	0.0	3,446	3,560	114	3.3	1.15	1.19
Comm/Ind: Lo Val	150,000	150,000	0.0	3,458	3,508	50	1.5	2.31	2.34
Comm/Ind: Med Val	300,000	300,000	0.0	8,031	8,148	117	1.5	2.68	2.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,373	29,802	429	1.5	2.94	2.98

Cottonwood County

Bingham Lake city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,250	3,250	0	0.0	45	45	0	0.0	1.37	1.37
Res Non-Hmstd	459	459	0	0.0	9	9	1	6.0	1.86	1.98
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	65	65	0	0.0	1	1	0	7.0	1.37	1.46
Com/Ind: Lo	691	691	0	0.0	21	22	1	4.8	3.03	3.18
Com/Ind Hi	2,286	2,286	0	0.0	90	94	4	4.9	3.92	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	400	400	0	0.0	16	16	1	4.9	3.92	4.11
Ag Hmstd House	55	55	0	0.0	1	1	0	-4.7	1.26	1.20
Ag Hmstd Land	723	723	0	0.0	6	6	0	7.7	0.79	0.85
Ag Non-Hmstd	483	483	0	0.0	6	7	0	7.5	1.29	1.39
<b>Total</b>	<b>8,412</b>	<b>8,412</b>	<b>0</b>	<b>0.0</b>	<b>193</b>	<b>201</b>	<b>8</b>	<b>3.9</b>	<b>2.29</b>	<b>2.38</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	113	103	-9	-8.1	County	39.83	41.96	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	66.65	72.49	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.16	23.78	36.53	36.53
(=) Taxable Tax Capacity	113	103	-9	-8.1	Special District	0.34	0.36	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>128.97</b>	<b>138.59</b>	<b>36.53</b>	<b>36.53</b>

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	41,800	41,800	0.0	525	500	-24	-4.6	1.26	1.2
Res Hmstd:Avg Val	62,700	62,700	0.0	787	750	-36	-4.6	1.26	1.2
Res Hmstd: Hi Val	83,600	83,600	0.0	1,086	1,052	-34	-3.2	1.3	1.26
Res Hmstd: Ex-Hi Val	125,500	125,500	0.0	1,818	1,838	21	1.1	1.45	1.46
Comm/Ind: Lo Val	150,000	150,000	0.0	4,549	4,765	216	4.8	3.03	3.18
Comm/Ind: Med Val	300,000	300,000	0.0	10,431	10,936	505	4.8	3.48	3.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,881	39,733	1,852	4.9	3.79	3.97

**Cottonwood County**

**Jeffers city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,007	6,007	0	0.0	75	78	2	3.1	1.25	1.29
Res Non-Hmstd	850	850	0	0.0	14	16	2	11.3	1.64	1.83
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	135	135	0	0.0	3	3	0	11.9	1.94	2.17
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,211	1,211	0	0.0	36	39	3	9.3	2.97	3.25
Com/Ind Hi	1,088	1,088	0	0.0	42	46	4	9.7	3.82	4.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,046	1,046	0	0.0	40	44	4	9.7	3.82	4.19
Ag Hmstd House	210	210	0	0.0	3	3	0	2.6	1.25	1.28
Ag Hmstd Land	9	9	0	0.0	0	0	0	20.9	0.44	0.54
Ag Non-Hmstd	181	181	0	0.0	2	3	0	15.3	1.21	1.40
<b>Total</b>	<b>10,737</b>	<b>10,737</b>	<b>0</b>	<b>0.0</b>	<b>214</b>	<b>230</b>	<b>16</b>	<b>7.4</b>	<b>2.00</b>	<b>2.14</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	135	112	-24	-17.4	County	39.70	41.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	77.74	94.12	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.32	3.36	42.46	42.46
(=) Taxable Tax Capacity	135	112	-24	-17.4	Special District	0.34	0.36	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	121.09	139.61	42.46	42.46

**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	27,700	27,700	0.0	342	350	7	2.2	1.24	1.26
Res Hmstd:Avg Val	41,500	41,500	0.0	513	524	11	2.2	1.24	1.26
Res Hmstd: Hi Val	55,300	55,300	0.0	683	698	15	2.2	1.24	1.26
Res Hmstd: Ex-Hi Val	83,000	83,000	0.0	1,060	1,096	36	3.4	1.28	1.32
Comm/Ind: Lo Val	150,000	150,000	0.0	4,460	4,877	417	9.3	2.97	3.25
Comm/Ind: Med Val	300,000	300,000	0.0	10,195	11,167	972	9.5	3.4	3.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,957	40,522	3,564	9.6	3.7	4.05

Cottonwood County

Mountain Lake city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	39,029	39,029	0	0.0	577	606	29	5.0	1.48	1.55
Res Non-Hmstd	5,667	5,667	0	0.0	104	118	14	13.9	1.84	2.09
Misc props	11	11	0	0.0	0	0	0	14.6	2.15	2.46
Apartments	1,823	1,823	0	0.0	39	45	6	14.6	2.15	2.46
Low-inc Apts	329	329	0	0.0	4	5	1	13.8	1.36	1.55
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,735	4,735	0	0.0	152	170	18	11.8	3.21	3.59
Com/Ind Hi	3,183	3,183	0	0.0	131	147	16	12.2	4.11	4.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	136	136	0	0.0	6	6	1	12.2	4.11	4.62
Ag Hmstd House	218	218	0	0.0	3	4	0	6.9	1.57	1.68
Ag Hmstd Land	290	290	0	0.0	1	2	0	30.2	0.44	0.57
Ag Non-Hmstd	803	803	0	0.0	11	13	2	19.1	1.32	1.57
<b>Total</b>	<b>56,223</b>	<b>56,223</b>	<b>0</b>	<b>0.0</b>	<b>1,029</b>	<b>1,116</b>	<b>87</b>	<b>8.5</b>	<b>1.83</b>	<b>1.98</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	621	493	-128	-20.6	County	37.93	39.50	0.00	0.00
(-) TIF Tax Capacity	12	12	0	0.0	City/Town	90.63	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.98	2.46	49.97	49.97
(=) Taxable Tax Capacity	609	481	-128	-21.0	Special District	0.34	0.36	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>131.87</b>	<b>157.05</b>	<b>49.97</b>	<b>49.97</b>

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	45,000	45,000	0.0	638	649	11	1.7	1.42	1.44
Res Hmstd:Avg Val	67,400	67,400	0.0	956	972	16	1.7	1.42	1.44
Res Hmstd: Hi Val	89,800	89,800	0.0	1,341	1,401	60	4.5	1.49	1.56
Res Hmstd: Ex-Hi Val	134,800	134,800	0.0	2,200	2,396	196	8.9	1.63	1.78
Apartment	300,000	300,000	0.0	6,444	7,388	944	14.6	2.15	2.46
Comm/Ind: Lo Val	150,000	150,000	0.0	4,815	5,382	566	11.8	3.21	3.59
Comm/Ind: Med Val	300,000	300,000	0.0	10,986	12,308	1,322	12.0	3.66	4.10
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,783	44,629	4,846	12.2	3.98	4.46

**Cottonwood County**

**Storden city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	3,810	3,810	0	0.0	87	81	-6	-7.1	2.28	2.12
Res Non-Hmstd	947	947	0	0.0	27	32	5	20.0	2.82	3.38
Misc props	27	27	0	0.0	1	1	0	19.5	4.13	4.94
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	685	685	0	0.0	31	37	6	17.6	4.58	5.38
Com/Ind Hi	232	232	0	0.0	14	16	2	18.0	5.96	7.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	158	158	0	0.0	9	11	2	18.0	5.96	7.04
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	15	15	0	0.0	0	0	0	23.5	1.14	1.41
Ag Non-Hmstd	161	161	0	0.0	4	5	1	23.5	2.28	2.82
<b>Total</b>	<b>6,034</b>	<b>6,034</b>	<b>0</b>	<b>0.0</b>	<b>173</b>	<b>183</b>	<b>10</b>	<b>5.7</b>	<b>2.87</b>	<b>3.03</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	68	53	-15	-21.9	County	37.69 39.16	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.96 0.20	42.46	42.46
(=) Taxable Tax Capacity	68	53	-15	-21.9	Special District	0.34 0.36	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	228.14 281.81	42.46	42.46

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	28,400	28,400	0.0	655	601	-54	-8.3	2.31	2.12
Res Hmstd:Avg Val	42,500	42,500	0.0	980	899	-81	-8.3	2.31	2.12
Res Hmstd: Hi Val	56,700	56,700	0.0	1,308	1,199	-108	-8.3	2.31	2.12
Res Hmstd: Ex-Hi Val	85,000	85,000	0.0	2,004	1,922	-82	-4.1	2.36	2.26
Apartment	300,000	300,000	0.0	9,829	11,842	2,013	20.5	3.28	3.95
Comm/Ind: Lo Val	150,000	150,000	0.0	6,869	8,076	1,208	17.6	4.58	5.38
Comm/Ind: Med Val	300,000	300,000	0.0	15,815	18,633	2,818	17.8	5.27	6.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	57,564	67,895	10,331	17.9	5.76	6.79



**Cottonwood County**

**Westbrook city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	14,551	14,551	0	0.0	195	201	6	3.0	1.34	1.38
Res Non-Hmstd	2,354	2,354	0	0.0	40	48	8	19.4	1.71	2.04
Misc props	4	4	0	0.0	0	0	0	18.0	2.75	3.25
Apartments	1,271	1,271	0	0.0	27	32	5	19.8	2.08	2.50
Low-inc Apts	296	296	0	0.0	4	5	1	19.4	1.28	1.53
Seasonal Rec	20	20	0	0.0	0	0	0	20.7	1.60	1.93
Com/Ind: Lo	1,793	1,793	0	0.0	57	66	9	15.5	3.20	3.69
Com/Ind Hi	470	470	0	0.0	20	23	3	15.7	4.20	4.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	54	54	0	0.0	2	3	0	15.7	4.20	4.87
Ag Hmstd House	735	735	0	0.0	11	11	1	7.3	1.44	1.54
Ag Hmstd Land	362	362	0	0.0	2	3	1	28.9	0.57	0.74
Ag Non-Hmstd	324	324	0	0.0	5	6	1	21.7	1.52	1.85
<b>Total</b>	<b>22,235</b>	<b>22,235</b>	<b>0</b>	<b>0.0</b>	<b>363</b>	<b>397</b>	<b>35</b>	<b>9.5</b>	<b>1.63</b>	<b>1.79</b>

**Tax Base**

**Tax Rates**

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	237	184	-53	-22.3	County	39.46	41.43	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.99	3.95	18.05	18.05
(=) Taxable Tax Capacity	237	184	-53	-22.3	Special District	0.34	0.36	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>152.35</b>	<b>185.42</b>	<b>18.05</b>	<b>18.05</b>

**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	35,300	35,300	0.0	460	456	-4	-0.8	1.30	1.29
Res Hmstd:Avg Val	52,900	52,900	0.0	690	684	-6	-0.8	1.30	1.29
Res Hmstd: Hi Val	70,500	70,500	0.0	919	912	-8	-0.8	1.30	1.29
Res Hmstd: Ex-Hi Val	105,800	105,800	0.0	1,526	1,639	113	7.4	1.44	1.55
Apartment	300,000	300,000	0.0	6,255	7,495	1,240	19.8	2.08	2.5
Comm/Ind: Lo Val	150,000	150,000	0.0	4,797	5,542	744	15.5	3.2	3.69
Comm/Ind: Med Val	300,000	300,000	0.0	11,103	12,840	1,736	15.6	3.70	4.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,532	46,899	6,367	15.7	4.05	4.69

**Cottonwood County**

**Windom city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	131,274	131,274	0	0.0	1,943	2,007	64	3.3	1.48	1.53
Res Non-Hmstd	18,637	18,637	0	0.0	332	369	36	10.9	1.78	1.98
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	4,970	4,970	0	0.0	104	116	12	11.3	2.10	2.33
Low-inc Apts	1,947	1,947	0	0.0	26	28	3	10.8	1.31	1.45
Seasonal Rec	323	323	0	0.0	5	6	1	12.3	1.54	1.73
Com/Ind: Lo	15,970	15,970	0	0.0	507	552	45	9.0	3.17	3.46
Com/Ind Hi	19,089	19,089	0	0.0	785	857	72	9.2	4.11	4.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	570	570	0	0.0	23	26	2	9.2	4.11	4.49
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	415	415	0	0.0	3	3	0	14.8	0.68	0.78
Ag Non-Hmstd	990	990	0	0.0	14	16	2	13.7	1.38	1.57
<b>Total</b>	<b>194,184</b>	<b>194,184</b>	<b>0</b>	<b>0.0</b>	<b>3,741</b>	<b>3,979</b>	<b>237</b>	<b>6.3</b>	<b>1.93</b>	<b>2.05</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,223	1,888	-335	-15.1	County	38.78	40.66	0.00	0.00
(-) TIF Tax Capacity	215	215	0	0.0	City/Town	78.54	94.28	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.73	22.03	36.53	36.53
(=) Taxable Tax Capacity	<u>2,008</u>	<u>1,673</u>	<u>-335</u>	<u>-16.7</u>	Special District	<u>0.34</u>	<u>0.36</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>138.39</b>	<b>157.33</b>	<b>36.53</b>	<b>36.53</b>

*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	60,600	60,600	0.0	818	793	-24	-3.0	1.35	1.31
Res Hmstd:Avg Val	90,900	90,900	0.0	1,299	1,305	6	0.4	1.43	1.44
Res Hmstd: Hi Val	121,200	121,200	0.0	1,857	1,935	79	4.2	1.53	1.6
Res Hmstd: Ex-Hi Val	181,800	181,800	0.0	2,971	3,196	225	7.6	1.63	1.76
Comm/Ind: Lo Val	150,000	150,000	0.0	4,761	5,187	426	9.0	3.17	3.46
Comm/Ind: Med Val	300,000	300,000	0.0	10,925	11,919	994	9.1	3.64	3.97
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,694	43,339	3,645	9.2	3.97	4.33

**Cottonwood County**

**Comfrey city (part)**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	285	285	0	0.0	5	5	0	-1.0	1.62	1.60
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	215	215	0	0.0	8	9	1	13.5	3.51	3.98
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	499	499	0	0.0	12	13	1	8.0	2.43	2.63

*Tax Base*

*Tax Rates*

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	6	5	-1	-17.9	County	39.03	40.95	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.24	5.23	44.65	44.65
(=) Taxable Tax Capacity	6	5	-1	-17.9	Special District	0.34	0.36	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	155.40	186.90	44.65	44.65

*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	36,800	36,800	0.0	589	577	-12	-2.0	1.60	1.57
Res Hmstd:Avg Val	55,100	55,100	0.0	882	864	-18	-2.0	1.60	1.57
Res Hmstd: Hi Val	73,500	73,500	0.0	1,176	1,152	-24	-2.0	1.60	1.57
Res Hmstd: Ex-Hi Val	110,200	110,200	0.0	1,931	2,041	110	5.7	1.75	1.85
Comm/Ind: Lo Val	150,000	150,000	0.0	5,265	5,974	709	13.5	3.51	3.98
Comm/Ind: Med Val	300,000	300,000	0.0	12,062	13,716	1,654	13.7	4.02	4.57
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,780	49,844	6,065	13.9	4.38	4.98

**Crow Wing County**

**Baxter city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	400,941	400,941	0	0.0	3,792	3,871	79	2.1	0.95	0.97
Res Non-Hmstd	68,338	68,338	0	0.0	791	807	16	2.0	1.16	1.18
Misc props	64	64	0	0.0	1	1	0	2.0	1.31	1.34
Apartments	39,230	39,230	0	0.0	514	525	10	2.0	1.31	1.34
Low-inc Apts	2,721	2,721	0	0.0	22	22	0	2.0	0.80	0.81
Seasonal Rec	4,597	4,597	0	0.0	52	53	1	1.9	1.13	1.15
Com/Ind: Lo	51,759	51,759	0	0.0	1,187	1,203	16	1.4	2.29	2.32
Com/Ind Hi	288,706	288,706	0	0.0	8,764	8,886	121	1.4	3.04	3.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,315	5,315	0	0.0	160	162	2	1.4	3.01	3.06
Ag Hmstd House	594	594	0	0.0	4	5	1	15.3	0.75	0.87
Ag Hmstd Land	1,412	1,412	0	0.0	6	6	0	2.5	0.42	0.43
Ag Non-Hmstd	11,750	11,750	0	0.0	117	119	2	2.1	1.00	1.02
<b>Total</b>	<b>875,425</b>	<b>875,425</b>	<b>0</b>	<b>0.0</b>	<b>15,410</b>	<b>15,660</b>	<b>250</b>	<b>1.6</b>	<b>1.76</b>	<b>1.79</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	12,099	11,638	-461	-3.8	County	29.71	30.68	0.00	0.00
(-) TIF Tax Capacity	337	337	0	0.0	City/Town	48.04	48.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.78	22.74	6.52	6.52
(=) Taxable Tax Capacity	11,762	11,301	-461	-3.9	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>99.69</b>	<b>101.79</b>	<b>6.52</b>	<b>6.52</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	133,100	133,100	0.0	1,161	1,185	23	2.0	0.87	0.89
Res Hmstd:Avg Val	199,600	199,600	0.0	1,927	1,966	39	2.0	0.97	0.98
Res Hmstd: Hi Val	266,100	266,100	0.0	2,693	2,747	54	2.0	1.01	1.03
Res Hmstd: Ex-Hi Val	399,200	399,200	0.0	4,227	4,311	84	2.0	1.06	1.08
Apartment	300,000	300,000	0.0	3,934	4,013	79	2.0	1.31	1.34
Comm/Ind: Lo Val	150,000	150,000	0.0	3,440	3,487	47	1.4	2.29	2.32
Comm/Ind: Med Val	300,000	300,000	0.0	7,993	8,103	110	1.4	2.66	2.70
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,243	29,648	405	1.4	2.92	2.96

**Crow Wing County**

**Brainerd city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	342,411	342,411	0	0.0	2,889	3,075	186	6.4	0.84	0.90
Res Non-Hmstd	109,714	109,714	0	0.0	1,270	1,351	81	6.4	1.16	1.23
Misc props	2,614	2,614	0	0.0	40	43	2	6.0	1.55	1.64
Apartments	39,153	39,153	0	0.0	519	553	33	6.4	1.33	1.41
Low-inc Apts	15,734	15,734	0	0.0	127	135	8	6.4	0.81	0.86
Seasonal Rec	732	732	0	0.0	8	9	0	6.1	1.11	1.18
Com/Ind: Lo	55,328	55,328	0	0.0	1,279	1,335	57	4.4	2.31	2.41
Com/Ind Hi	142,942	142,942	0	0.0	4,373	4,568	195	4.5	3.06	3.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,141	2,141	0	0.0	65	68	3	4.5	3.06	3.19
Ag Hmstd House	136	136	0	0.0	1	1	0	21.3	0.78	0.94
Ag Hmstd Land	101	101	0	0.0	0	0	0	16.7	0.20	0.24
Ag Non-Hmstd	5,148	5,148	0	0.0	42	44	3	6.8	0.81	0.86
<b>Total</b>	<b>716,154</b>	<b>716,154</b>	<b>0</b>	<b>0.0</b>	<b>10,613</b>	<b>11,183</b>	<b>570</b>	<b>5.4</b>	<b>1.48</b>	<b>1.56</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	9,025	8,261	-764	-8.5	County	29.13	30.08	0.00	0.00
(-) TIF Tax Capacity	559	559	0	0.0	City/Town	47.91	52.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.06	23.02	6.52	6.52
(=) Taxable Tax Capacity	8,466	7,702	-764	-9.0	Special District	1.77	1.94	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>100.87</b>	<b>107.70</b>	<b>6.52</b>	<b>6.52</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	83,700	83,700	0.0	602	636	34	5.7	0.72	0.76
Res Hmstd: Avg Val	125,400	125,400	0.0	1,087	1,153	66	6.0	0.87	0.92
Res Hmstd: Hi Val	167,200	167,200	0.0	1,574	1,671	97	6.2	0.94	1
Res Hmstd: Ex-Hi Val	250,800	250,800	0.0	2,547	2,707	160	6.3	1.02	1.08
Apartment	300,000	300,000	0.0	3,978	4,234	256	6.4	1.33	1.41
Comm/Ind: Lo Val	150,000	150,000	0.0	3,466	3,620	154	4.4	2.31	2.41
Comm/Ind: Med Val	300,000	300,000	0.0	8,055	8,414	358	4.5	2.69	2.80
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,471	30,785	1,314	4.5	2.95	3.08

**Crow Wing County**

**Crosby city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	61,063	61,063	0	0.0	569	578	10	1.7	0.93	0.95
Res Non-Hmstd	13,967	13,967	0	0.0	222	248	26	11.5	1.59	1.77
Misc props	304	304	0	0.0	6	7	1	11.6	1.97	2.20
Apartments	13,515	13,515	0	0.0	254	283	29	11.6	1.88	2.10
Low-inc Apts	967	967	0	0.0	11	12	1	11.5	1.14	1.27
Seasonal Rec	6,182	6,182	0	0.0	99	109	11	10.7	1.60	1.77
Com/Ind: Lo	10,636	10,636	0	0.0	314	334	20	6.5	2.95	3.14
Com/Ind Hi	7,803	7,803	0	0.0	305	325	20	6.5	3.90	4.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,541	2,541	0	0.0	98	104	6	6.5	3.84	4.10
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	697	697	0	0.0	10	11	1	12.1	1.44	1.62
<b>Total</b>	<b>117,676</b>	<b>117,676</b>	<b>0</b>	<b>0.0</b>	<b>1,886</b>	<b>2,011</b>	<b>125</b>	<b>6.6</b>	<b>1.60</b>	<b>1.71</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	1,371	1,217	-153	-11.2	County	28.88 29.78	0.00	0.00
(-) TIF Tax Capacity	149	149	0	0.0	City/Town	#####	0.00	0.00
(-) FD Contrib Tax Cap	98	98	0	0.0	School District	11.97 12.28	7.69	7.69
(=) Taxable Tax Capacity	1,123	970	-153	-13.7	Special District	1.04 1.08	0.00	0.00
FD Distrib Tax Cap	134	134	0	0.0	<b>Total</b>	144.16 161.58	7.69	7.69

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	66,800	66,800	0.0	432	384	-48	-11.1	0.65	0.57
Res Hmstd:Avg Val	100,100	100,100	0.0	923	923	1	0.1	0.92	0.92
Res Hmstd: Hi Val	133,500	133,500	0.0	1,460	1,537	77	5.3	1.09	1.15
Res Hmstd: Ex-Hi Val	200,300	200,300	0.0	2,534	2,765	231	9.1	1.27	1.38
Apartment	300,000	300,000	0.0	5,637	6,290	653	11.6	1.88	2.1
Comm/Ind: Lo Val	150,000	150,000	0.0	4,421	4,708	287	6.5	2.95	3.14
Comm/Ind: Med Val	300,000	300,000	0.0	10,278	10,947	669	6.5	3.43	3.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,610	40,064	2,454	6.5	3.76	4.01

**Crow Wing County**

**Cuyuna city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	18,539	18,539	0	0.0	115	125	10	8.6	0.62	0.68
Res Non-Hmstd	3,506	3,506	0	0.0	35	37	2	4.6	1.00	1.05
Misc props	5	5	0	0.0	0	0	0	3.0	2.66	2.74
Apartments	202	202	0	0.0	2	2	0	4.6	1.08	1.13
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	7,445	7,445	0	0.0	70	73	3	4.2	0.94	0.98
Com/Ind: Lo	239	239	0	0.0	5	5	0	2.3	2.15	2.20
Com/Ind Hi	15	15	0	0.0	0	0	0	2.4	2.84	2.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	166	166	0	0.0	5	5	0	2.4	2.84	2.91
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	1,112	1,112	0	0.0	9	9	0	5.0	0.80	0.84
<b>Total</b>	<b>31,228</b>	<b>31,228</b>	<b>0</b>	<b>0.0</b>	<b>242</b>	<b>257</b>	<b>15</b>	<b>6.3</b>	<b>0.77</b>	<b>0.82</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	321	300	-21	-6.5	County	29.73	30.70	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.05	39.64	0.00	0.00
(-) FD Contrib Tax Cap	1	1	0	0.0	School District	12.36	12.73	7.69	7.69
(=) Taxable Tax Capacity	320	299	-21	-6.5	Special District	1.10	1.13	0.00	0.00
FD Distrib Tax Cap	7	7	0	0.0	<b>Total</b>	<b>80.23</b>	<b>84.20</b>	<b>7.69</b>	<b>7.69</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	120,500	120,500	0.0	506	595	90	17.7	0.42	0.49
Res Hmstd: Avg Val	180,700	180,700	0.0	1,089	1,194	105	9.6	0.60	0.66
Res Hmstd: Hi Val	240,900	240,900	0.0	1,673	1,793	120	7.2	0.69	0.74
Res Hmstd: Ex-Hi Val	361,400	361,400	0.0	2,840	2,991	151	5.3	0.79	0.83
Apartment	300,000	300,000	0.0	3,239	3,388	149	4.6	1.08	1.13
Comm/Ind: Lo Val	150,000	150,000	0.0	3,223	3,298	75	2.3	2.15	2.2
Comm/Ind: Med Val	300,000	300,000	0.0	7,481	7,657	176	2.4	2.49	2.55
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,353	27,999	646	2.4	2.74	2.8

**Crow Wing County**

**Deerwood city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	29,069	29,069	0	0.0	296	303	7	2.3	1.02	1.04
Res Non-Hmstd	4,187	4,187	0	0.0	55	58	2	4.2	1.32	1.38
Misc props	273	273	0	0.0	4	4	0	4.2	1.55	1.61
Apartments	884	884	0	0.0	14	14	1	4.2	1.55	1.61
Low-inc Apts	899	899	0	0.0	8	9	0	4.1	0.94	0.98
Seasonal Rec	11,558	11,558	0	0.0	158	164	6	3.9	1.36	1.42
Com/Ind: Lo	4,666	4,666	0	0.0	124	127	3	2.2	2.65	2.71
Com/Ind Hi	5,576	5,576	0	0.0	196	200	4	2.2	3.51	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	967	967	0	0.0	34	35	1	2.2	3.49	3.57
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	35	35	0	0.0	0	0	0	4.4	0.59	0.61
Ag Non-Hmstd	150	150	0	0.0	2	2	0	4.4	1.18	1.23
<b>Total</b>	<b>58,263</b>	<b>58,263</b>	<b>0</b>	<b>0.0</b>	<b>890</b>	<b>915</b>	<b>24</b>	<b>2.7</b>	<b>1.53</b>	<b>1.57</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	683	652	-31	-4.5	County	29.66	30.63	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	74.75	78.57	0.00	0.00
(-) FD Contrib Tax Cap	50	50	0	0.0	School District	12.28	12.65	7.69	7.69
(=) Taxable Tax Capacity	<u>632</u>	<u>602</u>	<u>-31</u>	<u>-4.9</u>	Special District	<u>1.10</u>	<u>1.13</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	16	16	0	0.0	<b>Total</b>	<b>117.79</b>	<b>122.99</b>	<b>7.69</b>	<b>7.69</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	130,300	130,300	0.0	1,090	1,099	9	0.8	0.84	0.84
Res Hmstd:Avg Val	195,400	195,400	0.0	1,966	2,022	56	2.9	1.01	1.03
Res Hmstd: Hi Val	260,400	260,400	0.0	2,840	2,943	104	3.7	1.09	1.13
Res Hmstd: Ex-Hi Val	390,700	390,700	0.0	4,592	4,790	198	4.3	1.18	1.23
Apartment	300,000	300,000	0.0	4,648	4,843	195	4.2	1.55	1.61
Comm/Ind: Lo Val	150,000	150,000	0.0	3,979	4,067	88	2.2	2.65	2.71
Comm/Ind: Med Val	300,000	300,000	0.0	9,246	9,451	205	2.2	3.08	3.15
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,826	34,576	751	2.2	3.38	3.46



**Crow Wing County**

**Fifty Lakes city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	65,619	65,619	0	0.0	388	403	15	3.9	0.59	0.61
Res Non-Hmstd	3,275	3,275	0	0.0	21	21	0	1.7	0.64	0.65
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	170	170	0	0.0	1	1	0	1.7	0.75	0.76
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	148,545	148,545	0	0.0	1,099	1,114	16	1.4	0.74	0.75
Com/Ind: Lo	701	701	0	0.0	11	12	0	0.9	1.62	1.64
Com/Ind Hi	580	580	0	0.0	12	13	0	1.0	2.15	2.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,079	1,079	0	0.0	23	23	0	1.0	2.15	2.17
Ag Hmstd House	1,084	1,084	0	0.0	4	5	2	50.2	0.33	0.49
Ag Hmstd Land	3,148	3,148	0	0.0	7	7	0	2.4	0.21	0.22
Ag Non-Hmstd	12,969	12,969	0	0.0	70	71	1	1.8	0.54	0.55
<b>Total</b>	<b>237,170</b>	<b>237,170</b>	<b>0</b>	<b>0.0</b>	<b>1,637</b>	<b>1,671</b>	<b>35</b>	<b>2.1</b>	<b>0.69</b>	<b>0.70</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	2,417	2,395	-22	-0.9	County	29.73	30.70	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.63	21.49	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.54	4.70	3.76	3.76
(=) Taxable Tax Capacity	<u>2,417</u>	<u>2,395</u>	<u>-22</u>	<u>-0.9</u>	Special District	<u>1.10</u>	<u>1.13</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	56.99	58.02	3.76	3.76

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	267,300	267,300	0.0	1,492	1,575	83	5.6	0.56	0.59
Res Hmstd:Avg Val	400,700	400,700	0.0	2,423	2,469	46	1.9	0.60	0.62
Res Hmstd: Hi Val	534,100	534,100	0.0	3,293	3,349	56	1.7	0.62	0.63
Res Hmstd: Ex-Hi Val	801,400	801,400	0.0	5,298	5,388	90	1.7	0.66	0.67
Comm/Ind: Lo Val	150,000	150,000	0.0	2,437	2,461	23	0.9	1.62	1.64
Comm/Ind: Med Val	300,000	300,000	0.0	5,669	5,723	54	1.0	1.89	1.91
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	20,747	20,945	198	1.0	2.07	2.09

**Crow Wing County**

**Fort Ripley city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	3,479	3,479	0	0.0	21	24	2	11.7	0.61	0.68
Res Non-Hmstd	664	664	0	0.0	6	6	0	3.2	0.88	0.91
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	27	27	0	0.0	0	0	0	3.1	0.81	0.84
Com/Ind: Lo	610	610	0	0.0	12	12	0	2.0	1.90	1.94
Com/Ind Hi	155	155	0	0.0	4	4	0	2.0	2.51	2.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	151	151	0	0.0	4	4	0	2.0	2.51	2.56
Ag Hmstd House	432	432	0	0.0	2	3	1	25.7	0.50	0.63
Ag Hmstd Land	835	835	0	0.0	2	2	0	5.0	0.25	0.26
Ag Non-Hmstd	970	970	0	0.0	7	7	0	3.4	0.73	0.76
<b>Total</b>	<b>7,323</b>	<b>7,323</b>	<b>0</b>	<b>0.0</b>	<b>58</b>	<b>62</b>	<b>4</b>	<b>6.8</b>	<b>0.79</b>	<b>0.84</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	76	68	-8	-10.0	County	29.73	30.70	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.82	22.40	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.75	22.71	6.52	6.52
(=) Taxable Tax Capacity	76	68	-8	-10.0	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>73.46</b>	<b>75.97</b>	<b>6.52</b>	<b>6.52</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	98,500	98,500	0.0	504	597	93	18.4	0.51	0.61
Res Hmstd:Avg Val	147,700	147,700	0.0	942	1,037	95	10.0	0.64	0.70
Res Hmstd: Hi Val	196,900	196,900	0.0	1,380	1,476	96	7.0	0.70	0.75
Res Hmstd: Ex-Hi Val	295,500	295,500	0.0	2,257	2,357	100	4.4	0.76	0.8
Comm/Ind: Lo Val	150,000	150,000	0.0	2,849	2,906	57	2.0	1.9	1.94
Comm/Ind: Med Val	300,000	300,000	0.0	6,616	6,748	132	2.0	2.21	2.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,194	24,678	484	2.0	2.42	2.47

**Crow Wing County**

**Garrison city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	4,592	4,592	0	0.0	48	47	-1	-2.0	1.04	1.02
Res Non-Hmstd	2,812	2,812	0	0.0	37	38	1	1.9	1.33	1.36
Misc props	701	701	0	0.0	12	12	0	1.8	1.74	1.77
Apartments	268	268	0	0.0	4	4	0	1.9	1.55	1.58
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	4,948	4,948	0	0.0	65	66	1	1.8	1.32	1.34
Com/Ind: Lo	4,768	4,768	0	0.0	123	125	2	1.4	2.58	2.62
Com/Ind Hi	5,256	5,256	0	0.0	180	182	3	1.4	3.42	3.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	450	450	0	0.0	15	16	0	1.4	3.42	3.47
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	219	219	0	0.0	3	3	0	2.0	1.19	1.21
<b>Total</b>	<b>24,014</b>	<b>24,014</b>	<b>0</b>	<b>0.0</b>	<b>487</b>	<b>493</b>	<b>6</b>	<b>1.2</b>	<b>2.03</b>	<b>2.05</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	326	316	-10	-3.0	County	29.73	30.70	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	58.54	58.72	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.75	22.71	6.52	6.52
(=) Taxable Tax Capacity	<u>326</u>	<u>316</u>	<u>-10</u>	<u>-3.0</u>	Special District	<u>8.83</u>	<u>9.13</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>118.85</b>	<b>121.25</b>	<b>6.52</b>	<b>6.52</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	87,700	87,700	0.0	806	765	-41	-5.1	0.92	0.87
Res Hmstd: Avg Val	131,400	131,400	0.0	1,393	1,371	-22	-1.6	1.06	1.04
Res Hmstd: Hi Val	175,200	175,200	0.0	1,982	1,978	-4	-0.2	1.13	1.13
Res Hmstd: Ex-Hi Val	262,900	262,900	0.0	3,160	3,195	34	1.1	1.20	1.22
Apartment	300,000	300,000	0.0	4,653	4,743	90	1.9	1.55	1.58
Comm/Ind: Lo Val	150,000	150,000	0.0	3,871	3,925	54	1.4	2.58	2.62
Comm/Ind: Med Val	300,000	300,000	0.0	8,999	9,125	126	1.4	3	3.04
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,932	33,394	462	1.4	3.29	3.34

<b>Crow Wing County</b>	<b>Ironton city</b>
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<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	15,216	15,216	0	0.0	142	141	-1	-0.6	0.93	0.93
Res Non-Hmstd	3,039	3,039	0	0.0	53	62	9	17.2	1.74	2.03
Misc props	187	187	0	0.0	5	6	1	15.6	2.75	3.18
Apartments	611	611	0	0.0	13	15	2	17.3	2.06	2.41
Low-inc Apts	1,791	1,791	0	0.0	22	26	4	17.1	1.25	1.46
Seasonal Rec	173	173	0	0.0	3	3	0	17.1	1.66	1.95
Com/Ind: Lo	2,970	2,970	0	0.0	92	101	9	9.7	3.10	3.40
Com/Ind Hi	951	951	0	0.0	39	43	4	9.8	4.10	4.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	366	366	0	0.0	15	16	1	9.8	4.10	4.51
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	231	231	0	0.0	4	4	1	18.0	1.59	1.87
<b>Total</b>	25,536	25,536	0	0.0	387	418	30	7.8	1.52	1.64

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	281	233	-48	-17.1	County	29.12	29.95	0.00	0.00	
(-) TIF Tax Capacity	7	7	0	0.0	City/Town	#####	#####	0.00	0.00	
(-) FD Contrib Tax Cap	21	21	0	0.0	School District	11.63	11.84	7.69	7.69	
(=) Taxable Tax Capacity	253	205	-48	-19.0	Special District	1.10	1.13	0.00	0.00	
FD Distrib Tax Cap	29	29	0	0.0	<b>Total</b>	158.54	187.00	7.69	7.69	

<i>Tax Burdens on Hypothetical Properties</i>	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,400	61,400	0.0	460	421	-39	-8.5	0.75	0.69
Res Hmstd: Avg Val	92,100	92,100	0.0	926	937	10	1.1	1.01	1.02
Res Hmstd: Hi Val	122,800	122,800	0.0	1,464	1,586	122	8.3	1.19	1.29
Res Hmstd: Ex-Hi Val	184,300	184,300	0.0	2,542	2,887	345	13.6	1.38	1.57
Apartment	300,000	300,000	0.0	6,176	7,243	1,067	17.3	2.06	2.41
Comm/Ind: Lo Val	150,000	150,000	0.0	4,646	5,099	452	9.7	3.1	3.4
Comm/Ind: Med Val	300,000	300,000	0.0	10,803	11,858	1,055	9.8	3.60	3.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,535	43,404	3,869	9.8	3.95	4.34

**Crow Wing County**

**Jenkins city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	17,783	17,783	0	0.0	131	137	6	4.3	0.74	0.77
Res Non-Hmstd	7,200	7,200	0	0.0	73	74	1	1.5	1.02	1.03
Misc props	214	214	0	0.0	3	4	0	1.2	1.63	1.65
Apartments	39	39	0	0.0	0	0	0	1.5	1.12	1.14
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,543	1,543	0	0.0	16	16	0	1.4	1.03	1.05
Com/Ind: Lo	5,687	5,687	0	0.0	118	119	1	1.0	2.08	2.10
Com/Ind Hi	5,832	5,832	0	0.0	161	163	2	1.0	2.76	2.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	749	749	0	0.0	21	21	0	1.0	2.76	2.79
Ag Hmstd House	681	681	0	0.0	4	5	1	15.6	0.66	0.76
Ag Hmstd Land	1,186	1,186	0	0.0	4	4	0	2.1	0.33	0.33
Ag Non-Hmstd	1,249	1,249	0	0.0	11	11	0	1.5	0.88	0.89
<b>Total</b>	<b>42,164</b>	<b>42,164</b>	<b>0</b>	<b>0.0</b>	<b>544</b>	<b>554</b>	<b>11</b>	<b>2.0</b>	<b>1.29</b>	<b>1.32</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	522	491	-30	-5.8	County	29.73	30.70	0.00	0.00
(-) TIF Tax Capacity	28	28	0	0.0	City/Town	48.96	49.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.25	9.40	2.24	2.24
(=) Taxable Tax Capacity	493	463	-30	-6.1	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>88.10</b>	<b>89.44</b>	<b>2.24</b>	<b>2.24</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	97,700	97,700	0.0	598	641	43	7.2	0.61	0.66
Res Hmstd: Avg Val	146,500	146,500	0.0	1,083	1,128	45	4.2	0.74	0.77
Res Hmstd: Hi Val	195,300	195,300	0.0	1,568	1,615	47	3.0	0.80	0.83
Res Hmstd: Ex-Hi Val	293,100	293,100	0.0	2,539	2,590	51	2.0	0.87	0.88
Apartment	300,000	300,000	0.0	3,371	3,421	50	1.5	1.12	1.14
Comm/Ind: Lo Val	150,000	150,000	0.0	3,115	3,145	30	1.0	2.08	2.1
Comm/Ind: Med Val	300,000	300,000	0.0	7,256	7,326	70	1.0	2.42	2.44
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,584	26,841	257	1.0	2.66	2.68

**Crow Wing County**

**Manhattan Beach city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	10,366	10,366	0	0.0	67	69	2	3.7	0.64	0.67
Res Non-Hmstd	513	513	0	0.0	4	4	0	1.4	0.68	0.69
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	15,573	15,573	0	0.0	122	124	1	1.2	0.79	0.80
Com/Ind: Lo	243	243	0	0.0	4	4	0	0.8	1.68	1.70
Com/Ind Hi	1,902	1,902	0	0.0	42	43	0	0.8	2.23	2.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	377	377	0	0.0	8	8	0	0.8	2.20	2.22
Ag Hmstd House	115	115	0	0.0	0	1	0	381.8	0.11	0.51
Ag Hmstd Land	169	169	0	0.0	0	0	0	4.1	0.11	0.11
Ag Non-Hmstd	1,269	1,269	0	0.0	8	8	0	1.5	0.61	0.62
<b>Total</b>	<b>30,528</b>	<b>30,528</b>	<b>0</b>	<b>0.0</b>	<b>255</b>	<b>260</b>	<b>5</b>	<b>1.9</b>	<b>0.84</b>	<b>0.85</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	339	335	-5	-1.3	County	29.73	30.70	0.00	0.00
(-) TIF Tax Capacity	36	36	0	0.0	City/Town	26.36	26.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.54	4.70	3.76	3.76
(=) Taxable Tax Capacity	303	299	-5	-1.5	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>60.78</b>	<b>61.67</b>	<b>3.76</b>	<b>3.76</b>

*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	277,700	277,700	0.0	1,670	1,741	72	4.3	0.60	0.63
Res Hmstd:Avg Val	416,300	416,300	0.0	2,687	2,724	37	1.4	0.65	0.65
Res Hmstd: Hi Val	554,900	554,900	0.0	3,665	3,715	50	1.4	0.66	0.67
Res Hmstd: Ex-Hi Val	832,500	832,500	0.0	5,878	5,960	81	1.4	0.71	0.72
Comm/Ind: Lo Val	150,000	150,000	0.0	2,523	2,543	20	0.8	1.68	1.7
Comm/Ind: Med Val	300,000	300,000	0.0	5,868	5,914	46	0.8	1.96	1.97
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	21,477	21,647	170	0.8	2.15	2.16

**Crow Wing County**

**Nisswa city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	246,151	246,151	0	0.0	1,966	2,038	72	3.6	0.80	0.83
Res Non-Hmstd	54,891	54,891	0	0.0	473	484	11	2.3	0.86	0.88
Misc props	370	370	0	0.0	5	6	0	1.9	1.48	1.51
Apartments	1,712	1,712	0	0.0	17	18	0	2.3	1.01	1.03
Low-inc Apts	310	310	0	0.0	2	2	0	2.3	0.61	0.63
Seasonal Rec	313,495	313,495	0	0.0	3,081	3,143	63	2.0	0.98	1.00
Com/Ind: Lo	15,650	15,650	0	0.0	301	306	4	1.5	1.92	1.95
Com/Ind Hi	32,638	32,638	0	0.0	831	844	12	1.5	2.55	2.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,251	3,251	0	0.0	81	83	1	1.5	2.51	2.54
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	6,635	6,635	0	0.0	49	51	1	2.5	0.75	0.76
<b>Total</b>	<b>675,104</b>	<b>675,104</b>	<b>0</b>	<b>0.0</b>	<b>6,808</b>	<b>6,973</b>	<b>165</b>	<b>2.4</b>	<b>1.01</b>	<b>1.03</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	7,513	7,419	-94	-1.2	County	29.73	30.70	0.00	0.00
(-) TIF Tax Capacity	225	225	0	0.0	City/Town	23.44	23.40	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.47	22.42	6.35	6.35
(=) Taxable Tax Capacity	<u>7,288</u>	<u>7,194</u>	<u>-94</u>	<u>-1.3</u>	Special District	<u>0.32</u>	<u>0.33</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>74.95</b>	<b>76.84</b>	<b>6.35</b>	<b>6.35</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	241,600	241,600	0.0	1,809	1,891	82	4.5	0.75	0.78
Res Hmstd: Avg Val	362,200	362,200	0.0	2,899	2,978	79	2.7	0.80	0.82
Res Hmstd: Hi Val	482,800	482,800	0.0	3,926	4,017	91	2.3	0.81	0.83
Res Hmstd: Ex-Hi Val	724,300	724,300	0.0	6,309	6,457	147	2.3	0.87	0.89
Apartment	300,000	300,000	0.0	3,001	3,072	71	2.4	1.00	1.02
Comm/Ind: Lo Val	150,000	150,000	0.0	2,881	2,923	43	1.5	1.92	1.95
Comm/Ind: Med Val	300,000	300,000	0.0	6,689	6,789	99	1.5	2.23	2.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,465	24,828	364	1.5	2.45	2.48

**Crow Wing County**

**Breezy Point city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	182,714	182,714	0	0.0	1,244	1,300	56	4.5	0.68	0.71
Res Non-Hmstd	26,025	26,025	0	0.0	216	218	2	1.0	0.83	0.84
Misc props	194	194	0	0.0	2	2	0	1.0	1.13	1.14
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	245,986	245,986	0	0.0	2,169	2,188	19	0.9	0.88	0.89
Com/Ind: Lo	5,637	5,637	0	0.0	105	106	1	0.6	1.86	1.87
Com/Ind Hi	19,917	19,917	0	0.0	493	496	3	0.6	2.47	2.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,058	2,058	0	0.0	50	51	0	0.6	2.44	2.46
Ag Hmstd House	155	155	0	0.0	0	1	1	189.0	0.23	0.66
Ag Hmstd Land	149	149	0	0.0	0	0	0	2.5	0.15	0.15
Ag Non-Hmstd	4,520	4,520	0	0.0	33	33	0	1.0	0.73	0.73
<b>Total</b>	<b>487,355</b>	<b>487,355</b>	<b>0</b>	<b>0.0</b>	<b>4,313</b>	<b>4,395</b>	<b>82</b>	<b>1.9</b>	<b>0.88</b>	<b>0.90</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	5,199	5,048	-151	-2.9	County	29.73	30.70	0.00	0.00
(-) TIF Tax Capacity	98	98	0	0.0	City/Town	33.87	33.47	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.25	9.40	2.24	2.24
(=) Taxable Tax Capacity	5,101	4,949	-151	-3.0	Special District	0.88	0.90	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>73.72</b>	<b>74.47</b>	<b>2.24</b>	<b>2.24</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	153,500	153,500	0.0	932	1,003	71	7.6	0.61	0.65
Res Hmstd:Avg Val	230,100	230,100	0.0	1,583	1,642	59	3.7	0.69	0.71
Res Hmstd: Hi Val	306,700	306,700	0.0	2,233	2,281	47	2.1	0.73	0.74
Res Hmstd: Ex-Hi Val	460,100	460,100	0.0	3,495	3,529	34	1.0	0.76	0.77
Apartment	300,000	300,000	0.0	2,832	2,860	28	1.0	0.94	0.95
Comm/Ind: Lo Val	150,000	150,000	0.0	2,791	2,808	17	0.6	1.86	1.87
Comm/Ind: Med Val	300,000	300,000	0.0	6,501	6,540	39	0.6	2.17	2.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	23,816	23,959	143	0.6	2.38	2.4



**Crow Wing County**

**Pequot Lakes city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	94,441	94,441	0	0.0	743	775	32	4.3	0.79	0.82
Res Non-Hmstd	29,993	29,993	0	0.0	300	307	8	2.5	1.00	1.02
Misc props	589	589	0	0.0	9	9	0	2.2	1.47	1.51
Apartments	5,129	5,129	0	0.0	59	60	1	2.5	1.14	1.17
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	79,052	79,052	0	0.0	821	840	18	2.3	1.04	1.06
Com/Ind: Lo	18,634	18,634	0	0.0	391	397	6	1.7	2.10	2.13
Com/Ind Hi	23,669	23,669	0	0.0	660	671	11	1.7	2.79	2.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,699	2,699	0	0.0	75	76	1	1.7	2.76	2.81
Ag Hmstd House	1,753	1,753	0	0.0	12	14	2	13.0	0.69	0.78
Ag Hmstd Land	2,379	2,379	0	0.0	7	7	0	4.0	0.29	0.30
Ag Non-Hmstd	8,091	8,091	0	0.0	72	74	2	2.6	0.89	0.92
<b>Total</b>	<b>266,429</b>	<b>266,429</b>	<b>0</b>	<b>0.0</b>	<b>3,148</b>	<b>3,230</b>	<b>82</b>	<b>2.6</b>	<b>1.18</b>	<b>1.21</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	3,055	2,930	-124	-4.1	County	29.73	30.70	0.00	0.00
(-) TIF Tax Capacity	59	59	0	0.0	City/Town	49.37	50.53	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.25	9.40	2.24	2.24
(=) Taxable Tax Capacity	<u>2,996</u>	<u>2,872</u>	<u>-124</u>	<u>-4.1</u>	Special District	<u>1.14</u>	<u>1.19</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>89.49</b>	<b>91.81</b>	<b>2.24</b>	<b>2.24</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	114,100	114,100	0.0	777	826	49	6.3	0.68	0.72
Res Hmstd: Avg Val	171,100	171,100	0.0	1,351	1,409	58	4.3	0.79	0.82
Res Hmstd: Hi Val	228,100	228,100	0.0	1,925	1,992	67	3.5	0.84	0.87
Res Hmstd: Ex-Hi Val	342,300	342,300	0.0	3,076	3,160	85	2.8	0.9	0.92
Apartment	300,000	300,000	0.0	3,423	3,510	87	2.5	1.14	1.17
Comm/Ind: Lo Val	150,000	150,000	0.0	3,146	3,198	52	1.7	2.1	2.13
Comm/Ind: Med Val	300,000	300,000	0.0	7,329	7,451	122	1.7	2.44	2.48
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,851	27,298	447	1.7	2.69	2.73

**Crow Wing County**

**Riverton city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,969	3,969	0	0.0	16	18	3	16.9	0.40	0.46
Res Non-Hmstd	409	409	0	0.0	4	4	0	8.0	1.00	1.08
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	209	209	0	0.0	3	3	0	8.1	1.21	1.31
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	633	633	0	0.0	7	7	0	7.7	1.03	1.11
Com/Ind: Lo	58	58	0	0.0	1	1	0	5.2	2.19	2.30
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,820	1,820	0	0.0	52	55	3	5.3	2.87	3.02
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	284	284	0	0.0	3	3	0	8.7	0.90	0.98
<b>Total</b>	<b>7,382</b>	<b>7,382</b>	<b>0</b>	<b>0.0</b>	<b>85</b>	<b>92</b>	<b>7</b>	<b>7.9</b>	<b>1.15</b>	<b>1.24</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	92	81	-11	-11.9	County	29.73	30.70	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.32	53.80	0.00	0.00
(-) FD Contrib Tax Cap	1	1	0	0.0	School District	12.36	12.74	7.69	7.69
(=) Taxable Tax Capacity	91	80	-11	-12.0	Special District	1.10	1.13	0.00	0.00
FD Distrib Tax Cap	4	4	0	0.0	<b>Total</b>	90.49	98.36	7.69	7.69

**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	65,400	65,400	0.0	129	148	19	14.6	0.2	0.23
Res Hmstd:Avg Val	98,000	98,000	0.0	363	445	82	22.5	0.37	0.45
Res Hmstd: Hi Val	130,600	130,600	0.0	712	819	107	15.0	0.55	0.63
Res Hmstd: Ex-Hi Val	196,000	196,000	0.0	1,413	1,571	157	11.1	0.72	0.80
Comm/Ind: Lo Val	150,000	150,000	0.0	3,283	3,455	172	5.2	2.19	2.30
Comm/Ind: Med Val	300,000	300,000	0.0	7,622	8,022	401	5.3	2.54	2.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,869	29,337	1,469	5.3	2.79	2.93

**Crow Wing County**

**Trommald city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,832	3,832	0	0.0	15	18	3	23.2	0.39	0.48
Res Non-Hmstd	1,198	1,198	0	0.0	10	11	1	5.3	0.87	0.92
Misc props	0	0	0	0.0	0	0	0	3.4	2.54	2.63
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,331	1,331	0	0.0	11	12	1	5.3	0.82	0.87
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	158	158	0	0.0	4	4	0	3.4	2.55	2.64
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	61	61	0	0.0	0	0	0	817.1	0.01	0.09
Ag Non-Hmstd	1,644	1,644	0	0.0	12	13	1	5.8	0.74	0.79
<b>Total</b>	<b>8,223</b>	<b>8,223</b>	<b>0</b>	<b>0.0</b>	<b>53</b>	<b>58</b>	<b>5</b>	<b>10.4</b>	<b>0.64</b>	<b>0.71</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	84	77	-7	-8.7	County	29.73	30.70	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	31.07	34.03	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.36	12.74	7.69	7.69
(=) Taxable Tax Capacity	84	77	-7	-8.7	Special District	1.10	1.13	0.00	0.00
FD Distrib Tax Cap	4	4	0	0.0	<b>Total</b>	<b>74.25</b>	<b>78.59</b>	<b>7.69</b>	<b>7.69</b>

*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	79,900	79,900	0.0	120	154	34	27.9	0.15	0.19
Res Hmstd:Avg Val	119,700	119,700	0.0	401	510	109	27.1	0.34	0.43
Res Hmstd: Hi Val	159,600	159,600	0.0	764	882	118	15.5	0.48	0.55
Res Hmstd: Ex-Hi Val	239,500	239,500	0.0	1,491	1,628	138	9.2	0.62	0.68
Apartment	300,000	300,000	0.0	3,015	3,178	163	5.4	1.01	1.06

**Crow Wing County**

**Emily city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	92,504	92,504	0	0.0	577	600	24	4.1	0.62	0.65
Res Non-Hmstd	9,507	9,507	0	0.0	78	79	1	1.5	0.82	0.83
Misc props	23	23	0	0.0	0	0	0	1.6	0.96	0.98
Apartments	688	688	0	0.0	7	7	0	1.6	0.96	0.98
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	173,429	173,429	0	0.0	1,499	1,520	21	1.4	0.86	0.88
Com/Ind: Lo	4,900	4,900	0	0.0	109	110	1	0.5	2.23	2.24
Com/Ind Hi	2,363	2,363	0	0.0	70	70	0	0.5	2.94	2.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	714	714	0	0.0	20	20	0	0.5	2.78	2.79
Ag Hmstd House	488	488	0	0.0	2	3	1	34.1	0.44	0.59
Ag Hmstd Land	815	815	0	0.0	2	2	0	-0.2	0.22	0.22
Ag Non-Hmstd	16,866	16,866	0	0.0	115	117	2	1.7	0.68	0.69
<b>Total</b>	<b>302,297</b>	<b>302,297</b>	<b>0</b>	<b>0.0</b>	<b>2,478</b>	<b>2,528</b>	<b>49</b>	<b>2.0</b>	<b>0.82</b>	<b>0.84</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,090	3,037	-54	-1.7	County	29.73	30.70	0.00	0.00
(-) TIF Tax Capacity	8	8	0	0.0	City/Town	27.82	27.63	0.00	0.00
(-) FD Contrib Tax Cap	47	47	0	0.0	School District	12.36	12.73	7.69	7.69
(=) Taxable Tax Capacity	<u>3,035</u>	<u>2,982</u>	<u>-54</u>	<u>-1.8</u>	Special District	<u>1.10</u>	<u>1.13</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	8	8	0	0.0	<b>Total</b>	71.00	72.19	7.69	7.69

**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	184,900	184,900	0.0	959	1,039	79	8.3	0.52	0.56
Res Hmstd:Avg Val	277,200	277,200	0.0	1,768	1,836	67	3.8	0.64	0.66
Res Hmstd: Hi Val	369,500	369,500	0.0	2,578	2,633	55	2.1	0.7	0.71
Res Hmstd: Ex-Hi Val	554,500	554,500	0.0	4,170	4,238	68	1.6	0.75	0.76
Apartment	300,000	300,000	0.0	2,893	2,938	45	1.6	0.96	0.98
Comm/Ind: Lo Val	150,000	150,000	0.0	3,339	3,357	18	0.5	2.23	2.24
Comm/Ind: Med Val	300,000	300,000	0.0	7,754	7,795	41	0.5	2.58	2.6
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,353	28,503	150	0.5	2.84	2.85

**Crow Wing County**

**Crosslake city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	410,108	410,108	0	0.0	2,510	2,596	87	3.5	0.61	0.63
Res Non-Hmstd	15,871	15,871	0	0.0	107	109	2	1.7	0.67	0.68
Misc props	959	959	0	0.0	9	9	0	1.5	0.93	0.94
Apartments	3,340	3,340	0	0.0	25	26	0	1.7	0.76	0.77
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	828,420	828,420	0	0.0	6,486	6,577	91	1.4	0.78	0.79
Com/Ind: Lo	25,208	25,208	0	0.0	412	416	4	1.0	1.63	1.65
Com/Ind Hi	27,998	27,998	0	0.0	608	614	6	1.0	2.17	2.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,508	4,508	0	0.0	109	110	1	0.8	2.42	2.43
Ag Hmstd House	1,015	1,015	0	0.0	5	6	1	25.5	0.47	0.59
Ag Hmstd Land	1,527	1,527	0	0.0	3	3	0	2.4	0.22	0.22
Ag Non-Hmstd	14,629	14,629	0	0.0	84	85	2	1.8	0.57	0.58
<b>Total</b>	<b>1,333,583</b>	<b>1,333,583</b>	<b>0</b>	<b>0.0</b>	<b>10,357</b>	<b>10,550</b>	<b>193</b>	<b>1.9</b>	<b>0.78</b>	<b>0.79</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	14,379	14,277	-101	-0.7	County	29.73	30.70	0.00	0.00
(-) TIF Tax Capacity	64	64	0	0.0	City/Town	19.49	19.41	0.00	0.00
(-) FD Contrib Tax Cap	13	13	0	0.0	School District	9.02	9.17	2.36	2.36
(=) Taxable Tax Capacity	<u>14,302</u>	<u>14,200</u>	<u>-101</u>	<u>-0.7</u>	Special District	<u>0.16</u>	<u>0.16</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>58.40</b>	<b>59.45</b>	<b>2.36</b>	<b>2.36</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	305,300	305,300	0.0	1,757	1,829	72	4.1	0.58	0.6
Res Hmstd:Avg Val	457,700	457,700	0.0	2,781	2,829	48	1.7	0.61	0.62
Res Hmstd: Hi Val	610,100	610,100	0.0	3,868	3,934	67	1.7	0.63	0.64
Res Hmstd: Ex-Hi Val	915,400	915,400	0.0	6,168	6,275	107	1.7	0.67	0.69
Apartment	300,000	300,000	0.0	2,261	2,300	39	1.7	0.75	0.77
Comm/Ind: Lo Val	150,000	150,000	0.0	2,448	2,472	24	1.0	1.63	1.65
Comm/Ind: Med Val	300,000	300,000	0.0	5,700	5,756	55	1.0	1.90	1.92
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	20,878	21,080	202	1.0	2.09	2.11

Dakota County

Coates city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	7,059	7,059	0	0.0	60	64	4	6.6	0.86	0.91
Res Non-Hmstd	2,673	2,673	0	0.0	27	28	1	3.1	1.02	1.05
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	250	250	0	0.0	3	3	0	3.2	1.16	1.20
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,797	1,797	0	0.0	43	43	1	1.2	2.37	2.40
Com/Ind Hi	4,356	4,356	0	0.0	134	136	2	1.3	3.09	3.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	921	921	0	0.0	28	29	0	1.3	3.09	3.13
Ag Hmstd House	322	322	0	0.0	3	3	0	3.8	0.95	0.99
Ag Hmstd Land	2,271	2,271	0	0.0	11	12	0	4.1	0.50	0.52
Ag Non-Hmstd	786	786	0	0.0	6	6	0	4.1	0.74	0.77
<b>Total</b>	<b>20,434</b>	<b>20,434</b>	<b>0</b>	<b>0.0</b>	<b>316</b>	<b>325</b>	<b>8</b>	<b>2.6</b>	<b>1.55</b>	<b>1.59</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	261	253	-8	-3.2	County	29.14	30.72	0.54	0.54
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	14.42	14.19	0.00	0.00
(-) FD Contrib Tax Cap	47	47	0	0.0	School District	26.95	28.41	22.60	22.60
(=) Taxable Tax Capacity	214	205	-8	-3.9	Special District	3.95	4.16	0.00	0.00
FD Distrib Tax Cap	25	25	0	0.0	<b>Total</b>	<b>74.46</b>	<b>77.48</b>	<b>23.14</b>	<b>23.14</b>

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	130,800	130,800	0.0	1,022	1,119	97	9.5	0.78	0.86
Res Hmstd: Avg Val	196,100	196,100	0.0	1,718	1,821	103	6.0	0.88	0.93
Res Hmstd: Hi Val	261,400	261,400	0.0	2,414	2,524	110	4.5	0.92	0.97
Res Hmstd: Ex-Hi Val	392,200	392,200	0.0	3,809	3,931	123	3.2	0.97	1.00
Comm/Ind: Lo Val	150,000	150,000	0.0	3,560	3,604	44	1.2	2.37	2.40
Comm/Ind: Med Val	300,000	300,000	0.0	8,192	8,294	102	1.2	2.73	2.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,806	30,181	374	1.3	2.98	3.02

Dakota County

Farmington city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,214,602	1,214,602	0	0.0	17,693	18,022	328	1.9	1.46	1.48
Res Non-Hmstd	111,611	111,611	0	0.0	1,864	1,955	92	4.9	1.67	1.75
Misc props	1,197	1,197	0	0.0	31	32	1	4.5	2.55	2.66
Apartments	16,257	16,257	0	0.0	311	326	15	5.0	1.91	2.01
Low-inc Apts	8,540	8,540	0	0.0	100	105	5	4.9	1.17	1.23
Seasonal Rec	1,328	1,328	0	0.0	25	27	1	5.0	1.91	2.01
Com/Ind: Lo	19,352	19,352	0	0.0	567	580	13	2.4	2.93	3.00
Com/Ind Hi	86,075	86,075	0	0.0	3,318	3,397	79	2.4	3.85	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	35,991	35,991	0	0.0	1,386	1,419	33	2.4	3.85	3.94
Ag Hmstd House	2,678	2,678	0	0.0	39	40	1	3.1	1.46	1.50
Ag Hmstd Land	13,472	13,472	0	0.0	116	122	6	5.5	0.86	0.91
Ag Non-Hmstd	11,200	11,200	0	0.0	157	165	8	5.4	1.40	1.47
<b>Total</b>	<b>1,522,303</b>	<b>1,522,303</b>	<b>0</b>	<b>0.0</b>	<b>25,606</b>	<b>26,190</b>	<b>585</b>	<b>2.3</b>	<b>1.68</b>	<b>1.72</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	16,599	15,351	-1,248	-7.5	County	29.13	30.71	0.54	0.54
(-) TIF Tax Capacity	143	143	0	0.0	City/Town	55.73	57.71	0.00	0.00
(-) FD Contrib Tax Cap	1,084	1,084	0	0.0	School District	52.13	55.97	14.56	14.56
(=) Taxable Tax Capacity	15,372	14,123	-1,248	-8.1	Special District	3.97	4.18	0.00	0.00
FD Distrib Tax Cap	3,121	3,121	0	0.0	<b>Total</b>	140.96	148.58	15.10	15.10

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	141,800	141,800	0.0	1,968	1,957	-11	-0.6	1.39	1.38
Res Hmstd: Avg Val	212,600	212,600	0.0	3,137	3,211	74	2.4	1.48	1.51
Res Hmstd: Hi Val	283,400	283,400	0.0	4,305	4,464	159	3.7	1.52	1.58
Res Hmstd: Ex-Hi Val	425,200	425,200	0.0	6,636	6,959	324	4.9	1.56	1.64
Apartment	300,000	300,000	0.0	5,739	6,025	286	5.0	1.91	2.01
Comm/Ind: Lo Val	150,000	150,000	0.0	4,393	4,496	103	2.4	2.93	3
Comm/Ind: Med Val	300,000	300,000	0.0	10,175	10,416	241	2.4	3.39	3.47
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,156	38,040	884	2.4	3.72	3.80

Dakota County

Hampton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	37,288	37,288	0	0.0	397	421	24	6.0	1.06	1.13
Res Non-Hmstd	3,671	3,671	0	0.0	46	48	2	5.3	1.24	1.31
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	2,105	2,105	0	0.0	29	31	2	5.5	1.40	1.47
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,000	2,000	0	0.0	51	52	1	2.4	2.55	2.61
Com/Ind Hi	1,245	1,245	0	0.0	41	42	1	2.5	3.31	3.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	331	331	0	0.0	11	11	0	2.5	3.31	3.39
Ag Hmstd House	165	165	0	0.0	2	2	0	6.4	1.04	1.10
Ag Hmstd Land	1,031	1,031	0	0.0	6	6	0	6.8	0.54	0.57
Ag Non-Hmstd	1,452	1,452	0	0.0	13	14	1	6.8	0.90	0.96
<b>Total</b>	<b>49,288</b>	<b>49,288</b>	<b>0</b>	<b>0.0</b>	<b>596</b>	<b>628</b>	<b>32</b>	<b>5.4</b>	<b>1.21</b>	<b>1.27</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	523	483	-40	-7.6	County	29.14	30.72	0.54	0.54
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.77	37.75	0.00	0.00
(-) FD Contrib Tax Cap	20	20	0	0.0	School District	22.10	23.43	26.48	26.48
(=) Taxable Tax Capacity	503	463	-40	-7.9	Special District	3.97	4.18	0.00	0.00
FD Distrib Tax Cap	153	153	0	0.0	<b>Total</b>	<b>89.99</b>	<b>96.08</b>	<b>27.02</b>	<b>27.02</b>

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	136,800	136,800	0.0	1,351	1,445	93	6.9	0.99	1.06
Res Hmstd: Avg Val	205,100	205,100	0.0	2,212	2,344	132	6.0	1.08	1.14
Res Hmstd: Hi Val	273,400	273,400	0.0	3,073	3,244	172	5.6	1.12	1.19
Res Hmstd: Ex-Hi Val	410,300	410,300	0.0	4,798	5,048	250	5.2	1.17	1.23
Comm/Ind: Lo Val	150,000	150,000	0.0	3,822	3,914	92	2.4	2.55	2.61
Comm/Ind: Med Val	300,000	300,000	0.0	8,783	8,997	214	2.4	2.93	3
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,933	32,717	784	2.5	3.19	3.27



Dakota County

Inver Grove Heights city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,214,812	2,214,812	0	0.0	25,182	25,901	718	2.9	1.14	1.17
Res Non-Hmstd	165,751	165,751	0	0.0	2,136	2,201	65	3.0	1.29	1.33
Misc props	24,388	24,388	0	0.0	361	372	11	3.0	1.48	1.53
Apartments	199,680	199,680	0	0.0	2,873	2,964	91	3.2	1.44	1.48
Low-inc Apts	11,700	11,700	0	0.0	104	107	3	3.1	0.89	0.91
Seasonal Rec	836	836	0	0.0	12	12	0	3.2	1.44	1.48
Com/Ind: Lo	42,958	42,958	0	0.0	1,114	1,128	14	1.3	2.59	2.63
Com/Ind Hi	354,049	354,049	0	0.0	12,025	12,177	151	1.3	3.40	3.44
Publ U: Elec Gen	20,796	20,796	0	0.0	504	513	9	1.8	2.42	2.47
Publ U: Other	67,254	67,254	0	0.0	2,320	2,349	29	1.2	3.45	3.49
Ag Hmstd House	5,744	5,744	0	0.0	71	75	3	4.6	1.24	1.30
Ag Hmstd Land	6,700	6,700	0	0.0	32	33	1	4.1	0.47	0.49
Ag Non-Hmstd	14,685	14,685	0	0.0	152	157	5	3.4	1.04	1.07
<b>Total</b>	<b>3,129,353</b>	<b>3,129,353</b>	<b>0</b>	<b>0.0</b>	<b>46,887</b>	<b>47,988</b>	<b>1,102</b>	<b>2.3</b>	<b>1.50</b>	<b>1.53</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	36,671	35,100	-1,571	-4.3	County	29.14	30.72	0.54	0.54	
(-) TIF Tax Capacity	2,113	2,113	0	0.0	City/Town	43.59	43.84	0.00	0.00	
(-) FD Contrib Tax Cap	3,793	3,793	0	0.0	School District	25.11	26.68	17.01	17.01	
(=) Taxable Tax Capacity	30,765	29,194	-1,571	-5.1	Special District	4.64	4.87	0.00	0.00	
FD Distrib Tax Cap	5,246	5,246	0	0.0	<b>Total</b>	<b>102.48</b>	<b>106.10</b>	<b>17.55</b>	<b>17.55</b>	

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	167,000	167,000	0.0	1,782	1,829	47	2.6	1.07	1.1
Res Hmstd: Avg Val	250,300	250,300	0.0	2,857	2,939	82	2.9	1.14	1.17
Res Hmstd: Hi Val	333,700	333,700	0.0	3,933	4,050	117	3.0	1.18	1.21
Res Hmstd: Ex-Hi Val	500,700	500,700	0.0	6,012	6,193	182	3.0	1.20	1.24
Apartment	300,000	300,000	0.0	4,369	4,505	136	3.1	1.46	1.50
Comm/Ind: Lo Val	150,000	150,000	0.0	3,909	3,958	49	1.3	2.61	2.64
Comm/Ind: Med Val	300,000	300,000	0.0	9,034	9,148	114	1.3	3.01	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,949	33,368	419	1.3	3.29	3.34

Dakota County

Lakeville city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,091,590	4,091,590	0	0.0	49,496	50,719	1,222	2.5	1.21	1.24
Res Non-Hmstd	371,246	371,246	0	0.0	4,939	5,078	139	2.8	1.33	1.37
Misc props	30,651	30,651	0	0.0	516	537	21	4.1	1.68	1.75
Apartments	68,208	68,208	0	0.0	1,031	1,058	27	2.6	1.51	1.55
Low-inc Apts	4,805	4,805	0	0.0	45	46	1	2.5	0.94	0.96
Seasonal Rec	3,138	3,138	0	0.0	44	45	1	2.6	1.41	1.45
Com/Ind: Lo	60,248	60,248	0	0.0	1,604	1,621	17	1.1	2.66	2.69
Com/Ind Hi	614,875	614,875	0	0.0	21,405	21,638	234	1.1	3.48	3.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	45,511	45,511	0	0.0	1,591	1,609	19	1.2	3.50	3.54
Ag Hmstd House	6,040	6,040	0	0.0	75	77	2	2.4	1.24	1.27
Ag Hmstd Land	10,826	10,826	0	0.0	66	68	2	3.4	0.61	0.63
Ag Non-Hmstd	47,329	47,329	0	0.0	524	543	19	3.7	1.11	1.15
<b>Total</b>	<b>5,354,469</b>	<b>5,354,469</b>	<b>0</b>	<b>0.0</b>	<b>81,337</b>	<b>83,041</b>	<b>1,705</b>	<b>2.1</b>	<b>1.52</b>	<b>1.55</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	60,978	58,669	-2,309	-3.8	County	29.14	30.72	0.54	0.54
(-) TIF Tax Capacity	904	904	0	0.0	City/Town	38.27	38.56	0.80	0.80
(-) FD Contrib Tax Cap	5,845	5,845	0	0.0	School District	33.25	34.59	19.30	19.30
(=) Taxable Tax Capacity	54,228	51,919	-2,309	-4.3	Special District	5.07	5.32	0.00	0.00
FD Distrib Tax Cap	7,807	7,807	0	0.0	<b>Total</b>	<b>105.73</b>	<b>109.19</b>	<b>20.64</b>	<b>20.64</b>

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	186,000	186,000	0.0	2,145	2,191	46	2.1	1.15	1.18
Res Hmstd: Avg Val	278,800	278,800	0.0	3,402	3,487	86	2.5	1.22	1.25
Res Hmstd: Hi Val	371,600	371,600	0.0	4,658	4,783	125	2.7	1.25	1.29
Res Hmstd: Ex-Hi Val	557,600	557,600	0.0	7,199	7,397	198	2.8	1.29	1.33
Apartment	300,000	300,000	0.0	4,584	4,714	130	2.8	1.53	1.57
Comm/Ind: Lo Val	150,000	150,000	0.0	4,007	4,053	46	1.1	2.67	2.70
Comm/Ind: Med Val	300,000	300,000	0.0	9,247	9,354	107	1.2	3.08	3.12
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,699	34,090	391	1.2	3.37	3.41

Dakota County

Mendota city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	15,430	15,430	0	0.0	168	175	6	3.8	1.09	1.13
Res Non-Hmstd	6,766	6,766	0	0.0	83	86	3	3.6	1.23	1.27
Misc props	385	385	0	0.0	7	8	0	3.2	1.89	1.95
Apartments	602	602	0	0.0	8	8	0	3.7	1.36	1.41
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,572	1,572	0	0.0	40	40	1	1.4	2.52	2.55
Com/Ind Hi	3,741	3,741	0	0.0	124	126	2	1.5	3.32	3.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	464	464	0	0.0	15	16	0	1.5	3.32	3.37
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>28,960</b>	<b>28,960</b>	<b>0</b>	<b>0.0</b>	<b>446</b>	<b>459</b>	<b>13</b>	<b>2.8</b>	<b>1.54</b>	<b>1.58</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	County	Net Tax Cap (Pctg)		Base	Alter	Base	Alter
Total Tax Capacity	358	348	-10	-2.8	County	29.08	30.66	0.54	0.54		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.86	47.36	0.00	0.00		
(-) FD Contrib Tax Cap	42	42	0	0.0	School District	19.59	20.28	11.18	11.18		
(=) Taxable Tax Capacity	316	306	-10	-3.2	Special District	4.90	5.14	0.00	0.00		
FD Distrib Tax Cap	19	19	0	0.0	<b>Total</b>	99.42	103.43	11.72	11.72		

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	203,600	203,600	0.0	2,073	2,149	75	3.6	1.02	1.06
Res Hmstd: Avg Val	305,300	305,300	0.0	3,295	3,414	119	3.6	1.08	1.12
Res Hmstd: Hi Val	406,900	406,900	0.0	4,516	4,679	163	3.6	1.11	1.15
Res Hmstd: Ex-Hi Val	610,500	610,500	0.0	7,059	7,315	256	3.6	1.16	1.2
Apartment	300,000	300,000	0.0	4,080	4,230	150	3.7	1.36	1.41
Comm/Ind: Lo Val	150,000	150,000	0.0	3,776	3,831	55	1.4	2.52	2.55
Comm/Ind: Med Val	300,000	300,000	0.0	8,753	8,881	128	1.5	2.92	2.96
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,978	32,446	468	1.5	3.2	3.24

Dakota County

New Trier city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,813	4,813	0	0.0	55	59	4	6.4	1.15	1.22
Res Non-Hmstd	549	549	0	0.0	8	8	1	7.1	1.37	1.47
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	350	350	0	0.0	5	6	0	7.3	1.55	1.67
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	313	313	0	0.0	8	9	0	3.1	2.70	2.78
Com/Ind Hi	81	81	0	0.0	3	3	0	3.2	3.51	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	29	29	0	0.0	1	1	0	3.2	3.51	3.62
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	233	233	0	0.0	2	2	0	9.5	0.67	0.73
Ag Non-Hmstd	21	21	0	0.0	0	0	0	8.9	1.03	1.12
<b>Total</b>	<b>6,390</b>	<b>6,390</b>	<b>0</b>	<b>0.0</b>	<b>82</b>	<b>87</b>	<b>5</b>	<b>6.1</b>	<b>1.29</b>	<b>1.37</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	67	60	-7	-10.7	County	29.14	30.72	0.54	0.54
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.89	53.93	0.00	0.00
(-) FD Contrib Tax Cap	3	3	0	0.0	School District	22.13	23.47	26.62	26.62
(=) Taxable Tax Capacity	64	57	-7	-11.2	Special District	3.42	3.60	0.00	0.00
FD Distrib Tax Cap	31	31	0	0.0	<b>Total</b>	<b>102.59</b>	<b>111.72</b>	<b>27.16</b>	<b>27.16</b>

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	110,000	110,000	0.0	1,154	1,222	68	5.9	1.05	1.11
Res Hmstd: Avg Val	164,900	164,900	0.0	1,916	2,040	124	6.5	1.16	1.24
Res Hmstd: Hi Val	219,800	219,800	0.0	2,677	2,858	180	6.7	1.22	1.30
Res Hmstd: Ex-Hi Val	329,800	329,800	0.0	4,204	4,496	292	7.0	1.27	1.36
Comm/Ind: Lo Val	150,000	150,000	0.0	4,046	4,172	126	3.1	2.7	2.78
Comm/Ind: Med Val	300,000	300,000	0.0	9,305	9,600	295	3.2	3.10	3.2
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,846	34,927	1,081	3.2	3.38	3.49

Dakota County

Randolph city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	23,131	23,131	0	0.0	184	200	16	8.6	0.79	0.86
Res Non-Hmstd	3,810	3,810	0	0.0	37	38	2	5.3	0.96	1.01
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	185	185	0	0.0	2	2	0	5.4	1.11	1.17
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,298	1,298	0	0.0	30	31	1	2.0	2.31	2.36
Com/Ind Hi	500	500	0	0.0	15	15	0	2.0	3.03	3.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	517	517	0	0.0	16	16	0	2.0	3.03	3.10
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	289	289	0	0.0	1	1	0	7.3	0.40	0.43
Ag Non-Hmstd	1,210	1,210	0	0.0	9	10	1	6.1	0.78	0.83
<b>Total</b>	<b>30,940</b>	<b>30,940</b>	<b>0</b>	<b>0.0</b>	<b>294</b>	<b>313</b>	<b>20</b>	<b>6.7</b>	<b>0.95</b>	<b>1.01</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	327	300	-27	-8.3	County	29.14	30.72	0.54	0.54
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.07	27.45	0.00	0.00
(-) FD Contrib Tax Cap	14	14	0	0.0	School District	20.12	20.74	12.97	12.97
(=) Taxable Tax Capacity	<u>313</u>	<u>286</u>	<u>-27</u>	<u>-8.7</u>	Special District	<u>3.42</u>	<u>3.60</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	66	66	0	0.0	<b>Total</b>	<b>77.76</b>	<b>82.51</b>	<b>13.51</b>	<b>13.51</b>

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	130,500	130,500	0.0	936	1,043	107	11.4	0.72	0.8
Res Hmstd: Avg Val	195,700	195,700	0.0	1,590	1,717	127	8.0	0.81	0.88
Res Hmstd: Hi Val	260,800	260,800	0.0	2,243	2,391	148	6.6	0.86	0.92
Res Hmstd: Ex-Hi Val	391,300	391,300	0.0	3,551	3,741	190	5.3	0.91	0.96
Comm/Ind: Lo Val	150,000	150,000	0.0	3,464	3,533	69	2.0	2.31	2.36
Comm/Ind: Med Val	300,000	300,000	0.0	8,015	8,176	161	2.0	2.67	2.73
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,253	29,842	589	2.0	2.93	2.98

Dakota County

Rosemount city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,578,133	1,578,133	0	0.0	19,442	19,940	498	2.6	1.23	1.26
Res Non-Hmstd	124,631	124,631	0	0.0	1,691	1,740	49	2.9	1.36	1.40
Misc props	8,032	8,032	0	0.0	130	134	4	2.9	1.62	1.66
Apartments	21,070	21,070	0	0.0	329	339	10	3.0	1.56	1.61
Low-inc Apts	9,495	9,495	0	0.0	92	95	3	2.9	0.97	1.00
Seasonal Rec	1,807	1,807	0	0.0	28	29	1	3.0	1.56	1.61
Com/Ind: Lo	17,969	17,969	0	0.0	484	490	6	1.3	2.69	2.73
Com/Ind Hi	257,924	257,924	0	0.0	8,963	9,083	120	1.3	3.48	3.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	40,460	40,460	0	0.0	1,410	1,429	19	1.3	3.48	3.53
Ag Hmstd House	4,945	4,945	0	0.0	60	62	2	2.9	1.22	1.26
Ag Hmstd Land	10,791	10,791	0	0.0	54	56	2	4.0	0.50	0.52
Ag Non-Hmstd	38,760	38,760	0	0.0	410	425	15	3.5	1.06	1.10
<b>Total</b>	<b>2,114,018</b>	<b>2,114,018</b>	<b>0</b>	<b>0.0</b>	<b>33,093</b>	<b>33,821</b>	<b>728</b>	<b>2.2</b>	<b>1.57</b>	<b>1.60</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	24,332	23,257	-1,075	-4.4	County	29.14	30.72	0.54	0.54
(-) TIF Tax Capacity	601	601	0	0.0	City/Town	44.64	45.08	0.70	0.70
(-) FD Contrib Tax Cap	2,406	2,406	0	0.0	School District	26.80	28.25	22.22	22.22
(=) Taxable Tax Capacity	21,324	20,249	-1,075	-5.0	Special District	5.18	5.44	0.00	0.00
FD Distrib Tax Cap	2,998	2,998	0	0.0	<b>Total</b>	105.75	109.49	23.45	23.45

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	172,900	172,900	0.0	2,017	2,061	44	2.2	1.17	1.19
Res Hmstd:Avg Val	259,300	259,300	0.0	3,211	3,295	84	2.6	1.24	1.27
Res Hmstd: Hi Val	345,600	345,600	0.0	4,404	4,528	124	2.8	1.27	1.31
Res Hmstd: Ex-Hi Val	518,500	518,500	0.0	6,748	6,944	196	2.9	1.30	1.34
Apartment	300,000	300,000	0.0	4,669	4,810	140	3.0	1.56	1.60
Comm/Ind: Lo Val	150,000	150,000	0.0	4,035	4,086	52	1.3	2.69	2.72
Comm/Ind: Med Val	300,000	300,000	0.0	9,297	9,418	121	1.3	3.1	3.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,854	34,297	442	1.3	3.39	3.43

Dakota County

South St. Paul city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	934,573	934,573	0	0.0	11,192	11,906	714	6.4	1.20	1.27
Res Non-Hmstd	105,844	105,844	0	0.0	1,506	1,629	122	8.1	1.42	1.54
Misc props	8,240	8,240	0	0.0	154	167	13	8.4	1.87	2.03
Apartments	62,004	62,004	0	0.0	997	1,080	82	8.2	1.61	1.74
Low-inc Apts	6,785	6,785	0	0.0	68	74	5	8.0	1.01	1.09
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	36,945	36,945	0	0.0	999	1,042	43	4.3	2.70	2.82
Com/Ind Hi	168,980	168,980	0	0.0	5,965	6,229	264	4.4	3.53	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,933	14,933	0	0.0	526	550	23	4.4	3.53	3.68
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,338,303</b>	<b>1,338,303</b>	<b>0</b>	<b>0.0</b>	<b>21,409</b>	<b>22,676</b>	<b>1,268</b>	<b>5.9</b>	<b>1.60</b>	<b>1.69</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	15,650	14,342	-1,308	-8.4	County	26.54	27.98	0.54	0.54
(-) TIF Tax Capacity	1,548	1,548	0	0.0	City/Town	48.38	53.82	0.00	0.00
(-) FD Contrib Tax Cap	1,155	1,155	0	0.0	School District	30.65	34.10	21.67	21.67
(=) Taxable Tax Capacity	12,947	11,639	-1,308	-10.1	Special District	6.15	6.56	0.00	0.00
FD Distrib Tax Cap	3,901	3,901	0	0.0	<b>Total</b>	<b>111.72</b>	<b>122.45</b>	<b>22.21</b>	<b>22.21</b>

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	121,300	121,300	0.0	1,361	1,432	71	5.2	1.12	1.18
Res Hmstd: Avg Val	181,800	181,800	0.0	2,226	2,374	148	6.7	1.22	1.31
Res Hmstd: Hi Val	242,300	242,300	0.0	3,091	3,316	225	7.3	1.28	1.37
Res Hmstd: Ex-Hi Val	363,600	363,600	0.0	4,825	5,205	380	7.9	1.33	1.43
Apartment	300,000	300,000	0.0	4,856	5,258	402	8.3	1.62	1.75
Comm/Ind: Lo Val	150,000	150,000	0.0	4,054	4,229	176	4.3	2.70	2.82
Comm/Ind: Med Val	300,000	300,000	0.0	9,348	9,757	410	4.4	3.12	3.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,053	35,555	1,502	4.4	3.41	3.56

Dakota County

Vermillion city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	27,908	27,908	0	0.0	314	333	19	6.0	1.13	1.19
Res Non-Hmstd	1,485	1,485	0	0.0	19	20	1	5.8	1.30	1.38
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	425	425	0	0.0	6	7	0	6.0	1.47	1.56
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,063	1,063	0	0.0	28	29	1	2.6	2.62	2.69
Com/Ind Hi	689	689	0	0.0	23	24	1	2.7	3.41	3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	190	190	0	0.0	6	7	0	2.7	3.41	3.50
Ag Hmstd House	174	174	0	0.0	2	2	0	6.0	1.11	1.18
Ag Hmstd Land	1,876	1,876	0	0.0	12	13	1	7.8	0.65	0.70
Ag Non-Hmstd	59	59	0	0.0	1	1	0	7.3	0.96	1.03
<b>Total</b>	<b>33,869</b>	<b>33,869</b>	<b>0</b>	<b>0.0</b>	<b>413</b>	<b>436</b>	<b>23</b>	<b>5.6</b>	<b>1.22</b>	<b>1.29</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	350	320	-30	-8.4	29.14	30.72	22.13	23.47	0.54	0.54
(-) TIF Tax Capacity	0	0	0	0.0	40.86	44.78	22.13	23.47	0.00	0.00
(-) FD Contrib Tax Cap	12	12	0	0.0	3.98	4.18	22.13	23.47	26.62	26.62
(=) Taxable Tax Capacity	338	308	-30	-8.7	96.11	103.16	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	79	79	0	0.0	<b>Total</b>				27.16	27.16

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	136,800	136,800	0.0	1,437	1,526	89	6.2	1.05	1.12
Res Hmstd: Avg Val	205,100	205,100	0.0	2,341	2,479	139	5.9	1.14	1.21
Res Hmstd: Hi Val	273,500	273,500	0.0	3,245	3,434	189	5.8	1.19	1.26
Res Hmstd: Ex-Hi Val	410,300	410,300	0.0	5,055	5,344	289	5.7	1.23	1.30
Comm/Ind: Lo Val	150,000	150,000	0.0	3,935	4,037	102	2.6	2.62	2.69
Comm/Ind: Med Val	300,000	300,000	0.0	9,045	9,284	238	2.6	3.02	3.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,895	33,768	873	2.7	3.29	3.38



Dakota County

West St. Paul city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	948,785	948,785	0	0.0	10,445	10,931	486	4.7	1.10	1.15
Res Non-Hmstd	71,914	71,914	0	0.0	910	962	52	5.7	1.27	1.34
Misc props	186	186	0	0.0	2	2	0	5.7	1.21	1.28
Apartments	171,632	171,632	0	0.0	2,550	2,699	148	5.8	1.49	1.57
Low-inc Apts	9,197	9,197	0	0.0	84	88	5	5.7	0.91	0.96
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	35,021	35,021	0	0.0	913	935	22	2.4	2.61	2.67
Com/Ind Hi	238,446	238,446	0	0.0	8,197	8,399	202	2.5	3.44	3.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,896	9,896	0	0.0	340	349	8	2.5	3.44	3.52
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,485,077</b>	<b>1,485,077</b>	<b>0</b>	<b>0.0</b>	<b>23,442</b>	<b>24,366</b>	<b>923</b>	<b>3.9</b>	<b>1.58</b>	<b>1.64</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	17,950	16,899	-1,051	-5.9	County	29.14	30.72	0.54	0.54
(-) TIF Tax Capacity	1,380	1,380	0	0.0	City/Town	56.07	60.47	0.00	0.00
(-) FD Contrib Tax Cap	2,131	2,131	0	0.0	School District	19.66	20.35	11.18	11.18
(=) Taxable Tax Capacity	14,439	13,388	-1,051	-7.3	Special District	4.64	4.87	0.00	0.00
FD Distrib Tax Cap	3,271	3,271	0	0.0	<b>Total</b>	109.51	116.42	11.72	11.72

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	132,900	132,900	0.0	1,358	1,409	50	3.7	1.02	1.06
Res Hmstd:Avg Val	199,300	199,300	0.0	2,223	2,329	106	4.8	1.12	1.17
Res Hmstd: Hi Val	265,700	265,700	0.0	3,088	3,249	162	5.2	1.16	1.22
Res Hmstd: Ex-Hi Val	398,600	398,600	0.0	4,818	5,091	273	5.7	1.21	1.28
Apartment	300,000	300,000	0.0	4,458	4,717	259	5.8	1.49	1.57
Comm/Ind: Lo Val	150,000	150,000	0.0	3,911	4,007	95	2.4	2.61	2.67
Comm/Ind: Med Val	300,000	300,000	0.0	9,068	9,290	222	2.4	3.02	3.1
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,132	33,946	814	2.5	3.31	3.39

Dakota County

Lilydale city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	96,698	96,698	0	0.0	905	933	29	3.2	0.94	0.97
Res Non-Hmstd	11,174	11,174	0	0.0	109	112	3	2.4	0.98	1.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	13,750	13,750	0	0.0	161	165	4	2.5	1.17	1.20
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,801	1,801	0	0.0	43	43	0	0.9	2.38	2.40
Com/Ind Hi	17,231	17,231	0	0.0	539	544	5	0.9	3.13	3.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,391	1,391	0	0.0	44	44	0	0.9	3.13	3.16
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	142,046	142,046	0	0.0	1,800	1,842	41	2.3	1.27	1.30

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	1,678	1,632	-46	-2.7	County	29.14	30.72		0.54	0.54
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.88	30.68		0.00	0.00
(-) FD Contrib Tax Cap	155	155	0	0.0	School District	19.66	20.35		11.18	11.18
(=) Taxable Tax Capacity	1,523	1,477	-46	-3.0	Special District	4.67	4.90		0.00	0.00
FD Distrib Tax Cap	58	58	0	0.0	<b>Total</b>	84.35	86.65		11.72	11.72

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	217,500	217,500	0.0	1,913	1,986	74	3.8	0.88	0.91
Res Hmstd: Avg Val	326,200	326,200	0.0	3,055	3,140	86	2.8	0.94	0.96
Res Hmstd: Hi Val	434,800	434,800	0.0	4,177	4,277	100	2.4	0.96	0.98
Res Hmstd: Ex-Hi Val	652,300	652,300	0.0	6,587	6,746	159	2.4	1.01	1.03
Comm/Ind: Lo Val	150,000	150,000	0.0	3,565	3,596	32	0.9	2.38	2.4
Comm/Ind: Med Val	300,000	300,000	0.0	8,259	8,333	74	0.9	2.75	2.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,165	30,436	271	0.9	3.02	3.04

Dakota County

Miesville city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	8,986	8,986	0	0.0	89	94	5	5.2	0.99	1.04
Res Non-Hmstd	872	872	0	0.0	10	10	0	3.0	1.16	1.20
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,002	1,002	0	0.0	25	25	0	1.3	2.48	2.51
Com/Ind Hi	629	629	0	0.0	20	21	0	1.3	3.22	3.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	477	477	0	0.0	15	16	0	1.3	3.22	3.26
Ag Hmstd House	800	800	0	0.0	8	8	0	5.0	0.99	1.04
Ag Hmstd Land	4,028	4,028	0	0.0	22	23	1	4.1	0.54	0.56
Ag Non-Hmstd	149	149	0	0.0	1	1	0	3.9	0.82	0.85
<b>Total</b>	16,942	16,942	0	0.0	190	197	7	3.7	1.12	1.16

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	174	164	-9	-5.4	29.14	30.72	22.13	23.47	0.54	0.54
(-) TIF Tax Capacity	0	0	0	0.0	27.22	27.31	22.13	23.47	0.00	0.00
(-) FD Contrib Tax Cap	13	13	0	0.0	3.42	3.60	0.00	0.00	26.63	26.63
(=) Taxable Tax Capacity	161	151	-9	-5.9	<b>Total</b>	81.92	85.11	27.16	27.16	0.00
FD Distrib Tax Cap	25	25	0	0.0						

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	143,800	143,800	0.0	1,326	1,408	82	6.2	0.92	0.98
Res Hmstd: Avg Val	215,500	215,500	0.0	2,172	2,267	95	4.4	1.01	1.05
Res Hmstd: Hi Val	287,300	287,300	0.0	3,020	3,129	108	3.6	1.05	1.09
Res Hmstd: Ex-Hi Val	431,100	431,100	0.0	4,703	4,840	137	2.9	1.09	1.12
Comm/Ind: Lo Val	150,000	150,000	0.0	3,723	3,770	47	1.3	2.48	2.51
Comm/Ind: Med Val	300,000	300,000	0.0	8,551	8,660	109	1.3	2.85	2.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,083	31,481	398	1.3	3.11	3.15

Dakota County

Mendota Heights city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,323,954	1,323,954	0	0.0	12,529	12,911	382	3.1	0.95	0.98
Res Non-Hmstd	99,928	99,928	0	0.0	993	1,018	26	2.6	0.99	1.02
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	15,400	15,400	0	0.0	181	186	5	2.6	1.17	1.20
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	828	828	0	0.0	8	8	0	2.6	0.97	1.00
Com/Ind: Lo	18,398	18,398	0	0.0	440	444	4	0.9	2.39	2.41
Com/Ind Hi	314,004	314,004	0	0.0	9,876	9,969	93	0.9	3.15	3.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	25,607	25,607	0	0.0	805	813	8	0.9	3.15	3.17
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	340	340	0	0.0	1	1	0	3.6	0.35	0.36
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,798,458</b>	<b>1,798,458</b>	<b>0</b>	<b>0.0</b>	<b>24,833</b>	<b>25,351</b>	<b>518</b>	<b>2.1</b>	<b>1.38</b>	<b>1.41</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	21,668	21,311	-358	-1.7	County	29.14	30.72	0.54	0.54
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	29.92	29.89	1.47	1.47
(-) FD Contrib Tax Cap	2,841	2,841	0	0.0	School District	19.66	20.35	11.18	11.18
(=) Taxable Tax Capacity	18,828	18,470	-358	-1.9	Special District	4.64	4.87	0.00	0.00
FD Distrib Tax Cap	1,084	1,084	0	0.0	<b>Total</b>	<b>83.36</b>	<b>85.84</b>	<b>13.19</b>	<b>13.19</b>

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	240,300	240,300	0.0	2,164	2,246	82	3.8	0.90	0.93
Res Hmstd: Avg Val	360,200	360,200	0.0	3,429	3,526	96	2.8	0.95	0.98
Res Hmstd: Hi Val	480,200	480,200	0.0	4,636	4,755	119	2.6	0.97	0.99
Res Hmstd: Ex-Hi Val	720,400	720,400	0.0	7,414	7,607	192	2.6	1.03	1.06
Comm/Ind: Lo Val	150,000	150,000	0.0	3,588	3,621	33	0.9	2.39	2.41
Comm/Ind: Med Val	300,000	300,000	0.0	8,306	8,383	78	0.9	2.77	2.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,322	30,608	286	0.9	3.03	3.06

Dakota County

Sunfish Lake city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	149,711	149,711	0	0.0	1,404	1,446	42	3.0	0.94	0.97
Res Non-Hmstd	17,438	17,438	0	0.0	171	176	5	3.0	0.98	1.01
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	94	94	0	0.0	2	2	0	1.9	2.58	2.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,134	1,134	0	0.0	29	30	1	1.9	2.58	2.63
Ag Hmstd House	135	135	0	0.0	1	1	0	10.2	0.67	0.74
Ag Hmstd Land	506	506	0	0.0	2	2	0	3.9	0.33	0.34
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	169,018	169,018	0	0.0	1,609	1,657	47	2.9	0.95	0.98

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,891	1,890	-1	-0.1	County	29.14	30.72	0.54	0.54
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	20.67	20.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.66	20.35	11.18	11.18
(=) Taxable Tax Capacity	1,891	1,890	-1	-0.1	Special District	4.64	4.87	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	74.10	76.61	11.72	11.72

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	594,200	594,200	0.0	5,274	5,429	155	2.9	0.89	0.91
Res Hmstd: Avg Val	890,800	890,800	0.0	8,369	8,616	248	3.0	0.94	0.97
Res Hmstd: Hi Val	1,187,400	1,187,400	0.0	11,464	11,804	340	3.0	0.97	0.99
Res Hmstd: Ex-Hi Val	1,781,600	1,781,600	0.0	17,664	18,190	526	3.0	0.99	1.02

Dakota County

Burnsville city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,271,863	3,271,863	0	0.0	38,727	39,751	1,024	2.6	1.18	1.21
Res Non-Hmstd	265,745	265,745	0	0.0	3,439	3,532	94	2.7	1.29	1.33
Misc props	23,312	23,312	0	0.0	357	367	10	2.8	1.53	1.58
Apartments	437,465	437,465	0	0.0	6,672	6,862	190	2.8	1.53	1.57
Low-inc Apts	43,391	43,391	0	0.0	413	425	11	2.7	0.95	0.98
Seasonal Rec	981	981	0	0.0	12	12	0	2.7	1.23	1.26
Com/Ind: Lo	94,336	94,336	0	0.0	2,526	2,555	30	1.2	2.68	2.71
Com/Ind Hi	1,237,054	1,237,054	0	0.0	43,067	43,589	523	1.2	3.48	3.52
Publ U: Elec Gen	57,091	57,091	0	0.0	1,427	1,451	24	1.7	2.50	2.54
Publ U: Other	94,588	94,588	0	0.0	3,289	3,329	40	1.2	3.48	3.52
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>5,525,827</b>	<b>5,525,827</b>	<b>0</b>	<b>0.0</b>	<b>99,930</b>	<b>101,875</b>	<b>1,945</b>	<b>1.9</b>	<b>1.81</b>	<b>1.84</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	70,768	67,822	-2,946	-4.2	County	29.14	30.72	0.54	0.54
(-) TIF Tax Capacity	3,232	3,232	0	0.0	City/Town	42.58	42.87	0.00	0.00
(-) FD Contrib Tax Cap	11,589	11,589	0	0.0	School District	23.97	25.31	25.64	25.64
(=) Taxable Tax Capacity	55,948	53,002	-2,946	-5.3	Special District	5.43	5.70	0.00	0.00
FD Distrib Tax Cap	9,275	9,275	0	0.0	<b>Total</b>	101.11	104.61	26.18	26.18

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	149,600	149,600	0.0	1,667	1,708	41	2.5	1.11	1.14
Res Hmstd: Avg Val	224,300	224,300	0.0	2,685	2,755	71	2.6	1.2	1.23
Res Hmstd: Hi Val	299,000	299,000	0.0	3,703	3,803	100	2.7	1.24	1.27
Res Hmstd: Ex-Hi Val	448,700	448,700	0.0	5,712	5,868	157	2.7	1.27	1.31
Apartment	300,000	300,000	0.0	4,577	4,708	131	2.9	1.53	1.57
Comm/Ind: Lo Val	150,000	150,000	0.0	4,019	4,066	47	1.2	2.68	2.71
Comm/Ind: Med Val	300,000	300,000	0.0	9,246	9,356	111	1.2	3.08	3.12
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,639	34,045	406	1.2	3.36	3.40

Dakota County

Apple Valley city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,420,721	3,420,721	0	0.0	41,923	42,979	1,056	2.5	1.23	1.26
Res Non-Hmstd	261,026	261,026	0	0.0	3,484	3,582	98	2.8	1.33	1.37
Misc props	19,564	19,564	0	0.0	311	320	9	2.9	1.59	1.64
Apartments	154,355	154,355	0	0.0	2,414	2,484	70	2.9	1.56	1.61
Low-inc Apts	20,508	20,508	0	0.0	201	206	6	2.8	0.98	1.01
Seasonal Rec	908	908	0	0.0	13	13	0	3.0	1.40	1.44
Com/Ind: Lo	35,340	35,340	0	0.0	961	972	11	1.2	2.72	2.75
Com/Ind Hi	483,624	483,624	0	0.0	17,103	17,305	202	1.2	3.54	3.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	47,198	47,198	0	0.0	1,668	1,688	20	1.2	3.53	3.58
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	443	443	0	0.0	2	2	0	3.5	0.52	0.54
Ag Non-Hmstd	12,791	12,791	0	0.0	133	137	5	3.5	1.04	1.07
<b>Total</b>	<b>4,456,479</b>	<b>4,456,479</b>	<b>0</b>	<b>0.0</b>	<b>68,213</b>	<b>69,689</b>	<b>1,476</b>	<b>2.2</b>	<b>1.53</b>	<b>1.56</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	50,539	47,811	-2,727	-5.4	County	29.14	30.72	0.54	0.54
(-) TIF Tax Capacity	3,000	3,000	0	0.0	City/Town	42.39	42.72	3.75	3.75
(-) FD Contrib Tax Cap	4,743	4,743	0	0.0	School District	26.90	28.35	22.65	22.65
(=) Taxable Tax Capacity	42,795	40,068	-2,727	-6.4	Special District	5.11	5.37	0.00	0.00
FD Distrib Tax Cap	7,263	7,263	0	0.0	<b>Total</b>	103.54	107.17	26.94	26.94

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	158,200	158,200	0.0	1,834	1,875	41	2.2	1.16	1.19
Res Hmstd: Avg Val	237,200	237,200	0.0	2,936	3,011	75	2.5	1.24	1.27
Res Hmstd: Hi Val	316,200	316,200	0.0	4,038	4,146	108	2.7	1.28	1.31
Res Hmstd: Ex-Hi Val	474,400	474,400	0.0	6,190	6,362	172	2.8	1.30	1.34
Apartment	300,000	300,000	0.0	4,691	4,827	136	2.9	1.56	1.61
Comm/Ind: Lo Val	150,000	150,000	0.0	4,079	4,126	47	1.1	2.72	2.75
Comm/Ind: Med Val	300,000	300,000	0.0	9,384	9,493	109	1.2	3.13	3.16
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,138	34,539	401	1.2	3.41	3.45

Dakota County

Eagan city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,600,432	4,600,432	0	0.0	50,909	52,528	1,618	3.2	1.11	1.14
Res Non-Hmstd	308,911	308,911	0	0.0	3,685	3,785	100	2.7	1.19	1.23
Misc props	54	54	0	0.0	1	1	0	2.5	1.95	2.00
Apartments	366,927	366,927	0	0.0	4,934	5,070	136	2.8	1.34	1.38
Low-inc Apts	3,340	3,340	0	0.0	30	31	1	2.6	0.89	0.92
Seasonal Rec	2,289	2,289	0	0.0	31	32	1	2.8	1.36	1.39
Com/Ind: Lo	85,805	85,805	0	0.0	2,172	2,194	22	1.0	2.53	2.56
Com/Ind Hi	1,568,139	1,568,139	0	0.0	51,644	52,166	522	1.0	3.29	3.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	62,469	62,469	0	0.0	2,105	2,128	23	1.1	3.37	3.41
Ag Hmstd House	93	93	0	0.0	1	1	0	4.6	0.88	0.92
Ag Hmstd Land	435	435	0	0.0	2	2	0	3.9	0.42	0.44
Ag Non-Hmstd	464	464	0	0.0	4	4	0	3.4	0.93	0.96
<b>Total</b>	<b>6,999,358</b>	<b>6,999,358</b>	<b>0</b>	<b>0.0</b>	<b>115,518</b>	<b>117,942</b>	<b>2,424</b>	<b>2.1</b>	<b>1.65</b>	<b>1.69</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	87,833	84,776	-3,057	-3.5	County	29.14	30.72	0.54	0.54
(-) TIF Tax Capacity	1,093	1,093	0	0.0	City/Town	33.66	33.69	1.70	1.70
(-) FD Contrib Tax Cap	14,166	14,166	0	0.0	School District	24.63	25.87	20.51	20.51
(=) Taxable Tax Capacity	<u>72,574</u>	<u>69,517</u>	<u>-3,057</u>	<u>-4.2</u>	Special District	<u>4.64</u>	<u>4.87</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	8,630	8,630	0	0.0	<b>Total</b>	92.08	95.15	22.75	22.75

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	170,800	170,800	0.0	1,743	1,806	63	3.6	1.02	1.06
Res Hmstd:Avg Val	256,100	256,100	0.0	2,799	2,884	86	3.1	1.09	1.13
Res Hmstd: Hi Val	341,300	341,300	0.0	3,854	3,962	108	2.8	1.13	1.16
Res Hmstd: Ex-Hi Val	512,200	512,200	0.0	5,910	6,068	158	2.7	1.15	1.18
Apartment	300,000	300,000	0.0	4,135	4,251	115	2.8	1.38	1.42
Comm/Ind: Lo Val	150,000	150,000	0.0	3,862	3,902	40	1.0	2.57	2.60
Comm/Ind: Med Val	300,000	300,000	0.0	8,898	8,991	94	1.1	2.97	3
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,397	32,741	344	1.1	3.24	3.27



Dakota County

Hastings city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,172,718	1,172,718	0	0.0	15,010	15,328	318	2.1	1.28	1.31
Res Non-Hmstd	112,550	112,550	0	0.0	1,651	1,705	54	3.3	1.47	1.51
Misc props	12,689	12,689	0	0.0	214	221	7	3.4	1.68	1.74
Apartments	69,468	69,468	0	0.0	1,161	1,200	39	3.4	1.67	1.73
Low-inc Apts	6,970	6,970	0	0.0	73	75	2	3.2	1.04	1.08
Seasonal Rec	213	213	0	0.0	4	4	0	3.4	1.67	1.73
Com/Ind: Lo	40,777	40,777	0	0.0	1,136	1,153	17	1.5	2.79	2.83
Com/Ind Hi	163,497	163,497	0	0.0	5,925	6,014	89	1.5	3.62	3.68
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,476	13,476	0	0.0	488	496	7	1.5	3.62	3.68
Ag Hmstd House	331	331	0	0.0	4	4	0	12.5	1.14	1.28
Ag Hmstd Land	1,277	1,277	0	0.0	11	11	0	4.4	0.84	0.87
Ag Non-Hmstd	2,262	2,262	0	0.0	25	26	1	4.0	1.12	1.16
<b>Total</b>	<b>1,596,228</b>	<b>1,596,228</b>	<b>0</b>	<b>0.0</b>	<b>25,700</b>	<b>26,236</b>	<b>537</b>	<b>2.1</b>	<b>1.61</b>	<b>1.64</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	18,195	16,903	-1,292	-7.1	County	29.14	30.72	0.54	0.54
(-) TIF Tax Capacity	21	21	0	0.0	City/Town	55.19	56.44	0.00	0.00
(-) FD Contrib Tax Cap	1,634	1,634	0	0.0	School District	22.13	23.47	26.62	26.62
(=) Taxable Tax Capacity	16,541	15,248	-1,292	-7.8	Special District	5.46	5.79	0.00	0.00
FD Distrib Tax Cap	4,022	4,022	0	0.0	<b>Total</b>	<b>111.93</b>	<b>116.43</b>	<b>27.16</b>	<b>27.16</b>

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	135,200	135,200	0.0	1,630	1,649	20	1.2	1.21	1.22
Res Hmstd: Avg Val	202,700	202,700	0.0	2,629	2,689	60	2.3	1.3	1.33
Res Hmstd: Hi Val	270,300	270,300	0.0	3,630	3,731	100	2.8	1.34	1.38
Res Hmstd: Ex-Hi Val	405,500	405,500	0.0	5,633	5,814	181	3.2	1.39	1.43
Apartment	300,000	300,000	0.0	5,012	5,181	169	3.4	1.67	1.73
Comm/Ind: Lo Val	150,000	150,000	0.0	4,179	4,240	61	1.5	2.79	2.83
Comm/Ind: Med Val	300,000	300,000	0.0	9,614	9,758	143	1.5	3.20	3.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,981	35,506	526	1.5	3.5	3.55

Dakota County

Northfield city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	92,152	92,152	0	0.0	1,211	1,257	46	3.8	1.31	1.36
Res Non-Hmstd	8,415	8,415	0	0.0	122	127	5	4.5	1.45	1.51
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	300	300	0	0.0	8	8	0	3.5	2.67	2.76
Com/Ind Hi	5,068	5,068	0	0.0	175	182	6	3.6	3.46	3.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	96	96	0	0.0	3	3	0	3.6	3.46	3.58
Ag Hmstd House	425	425	0	0.0	6	6	0	3.7	1.30	1.35
Ag Hmstd Land	1,880	1,880	0	0.0	10	11	1	5.9	0.54	0.57
Ag Non-Hmstd	1,163	1,163	0	0.0	13	13	1	5.6	1.10	1.16
<b>Total</b>	109,499	109,499	0	0.0	1,547	1,607	60	3.9	1.41	1.47

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,143	1,075	-68	-6.0	County	26.51	27.95	0.54	0.54
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.41	46.08	1.75	1.75
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.28	36.01	26.91	26.91
(=) Taxable Tax Capacity	1,143	1,075	-68	-6.0	Special District	5.39	5.71	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	109.59	115.76	29.20	29.20

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	163,700	163,700	0.0	2,047	2,112	65	3.2	1.25	1.29
Res Hmstd: Avg Val	245,500	245,500	0.0	3,256	3,383	127	3.9	1.33	1.38
Res Hmstd: Hi Val	327,200	327,200	0.0	4,463	4,653	189	4.2	1.36	1.42
Res Hmstd: Ex-Hi Val	491,000	491,000	0.0	6,815	7,118	303	4.4	1.39	1.45
Comm/Ind: Lo Val	150,000	150,000	0.0	4,003	4,141	139	3.5	2.67	2.76
Comm/Ind: Med Val	300,000	300,000	0.0	9,193	9,517	324	3.5	3.06	3.17
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,417	34,604	1,187	3.6	3.34	3.46

**Dodge County**

**Claremont city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	13,083	13,083	0	0.0	217	206	-11	-5.3	1.66	1.57
Res Non-Hmstd	1,631	1,631	0	0.0	33	37	4	11.8	2.04	2.28
Misc props	125	125	0	0.0	3	4	0	11.7	2.56	2.86
Apartments	262	262	0	0.0	6	7	1	11.9	2.43	2.72
Low-inc Apts	187	187	0	0.0	3	3	0	11.7	1.48	1.66
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,668	1,668	0	0.0	60	66	6	9.6	3.62	3.97
Com/Ind Hi	4,581	4,581	0	0.0	218	240	21	9.7	4.77	5.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	918	918	0	0.0	43	47	4	9.7	4.64	5.09
Ag Hmstd House	132	132	0	0.0	2	2	0	1.7	1.79	1.82
Ag Hmstd Land	1,814	1,814	0	0.0	21	24	3	13.1	1.15	1.30
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>24,400</b>	<b>24,400</b>	<b>0</b>	<b>0.0</b>	<b>607</b>	<b>635</b>	<b>28</b>	<b>4.6</b>	<b>2.49</b>	<b>2.60</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	301	260	-40	-13.4	County	44.20	46.95	0.00	0.00
(-) TIF Tax Capacity	12	12	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.83	15.43	16.77	16.77
(=) Taxable Tax Capacity	289	248	-40	-14.0	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	181.23	204.45	16.77	16.77

*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	61,600	61,600	0.0	973	859	-114	-11.7	1.58	1.39
Res Hmstd: Avg Val	92,400	92,400	0.0	1,540	1,453	-88	-5.7	1.67	1.57
Res Hmstd: Hi Val	123,100	123,100	0.0	2,176	2,188	13	0.6	1.77	1.78
Res Hmstd: Ex-Hi Val	184,800	184,800	0.0	3,453	3,667	214	6.2	1.87	1.98
Apartment	300,000	300,000	0.0	7,299	8,170	871	11.9	2.43	2.72
Comm/Ind: Lo Val	150,000	150,000	0.0	5,428	5,950	522	9.6	3.62	3.97
Comm/Ind: Med Val	300,000	300,000	0.0	12,581	13,800	1,219	9.7	4.19	4.60
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	45,964	50,434	4,470	9.7	4.6	5.04

Dodge County

Dodge Center city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	89,348	89,348	0	0.0	1,187	1,220	32	2.7	1.33	1.37
Res Non-Hmstd	11,769	11,769	0	0.0	191	208	17	9.0	1.62	1.77
Misc props	651	651	0	0.0	14	15	1	9.3	2.10	2.30
Apartments	2,095	2,095	0	0.0	39	43	4	9.2	1.88	2.05
Low-inc Apts	1,621	1,621	0	0.0	19	20	2	9.0	1.15	1.25
Seasonal Rec	13	13	0	0.0	0	0	0	9.2	1.88	2.05
Com/Ind: Lo	8,343	8,343	0	0.0	246	263	17	7.0	2.95	3.16
Com/Ind Hi	18,573	18,573	0	0.0	720	771	51	7.1	3.88	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,005	4,005	0	0.0	155	166	11	7.1	3.87	4.15
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	517	517	0	0.0	4	5	0	10.8	0.79	0.88
Ag Non-Hmstd	702	702	0	0.0	10	11	1	10.1	1.37	1.50
<b>Total</b>	<b>137,638</b>	<b>137,638</b>	<b>0</b>	<b>0.0</b>	<b>2,585</b>	<b>2,722</b>	<b>137</b>	<b>5.3</b>	<b>1.88</b>	<b>1.98</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,652	1,471	-181	-11.0	County	45.94	49.03	0.00	0.00
(-) TIF Tax Capacity	95	95	0	0.0	City/Town	73.97	83.70	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.77	17.70	16.77	16.77
(=) Taxable Tax Capacity	1,557	1,376	-181	-11.6	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>136.68</b>	<b>150.43</b>	<b>16.77</b>	<b>16.77</b>

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	84,400	84,400	0.0	999	965	-33	-3.3	1.18	1.14
Res Hmstd: Avg Val	126,500	126,500	0.0	1,683	1,726	44	2.6	1.33	1.36
Res Hmstd: Hi Val	168,700	168,700	0.0	2,368	2,489	121	5.1	1.40	1.48
Res Hmstd: Ex-Hi Val	253,100	253,100	0.0	3,739	4,014	275	7.4	1.48	1.59
Apartment	300,000	300,000	0.0	5,628	6,144	516	9.2	1.88	2.05
Comm/Ind: Lo Val	150,000	150,000	0.0	4,426	4,735	309	7.0	2.95	3.16
Comm/Ind: Med Val	300,000	300,000	0.0	10,242	10,964	722	7.0	3.41	3.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,388	40,035	2,647	7.1	3.74	4.00

Dodge County

Hayfield city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	39,307	39,307	0	0.0	479	497	18	3.8	1.22	1.26
Res Non-Hmstd	4,890	4,890	0	0.0	76	84	9	11.5	1.55	1.72
Misc props	273	273	0	0.0	6	6	1	11.1	2.02	2.25
Apartments	1,616	1,616	0	0.0	29	32	3	11.7	1.80	2.01
Low-inc Apts	574	574	0	0.0	6	7	1	11.4	1.10	1.23
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	5,302	5,302	0	0.0	152	165	13	8.8	2.86	3.11
Com/Ind Hi	4,714	4,714	0	0.0	178	193	16	8.9	3.77	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	900	900	0	0.0	34	37	3	8.9	3.75	4.09
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	425	425	0	0.0	5	6	1	12.7	1.28	1.45
Ag Non-Hmstd	907	907	0	0.0	12	14	2	12.7	1.32	1.49
<b>Total</b>	<b>58,908</b>	<b>58,908</b>	<b>0</b>	<b>0.0</b>	<b>976</b>	<b>1,042</b>	<b>66</b>	<b>6.8</b>	<b>1.66</b>	<b>1.77</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	678	580	-98	-14.5	County	44.45	47.17	0.00	0.00
(-) TIF Tax Capacity	45	45	0	0.0	City/Town	74.51	88.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.07	12.36	14.78	14.78
(=) Taxable Tax Capacity	633	534	-98	-15.5	Special District	1.10	1.22	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	132.14	148.96	14.78	14.78

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	77,100	77,100	0.0	830	811	-19	-2.3	1.08	1.05
Res Hmstd: Avg Val	115,600	115,600	0.0	1,430	1,493	63	4.4	1.24	1.29
Res Hmstd: Hi Val	154,100	154,100	0.0	2,030	2,175	145	7.1	1.32	1.41
Res Hmstd: Ex-Hi Val	231,200	231,200	0.0	3,232	3,541	308	9.5	1.4	1.53
Apartment	300,000	300,000	0.0	5,399	6,029	630	11.7	1.8	2.01
Comm/Ind: Lo Val	150,000	150,000	0.0	4,294	4,672	378	8.8	2.86	3.11
Comm/Ind: Med Val	300,000	300,000	0.0	9,945	10,827	883	8.9	3.31	3.61
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,316	39,552	3,237	8.9	3.63	3.96

Dodge County

Kasson city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	256,014	256,014	0	0.0	3,375	3,526	151	4.5	1.32	1.38
Res Non-Hmstd	23,691	23,691	0	0.0	379	415	36	9.5	1.60	1.75
Misc props	743	743	0	0.0	14	15	1	9.6	1.82	2.00
Apartments	8,134	8,134	0	0.0	148	163	14	9.6	1.82	2.00
Low-inc Apts	3,128	3,128	0	0.0	35	38	3	9.5	1.11	1.21
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	13,498	13,498	0	0.0	392	420	28	7.2	2.90	3.11
Com/Ind Hi	11,415	11,415	0	0.0	438	470	32	7.3	3.84	4.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,030	4,030	0	0.0	153	165	11	7.3	3.81	4.08
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	121	121	0	0.0	1	1	0	10.1	0.84	0.93
Ag Non-Hmstd	1,457	1,457	0	0.0	20	22	2	10.1	1.38	1.52
<b>Total</b>	<b>322,232</b>	<b>322,232</b>	<b>0</b>	<b>0.0</b>	<b>4,955</b>	<b>5,234</b>	<b>279</b>	<b>5.6</b>	<b>1.54</b>	<b>1.62</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,477	3,074	-403	-11.6	County	46.69	49.87	0.00	0.00
(-) TIF Tax Capacity	176	176	0	0.0	City/Town	56.30	64.12	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.16	38.14	9.64	9.64
(=) Taxable Tax Capacity	3,301	2,898	-403	-12.2	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>138.14</b>	<b>152.13</b>	<b>9.64</b>	<b>9.64</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,900	99,900	0.0	1,194	1,186	-8	-0.6	1.2	1.19	
Res Hmstd:Avg Val	149,800	149,800	0.0	1,976	2,062	86	4.3	1.32	1.38	
Res Hmstd: Hi Val	199,700	199,700	0.0	2,759	2,937	179	6.5	1.38	1.47	
Res Hmstd: Ex-Hi Val	299,600	299,600	0.0	4,325	4,690	365	8.5	1.44	1.57	
Apartment	300,000	300,000	0.0	5,469	5,994	524	9.6	1.82	2	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,352	4,666	315	7.2	2.90	3.11	
Comm/Ind: Med Val	300,000	300,000	0.0	10,105	10,840	734	7.3	3.37	3.61	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,957	39,649	2,692	7.3	3.7	3.96	

Dodge County

Mantorville city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	57,713	57,713	0	0.0	806	844	38	4.7	1.40	1.46
Res Non-Hmstd	3,350	3,350	0	0.0	55	61	6	10.2	1.65	1.82
Misc props	73	73	0	0.0	1	2	0	10.3	1.93	2.13
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	273	273	0	0.0	3	3	0	10.2	1.16	1.28
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,915	1,915	0	0.0	58	62	5	7.8	3.01	3.25
Com/Ind Hi	436	436	0	0.0	17	19	1	7.9	3.98	4.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	591	591	0	0.0	23	25	2	7.9	3.96	4.27
Ag Hmstd House	173	173	0	0.0	2	3	0	5.6	1.43	1.51
Ag Hmstd Land	547	547	0	0.0	4	4	0	11.8	0.67	0.75
Ag Non-Hmstd	33	33	0	0.0	0	1	0	10.8	1.45	1.61
<b>Total</b>	<b>65,103</b>	<b>65,103</b>	<b>0</b>	<b>0.0</b>	<b>971</b>	<b>1,023</b>	<b>52</b>	<b>5.4</b>	<b>1.49</b>	<b>1.57</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	669	582	-88	-13.1	County	46.88	50.08	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	63.19	72.75	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.37	38.37	9.64	9.64
(=) Taxable Tax Capacity	669	582	-88	-13.1	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>145.44</b>	<b>161.20</b>	<b>9.64</b>	<b>9.64</b>

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	111,500	111,500	0.0	1,457	1,466	9	0.6	1.31	1.32
Res Hmstd: Avg Val	167,100	167,100	0.0	2,369	2,497	127	5.4	1.42	1.49
Res Hmstd: Hi Val	222,800	222,800	0.0	3,283	3,529	246	7.5	1.47	1.58
Res Hmstd: Ex-Hi Val	334,300	334,300	0.0	5,113	5,596	483	9.4	1.53	1.67
Apartment	300,000	300,000	0.0	5,743	6,334	591	10.3	1.91	2.11
Comm/Ind: Lo Val	150,000	150,000	0.0	4,516	4,870	354	7.8	3.01	3.25
Comm/Ind: Med Val	300,000	300,000	0.0	10,489	11,316	827	7.9	3.5	3.77
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,363	41,395	3,032	7.9	3.84	4.14

Dodge County

West Concord city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	22,857	22,857	0	0.0	518	501	-17	-3.3	2.27	2.19
Res Non-Hmstd	4,460	4,460	0	0.0	116	137	22	18.7	2.60	3.08
Misc props	14	14	0	0.0	0	1	0	18.9	3.18	3.78
Apartments	348	348	0	0.0	11	13	2	18.9	3.18	3.78
Low-inc Apts	552	552	0	0.0	11	13	2	18.6	1.93	2.29
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,182	2,182	0	0.0	98	114	16	16.0	4.51	5.23
Com/Ind Hi	626	626	0	0.0	37	43	6	16.1	5.96	6.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	394	394	0	0.0	24	27	4	16.1	5.96	6.92
Ag Hmstd House	272	272	0	0.0	7	8	1	15.5	2.53	2.92
Ag Hmstd Land	1,465	1,465	0	0.0	21	26	4	20.2	1.46	1.75
Ag Non-Hmstd	321	321	0	0.0	8	9	2	19.9	2.41	2.89
<b>Total</b>	<b>33,492</b>	<b>33,492</b>	<b>0</b>	<b>0.0</b>	<b>851</b>	<b>892</b>	<b>41</b>	<b>4.8</b>	<b>2.54</b>	<b>2.66</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	349	282	-68	-19.3	County	44.16	46.56	0.00	0.00
(-) TIF Tax Capacity	11	11	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.79	15.09	16.77	16.77
(=) Taxable Tax Capacity	338	271	-68	-19.9	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	240.86	288.91	16.77	16.77

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	64,500	64,500	0.0	1,404	1,226	-178	-12.6	2.18	1.90
Res Hmstd: Avg Val	96,700	96,700	0.0	2,206	2,131	-75	-3.4	2.28	2.20
Res Hmstd: Hi Val	129,000	129,000	0.0	3,067	3,203	136	4.4	2.38	2.48
Res Hmstd: Ex-Hi Val	193,500	193,500	0.0	4,787	5,342	555	11.6	2.47	2.76
Apartment	300,000	300,000	0.0	9,535	11,337	1,802	18.9	3.18	3.78
Comm/Ind: Lo Val	150,000	150,000	0.0	6,770	7,851	1,081	16.0	4.51	5.23
Comm/Ind: Med Val	300,000	300,000	0.0	15,712	18,234	2,522	16.1	5.24	6.08
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	57,444	66,692	9,248	16.1	5.74	6.67



Dodge County

Blooming Prairie city (p

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	150	150	0	0.0	5	5	0	9.9	3.20	3.51
Com/Ind Hi	25	25	0	0.0	1	1	0	10.0	4.20	4.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	114	114	0	0.0	2	2	0	13.8	1.53	1.74
<b>Total</b>	289	289	0	0.0	8	8	1	10.8	2.63	2.91

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4	4	0	0.0	County	47.94	51.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.61	88.05	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.14	33.24	17.13	17.13
(=) Taxable Tax Capacity	4	4	0	0.0	Special District	1.10	1.22	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	152.80	173.81	17.13	17.13

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	150,000	0.0	4,794	5,266	473	9.9	3.2	3.51
Comm/Ind: Med Val	300,000	300,000	0.0	11,100	12,203	1,103	9.9	3.7	4.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,527	44,572	4,045	10.0	4.05	4.46

<b>Douglas County</b>	<b>Alexandria city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	446,572	446,572	0	0.0	4,239	4,428	189	4.5	0.95	0.99
Res Non-Hmstd	97,866	97,866	0	0.0	1,133	1,180	47	4.2	1.16	1.21
Misc props	5,982	5,982	0	0.0	88	91	4	4.1	1.47	1.53
Apartments	63,659	63,659	0	0.0	849	885	36	4.2	1.33	1.39
Low-inc Apts	11,834	11,834	0	0.0	96	100	4	4.2	0.81	0.85
Seasonal Rec	58,809	58,809	0	0.0	683	710	27	4.0	1.16	1.21
Com/Ind: Lo	84,210	84,210	0	0.0	1,947	2,005	57	2.9	2.31	2.38
Com/Ind Hi	279,991	279,991	0	0.0	8,540	8,793	253	3.0	3.05	3.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,910	11,910	0	0.0	362	373	11	3.0	3.04	3.13
Ag Hmstd House	1,127	1,127	0	0.0	10	11	0	3.8	0.91	0.94
Ag Hmstd Land	4,307	4,307	0	0.0	18	19	1	5.3	0.42	0.45
Ag Non-Hmstd	15,135	15,135	0	0.0	149	156	7	4.6	0.99	1.03
<b>Total</b>	<b>1,081,402</b>	<b>1,081,402</b>	<b>0</b>	<b>0.0</b>	<b>18,116</b>	<b>18,752</b>	<b>636</b>	<b>3.5</b>	<b>1.68</b>	<b>1.73</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	14,369	13,756	-613	-4.3	County	45.36	47.45	0.00	0.00
(-) TIF Tax Capacity	669	669	0	0.0	City/Town	37.62	39.38	1.40	1.40
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.50	14.07	8.56	8.56
(=) Taxable Tax Capacity	13,700	13,087	-613	-4.5	Special District	2.21	2.32	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>98.69</b>	<b>103.22</b>	<b>9.96</b>	<b>9.96</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	114,300	114,300	0.0	972	1,015	43	4.4	0.85	0.89
Res Hmstd: Avg Val	171,300	171,300	0.0	1,643	1,714	70	4.3	0.96	1.00
Res Hmstd: Hi Val	228,400	228,400	0.0	2,315	2,413	98	4.2	1.01	1.06
Res Hmstd: Ex-Hi Val	342,600	342,600	0.0	3,659	3,811	153	4.2	1.07	1.11
Apartment	300,000	300,000	0.0	4,000	4,170	170	4.2	1.33	1.39
Comm/Ind: Lo Val	150,000	150,000	0.0	3,469	3,571	102	2.9	2.31	2.38
Comm/Ind: Med Val	300,000	300,000	0.0	8,044	8,282	237	3.0	2.68	2.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,396	30,266	870	3.0	2.94	3.03

<b>Douglas County</b>	<b>Brandon city</b>
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<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	16,033	16,033	0	0.0	175	184	9	5.1	1.09	1.15
Res Non-Hmstd	2,194	2,194	0	0.0	32	35	3	9.2	1.48	1.61
Misc props	106	106	0	0.0	2	2	0	9.3	1.63	1.78
Apartments	596	596	0	0.0	10	11	1	9.3	1.63	1.78
Low-inc Apts	228	228	0	0.0	2	2	0	9.0	1.00	1.09
Seasonal Rec	41	41	0	0.0	1	1	0	9.8	1.24	1.36
Com/Ind: Lo	3,376	3,376	0	0.0	89	96	6	6.8	2.65	2.83
Com/Ind Hi	3,450	3,450	0	0.0	120	128	8	7.0	3.48	3.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	289	289	0	0.0	10	11	1	7.0	3.48	3.72
Ag Hmstd House	159	159	0	0.0	2	2	0	6.7	1.19	1.27
Ag Hmstd Land	43	43	0	0.0	0	0	0	21.3	0.28	0.35
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	26,515	26,515	0	0.0	443	472	29	6.4	1.67	1.78

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	323	284	-39	-12.0	County	45.26	47.33	0.00	0.00	
(-) TIF Tax Capacity	29	29	0	0.0	City/Town	63.42	73.06	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.39	6.72	17.38	17.38	
(=) Taxable Tax Capacity	294	255	-39	-13.2	Special District	1.24	1.29	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	116.30	128.40	17.38	17.38	

<i>Tax Burdens on Hypothetical Properties</i>	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	72,600	72,600	0.0	680	685	5	0.8	0.94	0.94
Res Hmstd: Avg Val	108,900	108,900	0.0	1,181	1,235	54	4.6	1.08	1.13
Res Hmstd: Hi Val	145,100	145,100	0.0	1,698	1,805	107	6.3	1.17	1.24
Res Hmstd: Ex-Hi Val	217,700	217,700	0.0	2,734	2,947	213	7.8	1.26	1.35
Apartment	300,000	300,000	0.0	4,883	5,336	454	9.3	1.63	1.78
Comm/Ind: Lo Val	150,000	150,000	0.0	3,976	4,248	272	6.8	2.65	2.83
Comm/Ind: Med Val	300,000	300,000	0.0	9,191	9,826	635	6.9	3.06	3.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,527	35,855	2,329	6.9	3.35	3.59

<b>Douglas County</b>	<b>Carlos city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	18,568	18,568	0	0.0	171	186	14	8.3	0.92	1.00
Res Non-Hmstd	2,683	2,683	0	0.0	33	36	3	10.6	1.22	1.35
Misc props	40	40	0	0.0	1	1	0	10.8	1.45	1.61
Apartments	64	64	0	0.0	1	1	0	10.8	1.45	1.61
Low-inc Apts	192	192	0	0.0	2	2	0	10.6	0.88	0.98
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,682	1,682	0	0.0	41	44	3	7.6	2.46	2.64
Com/Ind Hi	490	490	0	0.0	16	17	1	7.7	3.25	3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,170	1,170	0	0.0	38	41	3	7.7	3.25	3.50
Ag Hmstd House	103	103	0	0.0	1	1	0	7.3	0.91	0.97
Ag Hmstd Land	54	54	0	0.0	0	0	0	11.9	0.53	0.59
Ag Non-Hmstd	83	83	0	0.0	1	1	0	11.4	1.09	1.22
<b>Total</b>	<b>25,129</b>	<b>25,129</b>	<b>0</b>	<b>0.0</b>	<b>305</b>	<b>330</b>	<b>26</b>	<b>8.4</b>	<b>1.21</b>	<b>1.31</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	276	230	-46	-16.6	County	45.36	47.45	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	49.31	59.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.35	13.91	8.56	8.56
(=) Taxable Tax Capacity	<u>276</u>	<u>230</u>	<u>-46</u>	<u>-16.6</u>	Special District	<u>1.24</u>	<u>1.29</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>109.25</b>	<b>121.75</b>	<b>8.56</b>	<b>8.56</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	70,500	70,500	0.0	549	575	27	4.9	0.78	0.82
Res Hmstd: Avg Val	105,700	105,700	0.0	968	1,040	72	7.4	0.92	0.98
Res Hmstd: Hi Val	140,900	140,900	0.0	1,414	1,537	123	8.7	1.00	1.09
Res Hmstd: Ex-Hi Val	211,400	211,400	0.0	2,308	2,533	225	9.7	1.09	1.2
Apartment	300,000	300,000	0.0	4,354	4,823	469	10.8	1.45	1.61
Comm/Ind: Lo Val	150,000	150,000	0.0	3,685	3,967	281	7.6	2.46	2.64
Comm/Ind: Med Val	300,000	300,000	0.0	8,556	9,213	656	7.7	2.85	3.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,287	33,694	2,406	7.7	3.13	3.37

<b>Douglas County</b>	<b>Evansville city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	18,304	18,304	0	0.0	287	297	11	3.7	1.57	1.62
Res Non-Hmstd	1,872	1,872	0	0.0	36	41	5	13.5	1.93	2.19
Misc props	35	35	0	0.0	1	1	0	13.8	2.20	2.50
Apartments	2,063	2,063	0	0.0	45	52	6	13.8	2.20	2.50
Low-inc Apts	339	339	0	0.0	5	5	1	13.3	1.37	1.55
Seasonal Rec	156	156	0	0.0	2	3	0	15.6	1.56	1.80
Com/Ind: Lo	2,473	2,473	0	0.0	82	91	9	11.0	3.30	3.66
Com/Ind Hi	492	492	0	0.0	21	23	2	11.3	4.28	4.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	343	343	0	0.0	15	16	2	11.3	4.28	4.77
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	232	232	0	0.0	2	2	0	16.4	0.74	0.86
Ag Non-Hmstd	118	118	0	0.0	2	2	0	16.4	1.48	1.72
<b>Total</b>	<b>26,426</b>	<b>26,426</b>	<b>0</b>	<b>0.0</b>	<b>497</b>	<b>533</b>	<b>37</b>	<b>7.4</b>	<b>1.88</b>	<b>2.02</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	290	242	-47	-16.4	County	45.37	47.45	0.00	0.00
(-) TIF Tax Capacity	35	35	0	0.0	City/Town	95.21	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.22	6.60	34.74	34.74
(=) Taxable Tax Capacity	255	208	-47	-18.6	Special District	1.24	1.29	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	148.03	172.32	34.74	34.74

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	57,900	57,900	0.0	827	800	-27	-3.3	1.43	1.38
Res Hmstd: Avg Val	86,800	86,800	0.0	1,292	1,290	-2	-0.2	1.49	1.49
Res Hmstd: Hi Val	115,800	115,800	0.0	1,848	1,936	87	4.7	1.6	1.67
Res Hmstd: Ex-Hi Val	173,700	173,700	0.0	2,959	3,224	266	9.0	1.70	1.86
Apartment	300,000	300,000	0.0	6,593	7,504	911	13.8	2.2	2.50
Comm/Ind: Lo Val	150,000	150,000	0.0	4,951	5,497	546	11.0	3.30	3.66
Comm/Ind: Med Val	300,000	300,000	0.0	11,378	12,653	1,275	11.2	3.79	4.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,370	46,046	4,675	11.3	4.14	4.60

<b>Douglas County</b>	<b>Forada city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	12,774	12,774	0	0.0	118	122	4	3.2	0.92	0.95
Res Non-Hmstd	1,422	1,422	0	0.0	16	16	0	2.4	1.10	1.12
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	11,945	11,945	0	0.0	128	131	3	2.3	1.07	1.10
Com/Ind: Lo	630	630	0	0.0	14	14	0	1.7	2.26	2.30
Com/Ind Hi	640	640	0	0.0	19	19	0	1.7	2.99	3.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	83	83	0	0.0	2	3	0	1.7	2.99	3.04
Ag Hmstd House	114	114	0	0.0	1	1	0	3.5	0.81	0.84
Ag Hmstd Land	247	247	0	0.0	1	1	0	4.9	0.26	0.28
Ag Non-Hmstd	84	84	0	0.0	1	1	0	2.7	0.96	0.99
<b>Total</b>	<b>27,938</b>	<b>27,938</b>	<b>0</b>	<b>0.0</b>	<b>300</b>	<b>308</b>	<b>8</b>	<b>2.6</b>	<b>1.07</b>	<b>1.10</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	284	268	-15	-5.4	County	45.36	47.45	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	36.31	36.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.35	13.91	8.56	8.56
(=) Taxable Tax Capacity	284	268	-15	-5.4	Special District	1.24	1.29	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	96.25	98.80	8.56	8.56

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	120,100	120,100	0.0	995	1,028	34	3.4	0.83	0.86
Res Hmstd: Avg Val	180,000	180,000	0.0	1,676	1,725	48	2.9	0.93	0.96
Res Hmstd: Hi Val	239,900	239,900	0.0	2,358	2,421	63	2.7	0.98	1.01
Res Hmstd: Ex-Hi Val	360,000	360,000	0.0	3,725	3,817	92	2.5	1.03	1.06
Comm/Ind: Lo Val	150,000	150,000	0.0	3,393	3,450	57	1.7	2.26	2.30
Comm/Ind: Med Val	300,000	300,000	0.0	7,874	8,008	134	1.7	2.62	2.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,785	29,277	491	1.7	2.88	2.93

Douglas County

Garfield city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	10,333	10,333	0	0.0	89	96	7	7.6	0.86	0.93
Res Non-Hmstd	1,870	1,870	0	0.0	21	23	2	7.2	1.15	1.23
Misc props	413	413	0	0.0	6	6	0	7.3	1.36	1.46
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	456	456	0	0.0	6	6	0	6.4	1.25	1.33
Com/Ind: Lo	2,424	2,424	0	0.0	57	60	3	5.1	2.35	2.47
Com/Ind Hi	1,875	1,875	0	0.0	58	61	3	5.1	3.10	3.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	254	254	0	0.0	8	8	0	5.1	3.10	3.26
Ag Hmstd House	389	389	0	0.0	3	4	0	6.4	0.85	0.91
Ag Hmstd Land	403	403	0	0.0	1	2	0	12.1	0.37	0.42
Ag Non-Hmstd	159	159	0	0.0	2	2	0	7.8	1.02	1.10
<b>Total</b>	<b>18,576</b>	<b>18,576</b>	<b>0</b>	<b>0.0</b>	<b>252</b>	<b>267</b>	<b>16</b>	<b>6.3</b>	<b>1.35</b>	<b>1.44</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	219	194	-25	-11.3	County	45.35	47.44	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	40.95	46.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.74	14.32	8.56	8.56
(=) Taxable Tax Capacity	219	194	-25	-11.3	Special District	1.98	2.07	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>102.01</b>	<b>109.97</b>	<b>8.56</b>	<b>8.56</b>

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	75,000	75,000	0.0	529	559	30	5.6	0.71	0.75
Res Hmstd: Avg Val	112,400	112,400	0.0	972	1,034	62	6.4	0.86	0.92
Res Hmstd: Hi Val	149,900	149,900	0.0	1,420	1,516	96	6.7	0.95	1.01
Res Hmstd: Ex-Hi Val	224,900	224,900	0.0	2,317	2,479	162	7.0	1.03	1.10
Apartment	300,000	300,000	0.0	4,082	4,381	298	7.3	1.36	1.46
Comm/Ind: Lo Val	150,000	150,000	0.0	3,523	3,702	179	5.1	2.35	2.47
Comm/Ind: Med Val	300,000	300,000	0.0	8,176	8,594	418	5.1	2.73	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,895	31,426	1,531	5.1	2.99	3.14

<b>Douglas County</b>	<b>Kensington city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	7,210	7,210	0	0.0	97	98	2	1.9	1.34	1.36
Res Non-Hmstd	1,315	1,315	0	0.0	23	26	3	11.2	1.75	1.95
Misc props	82	82	0	0.0	2	2	0	11.6	2.00	2.23
Apartments	89	89	0	0.0	2	2	0	11.6	2.00	2.23
Low-inc Apts	265	265	0	0.0	3	4	0	11.1	1.26	1.40
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,585	1,585	0	0.0	48	53	4	9.1	3.06	3.34
Com/Ind Hi	795	795	0	0.0	31	34	3	9.4	3.95	4.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	291	291	0	0.0	12	13	1	9.4	3.95	4.32
Ag Hmstd House	152	152	0	0.0	2	2	0	22.7	1.33	1.64
Ag Hmstd Land	116	116	0	0.0	0	0	0	28.6	0.33	0.42
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>11,900</b>	<b>11,900</b>	<b>0</b>	<b>0.0</b>	<b>220</b>	<b>234</b>	<b>14</b>	<b>6.4</b>	<b>1.85</b>	<b>1.97</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	137	113	-24	-17.7	County	45.07	47.09	0.00	0.00
(-) TIF Tax Capacity	4	4	0	0.0	City/Town	39.80	48.61	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.08	12.64	38.36	38.36
(=) Taxable Tax Capacity	134	110	-24	-18.1	Special District	32.54	39.76	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>129.48</b>	<b>148.09</b>	<b>38.36</b>	<b>38.36</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	50,300	50,300	0.0	643	640	-3	-0.5	1.28	1.27
Res Hmstd: Avg Val	75,400	75,400	0.0	964	959	-5	-0.5	1.28	1.27
Res Hmstd: Hi Val	100,500	100,500	0.0	1,405	1,456	51	3.7	1.4	1.45
Res Hmstd: Ex-Hi Val	150,700	150,700	0.0	2,293	2,459	167	7.3	1.52	1.63
Apartment	300,000	300,000	0.0	6,006	6,704	698	11.6	2.00	2.23
Comm/Ind: Lo Val	150,000	150,000	0.0	4,587	5,006	419	9.1	3.06	3.34
Comm/Ind: Med Val	300,000	300,000	0.0	10,512	11,489	977	9.3	3.50	3.83
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,161	41,744	3,583	9.4	3.82	4.17



<b>Douglas County</b>	<b>Millerville city</b>
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<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,972	2,972	0	0.0	19	22	3	16.8	0.65	0.75
Res Non-Hmstd	577	577	0	0.0	5	6	0	6.2	0.94	1.00
Misc props	49	49	0	0.0	1	1	0	6.5	1.27	1.36
Apartments	129	129	0	0.0	1	1	0	6.3	1.09	1.16
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	686	686	0	0.0	14	14	1	4.1	2.01	2.09
Com/Ind Hi	215	215	0	0.0	6	6	0	4.2	2.62	2.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	77	77	0	0.0	2	2	0	4.2	2.62	2.73
Ag Hmstd House	503	503	0	0.0	4	4	0	12.4	0.74	0.83
Ag Hmstd Land	764	764	0	0.0	2	2	0	10.5	0.26	0.29
Ag Non-Hmstd	144	144	0	0.0	1	1	0	7.5	0.73	0.79
<b>Total</b>	<b>6,115</b>	<b>6,115</b>	<b>0</b>	<b>0.0</b>	<b>55</b>	<b>60</b>	<b>5</b>	<b>9.7</b>	<b>0.90</b>	<b>0.98</b>

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	64	56	-8	-13.1	County	45.37	47.46	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	20.24	23.28	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.51	6.85	17.38	17.38	
(=) Taxable Tax Capacity	64	56	-8	-13.1	Special District	1.24	1.29	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>73.36</b>	<b>78.89</b>	<b>17.38</b>	<b>17.38</b>	

<i>Tax Burdens on Hypothetical Properties</i>	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,500	64,500	0.0	327	417	90	27.5	0.51	0.65
Res Hmstd: Avg Val	96,700	96,700	0.0	592	706	114	19.2	0.61	0.73
Res Hmstd: Hi Val	128,900	128,900	0.0	913	1,039	125	13.7	0.71	0.81
Res Hmstd: Ex-Hi Val	193,400	193,400	0.0	1,557	1,705	149	9.6	0.80	0.88
Apartment	300,000	300,000	0.0	3,272	3,480	208	6.3	1.09	1.16
Comm/Ind: Lo Val	150,000	150,000	0.0	3,010	3,135	125	4.1	2.01	2.09
Comm/Ind: Med Val	300,000	300,000	0.0	6,936	7,227	291	4.2	2.31	2.41
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,260	26,325	1,065	4.2	2.53	2.63

<b>Douglas County</b>	<b>Miltona city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	15,366	15,366	0	0.0	171	180	9	5.2	1.11	1.17
Res Non-Hmstd	3,806	3,806	0	0.0	54	59	5	9.8	1.42	1.56
Misc props	33	33	0	0.0	1	1	0	10.0	1.94	2.13
Apartments	514	514	0	0.0	8	9	1	9.9	1.63	1.79
Low-inc Apts	333	333	0	0.0	3	4	0	9.8	0.99	1.09
Seasonal Rec	34	34	0	0.0	0	0	0	9.8	1.31	1.44
Com/Ind: Lo	2,351	2,351	0	0.0	63	67	5	7.2	2.67	2.87
Com/Ind Hi	388	388	0	0.0	14	15	1	7.3	3.53	3.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,031	1,031	0	0.0	36	39	3	7.3	3.53	3.79
Ag Hmstd House	222	222	0	0.0	3	3	0	8.1	1.24	1.34
Ag Hmstd Land	279	279	0	0.0	1	2	0	12.3	0.53	0.59
Ag Non-Hmstd	31	31	0	0.0	0	0	0	10.4	1.24	1.36
<b>Total</b>	<b>24,389</b>	<b>24,389</b>	<b>0</b>	<b>0.0</b>	<b>355</b>	<b>379</b>	<b>24</b>	<b>6.8</b>	<b>1.46</b>	<b>1.56</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	272	240	-32	-11.6	County	45.22	47.29	0.00	0.00
(-) TIF Tax Capacity	43	43	0	0.0	City/Town	63.95	74.20	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.18	13.72	8.56	8.56
(=) Taxable Tax Capacity	228	197	-32	-13.8	Special District	1.24	1.29	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>123.59</b>	<b>136.50</b>	<b>8.56</b>	<b>8.56</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	79,800	79,800	0.0	754	747	-7	-0.9	0.94	0.94
Res Hmstd: Avg Val	119,600	119,600	0.0	1,316	1,374	58	4.4	1.10	1.15
Res Hmstd: Hi Val	159,500	159,500	0.0	1,879	2,001	122	6.5	1.18	1.25
Res Hmstd: Ex-Hi Val	239,300	239,300	0.0	3,006	3,257	251	8.4	1.26	1.36
Apartment	300,000	300,000	0.0	4,892	5,376	484	9.9	1.63	1.79
Comm/Ind: Lo Val	150,000	150,000	0.0	4,008	4,298	290	7.2	2.67	2.87
Comm/Ind: Med Val	300,000	300,000	0.0	9,309	9,987	677	7.3	3.10	3.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,049	36,532	2,484	7.3	3.40	3.65

<b>Douglas County</b>	<b>Nelson city</b>
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<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,434	5,434	0	0.0	42	46	4	10.3	0.77	0.85
Res Non-Hmstd	1,284	1,284	0	0.0	14	15	1	8.3	1.08	1.17
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	171	171	0	0.0	2	2	0	8.4	1.28	1.39
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,109	1,109	0	0.0	25	26	1	5.8	2.25	2.38
Com/Ind Hi	376	376	0	0.0	11	12	1	5.8	2.98	3.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	25	25	0	0.0	1	1	0	5.8	2.98	3.15
Ag Hmstd House	484	484	0	0.0	4	4	0	9.3	0.83	0.90
Ag Hmstd Land	713	713	0	0.0	3	3	0	11.2	0.41	0.45
Ag Non-Hmstd	34	34	0	0.0	0	0	0	9.1	0.96	1.04
<b>Total</b>	9,629	9,629	0	0.0	102	111	9	8.3	1.06	1.15

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	103	88	-15	-14.4	County		45.37	47.46	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town		35.01	40.92	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District		13.35	13.91	8.56	8.56
(=) Taxable Tax Capacity	103	88	-15	-14.4	Special District		2.01	2.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>		95.74	104.41	8.56	8.56

<i>Tax Burdens on Hypothetical Properties</i>	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,000	63,000	0.0	405	449	43	10.7	0.64	0.71
Res Hmstd: Avg Val	94,400	94,400	0.0	697	766	69	9.9	0.74	0.81
Res Hmstd: Hi Val	125,900	125,900	0.0	1,054	1,152	98	9.3	0.84	0.91
Res Hmstd: Ex-Hi Val	188,900	188,900	0.0	1,768	1,923	155	8.8	0.94	1.02
Comm/Ind: Lo Val	150,000	150,000	0.0	3,381	3,576	195	5.8	2.25	2.38
Comm/Ind: Med Val	300,000	300,000	0.0	7,847	8,302	455	5.8	2.62	2.77
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,687	30,356	1,669	5.8	2.87	3.04

<b>Douglas County</b>	<b>Osakis city (part)</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	50,156	50,156	0	0.0	550	561	11	2.0	1.10	1.12
Res Non-Hmstd	6,118	6,118	0	0.0	86	93	7	8.3	1.40	1.52
Misc props	151	151	0	0.0	2	3	0	8.3	1.65	1.79
Apartments	5,791	5,791	0	0.0	96	104	8	8.3	1.65	1.79
Low-inc Apts	1,619	1,619	0	0.0	16	17	1	8.3	1.00	1.08
Seasonal Rec	4,135	4,135	0	0.0	59	63	5	7.7	1.42	1.53
Com/Ind: Lo	6,379	6,379	0	0.0	173	183	11	6.1	2.71	2.87
Com/Ind Hi	2,749	2,749	0	0.0	99	105	6	6.1	3.60	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	899	899	0	0.0	32	34	2	6.1	3.59	3.81
Ag Hmstd House	222	222	0	0.0	2	2	0	1.0	1.08	1.09
Ag Hmstd Land	372	372	0	0.0	3	3	0	9.8	0.86	0.94
Ag Non-Hmstd	476	476	0	0.0	6	7	1	8.5	1.29	1.40
<b>Total</b>	<b>79,068</b>	<b>79,068</b>	<b>0</b>	<b>0.0</b>	<b>1,124</b>	<b>1,176</b>	<b>52</b>	<b>4.6</b>	<b>1.42</b>	<b>1.49</b>

<i>Tax Base</i>					<i>Tax Rates</i>		<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>		<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	869	757	-112	-12.9	County	44.79	46.78	0.00	0.00	
(-) TIF Tax Capacity	74	74	0	0.0	City/Town	47.53	53.89	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.08	37.64	3.46	3.46	
(=) Taxable Tax Capacity	795	683	-112	-14.1	Special District	2.01	2.12	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>129.40</b>	<b>140.43</b>	<b>3.46</b>	<b>3.46</b>	

<i>Tax Burdens on Hypothetical Properties</i>	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	74,200	74,200	0.0	689	651	-38	-5.5	0.93	0.88
Res Hmstd: Avg Val	111,300	111,300	0.0	1,207	1,219	13	1.0	1.08	1.1
Res Hmstd: Hi Val	148,300	148,300	0.0	1,731	1,798	67	3.9	1.17	1.21
Res Hmstd: Ex-Hi Val	222,500	222,500	0.0	2,784	2,960	176	6.3	1.25	1.33
Apartment	300,000	300,000	0.0	4,956	5,370	413	8.3	1.65	1.79
Comm/Ind: Lo Val	150,000	150,000	0.0	4,062	4,310	248	6.1	2.71	2.87
Comm/Ind: Med Val	300,000	300,000	0.0	9,461	10,040	579	6.1	3.15	3.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,657	36,779	2,122	6.1	3.47	3.68

Faribault County

Blue Earth city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	92,920	92,920	0	0.0	1,023	1,085	62	6.0	1.10	1.17
Res Non-Hmstd	12,719	12,719	0	0.0	179	201	22	12.1	1.41	1.58
Misc props	152	152	0	0.0	3	3	0	12.4	1.69	1.89
Apartments	4,925	4,925	0	0.0	83	93	10	12.4	1.69	1.89
Low-inc Apts	499	499	0	0.0	5	6	1	12.1	1.03	1.16
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	12,482	12,482	0	0.0	340	371	31	9.2	2.72	2.97
Com/Ind Hi	13,186	13,186	0	0.0	472	516	44	9.3	3.58	3.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	542	542	0	0.0	19	21	2	9.3	3.56	3.89
Ag Hmstd House	319	319	0	0.0	4	4	0	5.9	1.12	1.19
Ag Hmstd Land	484	484	0	0.0	2	2	0	20.5	0.41	0.49
Ag Non-Hmstd	859	859	0	0.0	10	12	1	13.6	1.22	1.39
<b>Total</b>	<b>139,087</b>	<b>139,087</b>	<b>0</b>	<b>0.0</b>	<b>2,140</b>	<b>2,314</b>	<b>174</b>	<b>8.1</b>	<b>1.54</b>	<b>1.66</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,601	1,349	-252	-15.8	County	41.26	43.63	0.00	0.00
(-) TIF Tax Capacity	13	13	0	0.0	City/Town	75.44	89.69	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.26	5.29	15.84	15.84
(=) Taxable Tax Capacity	1,588	1,335	-252	-15.9	Special District	0.17	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>122.13</b>	<b>138.79</b>	<b>15.84</b>	<b>15.84</b>

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	57,100	57,100	0.0	559	566	7	1.2	0.98	0.99
Res Hmstd:Avg Val	85,700	85,700	0.0	887	915	28	3.2	1.04	1.07
Res Hmstd: Hi Val	114,200	114,200	0.0	1,306	1,392	86	6.6	1.14	1.22
Res Hmstd: Ex-Hi Val	171,400	171,400	0.0	2,147	2,348	201	9.4	1.25	1.37
Apartment	300,000	300,000	0.0	5,055	5,680	625	12.4	1.69	1.89
Comm/Ind: Lo Val	150,000	150,000	0.0	4,084	4,459	375	9.2	2.72	2.97
Comm/Ind: Med Val	300,000	300,000	0.0	9,451	10,325	874	9.3	3.15	3.44
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,495	37,701	3,206	9.3	3.45	3.77

Faribault County

Bricelyn city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,129	5,129	0	0.0	96	91	-5	-5.5	1.88	1.77
Res Non-Hmstd	1,116	1,116	0	0.0	26	30	4	17.5	2.30	2.70
Misc props	10	10	0	0.0	0	0	0	16.9	3.51	4.10
Apartments	97	97	0	0.0	3	3	0	18.0	2.74	3.24
Low-inc Apts	97	97	0	0.0	2	2	0	17.4	1.70	1.99
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	735	735	0	0.0	29	33	4	15.0	3.96	4.55
Com/Ind Hi	744	744	0	0.0	38	44	6	15.3	5.16	5.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	261	261	0	0.0	13	16	2	15.3	5.16	5.95
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	12	12	0	0.0	0	0	0	20.5	1.92	2.32
<b>Total</b>	<b>8,200</b>	<b>8,200</b>	<b>0</b>	<b>0.0</b>	<b>208</b>	<b>220</b>	<b>12</b>	<b>5.9</b>	<b>2.53</b>	<b>2.68</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	96	76	-20	-20.4	County	40.65	42.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.28	3.93	34.25	34.25
(=) Taxable Tax Capacity	96	76	-20	-20.4	Special District	0.17	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	192.15	231.60	34.25	34.25

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	26,200	26,200	0.0	488	454	-35	-7.1	1.86	1.73
Res Hmstd: Avg Val	39,300	39,300	0.0	733	681	-52	-7.1	1.86	1.73
Res Hmstd: Hi Val	52,300	52,300	0.0	975	906	-69	-7.1	1.86	1.73
Res Hmstd: Ex-Hi Val	78,500	78,500	0.0	1,476	1,388	-87	-5.9	1.88	1.77
Apartment	300,000	300,000	0.0	8,233	9,713	1,479	18.0	2.74	3.24
Comm/Ind: Lo Val	150,000	150,000	0.0	5,936	6,824	888	15.0	3.96	4.55
Comm/Ind: Med Val	300,000	300,000	0.0	13,679	15,750	2,071	15.1	4.56	5.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	49,815	57,409	7,594	15.2	4.98	5.74

Faribault County

Delavan city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,791	3,791	0	0.0	54	51	-3	-5.3	1.43	1.35
Res Non-Hmstd	619	619	0	0.0	11	13	2	14.3	1.83	2.09
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	66	66	0	0.0	1	2	0	14.6	2.23	2.56
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	404	404	0	0.0	14	15	2	11.6	3.38	3.77
Com/Ind Hi	585	585	0	0.0	26	29	3	11.7	4.45	4.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	159	159	0	0.0	7	8	1	11.7	4.45	4.97
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	75	75	0	0.0	1	1	0	19.2	0.68	0.81
Ag Non-Hmstd	2,026	2,026	0	0.0	34	39	5	15.7	1.66	1.92
<b>Total</b>	<b>7,725</b>	<b>7,725</b>	<b>0</b>	<b>0.0</b>	<b>148</b>	<b>157</b>	<b>10</b>	<b>6.6</b>	<b>1.91</b>	<b>2.04</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	87	72	-14	-16.6	County	40.07 42.19	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.14 3.92	15.84	15.84
(=) Taxable Tax Capacity	87	72	-14	-16.6	Special District	0.17 0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	165.70 191.74	15.84	15.84

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	33,000	33,000	0.0	467	432	-35	-7.5	1.42	1.31
Res Hmstd:Avg Val	49,400	49,400	0.0	699	647	-53	-7.5	1.42	1.31
Res Hmstd: Hi Val	65,900	65,900	0.0	933	863	-70	-7.5	1.42	1.31
Res Hmstd: Ex-Hi Val	98,900	98,900	0.0	1,512	1,510	-2	-0.2	1.53	1.53
Comm/Ind: Lo Val	150,000	150,000	0.0	5,065	5,650	586	11.6	3.38	3.77
Comm/Ind: Med Val	300,000	300,000	0.0	11,738	13,105	1,367	11.6	3.91	4.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,882	47,894	5,012	11.7	4.29	4.79

Faribault County

Easton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,891	4,891	0	0.0	88	85	-3	-3.4	1.79	1.73
Res Non-Hmstd	439	439	0	0.0	9	11	1	15.6	2.15	2.49
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	812	812	0	0.0	31	35	4	13.3	3.76	4.26
Com/Ind Hi	518	518	0	0.0	25	29	3	13.6	4.90	5.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	190	190	0	0.0	9	11	1	13.6	4.90	5.56
Ag Hmstd House	166	166	0	0.0	3	3	0	5.3	1.61	1.70
Ag Hmstd Land	1,614	1,614	0	0.0	16	19	3	19.1	1.00	1.19
Ag Non-Hmstd	175	175	0	0.0	3	4	1	18.6	1.79	2.12
<b>Total</b>	<b>8,804</b>	<b>8,804</b>	<b>0</b>	<b>0.0</b>	<b>184</b>	<b>195</b>	<b>11</b>	<b>6.0</b>	<b>2.09</b>	<b>2.22</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	92	75	-18	-19.0	County	41.22	43.51	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.18	5.11	34.25	34.25
(=) Taxable Tax Capacity	92	75	-18	-19.0	Special District	0.17	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>178.86</b>	<b>212.06</b>	<b>34.25</b>	<b>34.25</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,400	43,400	43,400	0.0	751	701	-50	-6.7	1.73	1.61
Res Hmstd: Avg Val	65,000	65,000	65,000	0.0	1,125	1,050	-76	-6.7	1.73	1.61
Res Hmstd: Hi Val	86,700	86,700	86,700	0.0	1,553	1,511	-42	-2.7	1.79	1.74
Res Hmstd: Ex-Hi Val	130,000	130,000	130,000	0.0	2,515	2,660	145	5.8	1.93	2.05
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	5,637	6,384	747	13.3	3.76	4.26
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	12,981	14,724	1,743	13.4	4.33	4.91
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	47,255	53,647	6,392	13.5	4.73	5.36



Faribault County

Elmore city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,259	9,259	0	0.0	136	129	-7	-4.8	1.47	1.40
Res Non-Hmstd	2,655	2,655	0	0.0	50	59	9	17.8	1.90	2.23
Misc props	10	10	0	0.0	0	0	0	16.6	3.04	3.54
Apartments	154	154	0	0.0	4	4	1	18.1	2.32	2.74
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1	1	0	0.0	0	0	0	18.1	2.32	2.74
Com/Ind: Lo	957	957	0	0.0	33	38	5	14.5	3.48	3.99
Com/Ind Hi	1,494	1,494	0	0.0	69	79	10	14.6	4.59	5.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	457	457	0	0.0	21	24	3	14.6	4.57	5.23
Ag Hmstd House	52	52	0	0.0	1	1	0	-6.1	1.49	1.40
Ag Hmstd Land	667	667	0	0.0	8	10	2	20.2	1.22	1.47
Ag Non-Hmstd	484	484	0	0.0	8	10	2	19.4	1.73	2.06
<b>Total</b>	16,188	16,188	0	0.0	330	355	24	7.3	2.04	2.19

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	184	148	-36	-19.5	37.61	39.01	0.42	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	#####	#####	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	0.17	0.18	15.84	15.84	15.84	15.84
(=) Taxable Tax Capacity	184	148	-36	-19.5	0.17	0.18	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	172.83	206.43	15.84	15.84	15.84

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	29,000	29,000	0.0	431	405	-26	-6.0	1.49	1.4
Res Hmstd: Avg Val	43,400	43,400	0.0	645	606	-39	-6.0	1.49	1.4
Res Hmstd: Hi Val	57,900	57,900	0.0	861	809	-52	-6.0	1.49	1.4
Res Hmstd: Ex-Hi Val	86,800	86,800	0.0	1,343	1,322	-22	-1.6	1.55	1.52
Apartment	300,000	300,000	0.0	6,956	8,216	1,260	18.1	2.32	2.74
Comm/Ind: Lo Val	150,000	150,000	0.0	5,225	5,981	756	14.5	3.48	3.99
Comm/Ind: Med Val	300,000	300,000	0.0	12,113	13,877	1,764	14.6	4.04	4.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,254	50,722	6,468	14.6	4.43	5.07

Faribault County

Frost city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,781	3,781	0	0.0	70	68	-3	-3.8	1.86	1.79
Res Non-Hmstd	598	598	0	0.0	14	17	3	23.9	2.28	2.82
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	157	157	0	0.0	4	5	1	24.2	2.78	3.46
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	239	239	0	0.0	10	12	2	20.0	4.04	4.85
Com/Ind Hi	96	96	0	0.0	5	6	1	20.2	5.33	6.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	220	220	0	0.0	11	13	2	20.2	4.99	6.00
Ag Hmstd House	178	178	0	0.0	3	4	0	1.3	1.94	1.97
Ag Hmstd Land	434	434	0	0.0	5	7	1	28.0	1.18	1.51
Ag Non-Hmstd	306	306	0	0.0	6	8	2	25.7	2.10	2.64
<b>Total</b>	<b>6,009</b>	<b>6,009</b>	<b>0</b>	<b>0.0</b>	<b>129</b>	<b>139</b>	<b>10</b>	<b>7.7</b>	<b>2.15</b>	<b>2.31</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	62	48	-15	-23.2	County	39.82	41.53	0.00	0.00
(-) TIF Tax Capacity	2	2	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.83	1.79	15.84	15.84
(=) Taxable Tax Capacity	60	46	-15	-24.2	Special District	0.17	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	209.98	263.91	15.84	15.84

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,200	30,200	0.0	561	526	-35	-6.3	1.86	1.74	
Res Hmstd:Avg Val	45,300	45,300	0.0	842	789	-53	-6.3	1.86	1.74	
Res Hmstd: Hi Val	60,400	60,400	0.0	1,122	1,052	-70	-6.3	1.86	1.74	
Res Hmstd: Ex-Hi Val	90,600	90,600	0.0	1,755	1,767	12	0.7	1.94	1.95	
Comm/Ind: Lo Val	150,000	150,000	0.0	6,061	7,274	1,213	20.0	4.04	4.85	
Comm/Ind: Med Val	300,000	300,000	0.0	14,063	16,894	2,831	20.1	4.69	5.63	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	51,405	61,787	10,382	20.2	5.14	6.18	

Faribault County

Kiester city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,547	9,547	0	0.0	215	206	-9	-4.4	2.26	2.16
Res Non-Hmstd	1,262	1,262	0	0.0	34	42	9	25.2	2.69	3.36
Misc props	38	38	0	0.0	2	2	0	24.5	4.11	5.12
Apartments	66	66	0	0.0	2	3	1	25.9	3.25	4.09
Low-inc Apts	86	86	0	0.0	2	2	0	25.2	2.00	2.50
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	876	876	0	0.0	40	49	9	22.1	4.56	5.57
Com/Ind Hi	633	633	0	0.0	38	46	8	22.5	5.97	7.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	393	393	0	0.0	23	29	5	22.5	5.97	7.31
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	250	250	0	0.0	6	7	2	28.9	2.32	2.99
<b>Total</b>	<b>13,150</b>	<b>13,150</b>	<b>0</b>	<b>0.0</b>	<b>362</b>	<b>386</b>	<b>25</b>	<b>6.9</b>	<b>2.75</b>	<b>2.94</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	146	109	-37	-25.3	County	40.62	42.54	0.00	0.00
(-) TIF Tax Capacity	4	4	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.22	3.56	34.25	34.25
(=) Taxable Tax Capacity	142	105	-37	-26.0	Special District	0.17	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>232.30</b>	<b>299.48</b>	<b>34.25</b>	<b>34.25</b>

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	30,100	30,100	0.0	682	644	-38	-5.6	2.27	2.14
Res Hmstd: Avg Val	45,200	45,200	0.0	1,024	967	-57	-5.6	2.27	2.14
Res Hmstd: Hi Val	60,200	60,200	0.0	1,364	1,288	-76	-5.6	2.27	2.14
Res Hmstd: Ex-Hi Val	90,300	90,300	0.0	2,116	2,142	26	1.2	2.34	2.37
Apartment	300,000	300,000	0.0	9,739	12,258	2,519	25.9	3.25	4.09
Comm/Ind: Lo Val	150,000	150,000	0.0	6,839	8,351	1,511	22.1	4.56	5.57
Comm/Ind: Med Val	300,000	300,000	0.0	15,787	19,314	3,527	22.3	5.26	6.44
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	57,543	70,475	12,932	22.5	5.75	7.05

Faribault County

Walters city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	794	794	0	0.0	15	14	-1	-5.4	1.89	1.79
Res Non-Hmstd	115	115	0	0.0	3	3	1	22.7	2.38	2.92
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	56	56	0	0.0	2	3	0	19.6	4.10	4.91
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	70	70	0	0.0	4	5	1	20.0	5.36	6.43
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	199	199	0	0.0	4	4	1	26.5	1.76	2.23
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	1,234	1,234	0	0.0	27	29	2	7.1	2.21	2.37

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	13	10	-3	-24.7	County	37.61	38.60	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.00	0.00	34.25	34.25
(=) Taxable Tax Capacity	13	10	-3	-24.7	Special District	0.17	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	201.84	255.37	34.25	34.25

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	17,700	17,700	0.0	347	332	-15	-4.4	1.96	1.87
Res Hmstd: Avg Val	26,600	26,600	0.0	522	499	-23	-4.4	1.96	1.87
Res Hmstd: Hi Val	35,500	35,500	0.0	696	666	-31	-4.4	1.96	1.87
Res Hmstd: Ex-Hi Val	53,200	53,200	0.0	1,043	997	-46	-4.4	1.96	1.87
Comm/Ind: Lo Val	150,000	150,000	0.0	6,154	7,358	1,204	19.6	4.10	4.91
Comm/Ind: Med Val	300,000	300,000	0.0	14,188	16,998	2,810	19.8	4.73	5.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	51,679	61,984	10,305	19.9	5.17	6.2

**Faribault County**

**Wells city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	60,864	60,864	0	0.0	758	808	50	6.6	1.25	1.33
Res Non-Hmstd	6,969	6,969	0	0.0	110	124	14	13.1	1.58	1.79
Misc props	116	116	0	0.0	3	3	0	12.5	2.42	2.72
Apartments	993	993	0	0.0	18	21	3	13.7	1.85	2.11
Low-inc Apts	425	425	0	0.0	5	6	1	13.1	1.16	1.31
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	5,459	5,459	0	0.0	158	174	17	10.5	2.89	3.19
Com/Ind Hi	7,431	7,431	0	0.0	278	308	30	10.8	3.73	4.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	642	642	0	0.0	24	26	3	10.8	3.71	4.11
Ag Hmstd House	218	218	0	0.0	3	3	0	18.5	1.22	1.45
Ag Hmstd Land	802	802	0	0.0	6	7	1	17.9	0.74	0.87
Ag Non-Hmstd	675	675	0	0.0	8	10	1	16.8	1.21	1.41
<b>Total</b>	<b>84,596</b>	<b>84,596</b>	<b>0</b>	<b>0.0</b>	<b>1,370</b>	<b>1,490</b>	<b>120</b>	<b>8.8</b>	<b>1.62</b>	<b>1.76</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	953	771	-182	-19.1	County	42.30	44.84	0.00	0.00
(-) TIF Tax Capacity	24	24	0	0.0	City/Town	71.49	88.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.83	7.14	34.25	34.25
(=) Taxable Tax Capacity	930	748	-182	-19.6	Special District	0.17	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>120.79</b>	<b>141.02</b>	<b>34.25</b>	<b>34.25</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	49,000	49,000	0.0	564	582	19	3.3	1.15	1.19
Res Hmstd:Avg Val	73,500	73,500	0.0	846	874	28	3.3	1.15	1.19
Res Hmstd: Hi Val	97,900	97,900	0.0	1,234	1,315	81	6.6	1.26	1.34
Res Hmstd: Ex-Hi Val	147,000	147,000	0.0	2,039	2,238	199	9.8	1.39	1.52
Apartment	300,000	300,000	0.0	5,557	6,316	759	13.7	1.85	2.11
Comm/Ind: Lo Val	150,000	150,000	0.0	4,330	4,786	455	10.5	2.89	3.19
Comm/Ind: Med Val	300,000	300,000	0.0	9,933	10,995	1,062	10.7	3.31	3.66
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,077	39,972	3,896	10.8	3.61	4

Faribault County

Winnebago city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	30,554	30,554	0	0.0	322	335	13	4.0	1.05	1.10
Res Non-Hmstd	4,797	4,797	0	0.0	68	76	8	11.8	1.42	1.59
Misc props	7	7	0	0.0	0	0	0	12.0	1.68	1.89
Apartments	691	691	0	0.0	12	13	1	12.0	1.68	1.89
Low-inc Apts	798	798	0	0.0	8	9	1	11.7	1.03	1.16
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,334	4,334	0	0.0	118	128	11	8.9	2.72	2.96
Com/Ind Hi	6,426	6,426	0	0.0	230	251	21	9.0	3.58	3.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,574	2,574	0	0.0	92	100	8	9.0	3.56	3.89
Ag Hmstd House	663	663	0	0.0	7	8	0	4.5	1.08	1.13
Ag Hmstd Land	2,241	2,241	0	0.0	12	14	2	16.2	0.54	0.63
Ag Non-Hmstd	930	930	0	0.0	11	13	2	13.2	1.22	1.38
<b>Total</b>	<b>54,016</b>	<b>54,016</b>	<b>0</b>	<b>0.0</b>	<b>881</b>	<b>947</b>	<b>67</b>	<b>7.6</b>	<b>1.63</b>	<b>1.75</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	642	543	-99	-15.4	County	40.31	42.51	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	77.66	91.82	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.91	3.71	15.84	15.84
(=) Taxable Tax Capacity	642	543	-99	-15.4	Special District	0.17	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>122.06</b>	<b>138.22</b>	<b>15.84</b>	<b>15.84</b>

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	44,000	44,000	0.0	431	435	4	0.9	0.98	0.99
Res Hmstd:Avg Val	66,000	66,000	0.0	646	652	6	0.9	0.98	0.99
Res Hmstd: Hi Val	88,000	88,000	0.0	920	951	30	3.3	1.05	1.08
Res Hmstd: Ex-Hi Val	132,000	132,000	0.0	1,567	1,683	116	7.4	1.19	1.28
Apartment	300,000	300,000	0.0	5,052	5,659	606	12.0	1.68	1.89
Comm/Ind: Lo Val	150,000	150,000	0.0	4,083	4,446	364	8.9	2.72	2.96
Comm/Ind: Med Val	300,000	300,000	0.0	9,447	10,296	849	9.0	3.15	3.43
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,480	37,593	3,112	9.0	3.45	3.76

Faribault County

Minnesota Lake city (par

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	25,540	25,540	0	0.0	314	335	21	6.7	1.23	1.31
Res Non-Hmstd	2,439	2,439	0	0.0	36	40	4	12.0	1.48	1.66
Misc props	7	7	0	0.0	0	0	0	11.1	2.36	2.62
Apartments	477	477	0	0.0	8	9	1	12.3	1.77	1.99
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	955	955	0	0.0	27	29	3	9.3	2.81	3.07
Com/Ind Hi	382	382	0	0.0	14	15	1	9.5	3.66	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	306	306	0	0.0	11	12	1	9.5	3.66	4.01
Ag Hmstd House	50	50	0	0.0	1	1	0	1.7	1.06	1.08
Ag Hmstd Land	2,531	2,531	0	0.0	19	22	3	14.7	0.77	0.88
Ag Non-Hmstd	78	78	0	0.0	1	1	0	14.3	1.22	1.39
<b>Total</b>	<b>32,765</b>	<b>32,765</b>	<b>0</b>	<b>0.0</b>	<b>432</b>	<b>466</b>	<b>34</b>	<b>8.0</b>	<b>1.32</b>	<b>1.42</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	332	272	-60	-18.0	County	39.22	40.98	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	76.95	93.32	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.65	4.98	24.52	24.52
(=) Taxable Tax Capacity	332	272	-60	-18.0	Special District	0.17	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>121.98</b>	<b>139.46</b>	<b>24.52</b>	<b>24.52</b>

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	68,700	68,700	0.0	732	743	12	1.6	1.06	1.08
Res Hmstd: Avg Val	103,000	103,000	0.0	1,229	1,299	70	5.7	1.19	1.26
Res Hmstd: Hi Val	137,300	137,300	0.0	1,763	1,904	142	8.0	1.28	1.39
Res Hmstd: Ex-Hi Val	206,100	206,100	0.0	2,832	3,119	286	10.1	1.37	1.51
Apartment	300,000	300,000	0.0	5,310	5,965	655	12.3	1.77	1.99
Comm/Ind: Lo Val	150,000	150,000	0.0	4,211	4,604	393	9.3	2.81	3.07
Comm/Ind: Med Val	300,000	300,000	0.0	9,703	10,621	917	9.5	3.23	3.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,334	38,697	3,364	9.5	3.53	3.87

Fillmore County

Canton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	8,188	8,188	0	0.0	101	106	5	5.1	1.23	1.30
Res Non-Hmstd	814	814	0	0.0	13	15	2	15.3	1.62	1.87
Misc props	5	5	0	0.0	0	0	0	16.4	2.24	2.61
Apartments	194	194	0	0.0	4	4	1	16.0	1.93	2.23
Low-inc Apts	182	182	0	0.0	2	3	0	15.3	1.21	1.39
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	900	900	0	0.0	27	30	3	12.4	2.97	3.34
Com/Ind Hi	122	122	0	0.0	5	5	1	12.8	3.85	4.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	879	879	0	0.0	34	38	4	12.8	3.85	4.34
Ag Hmstd House	307	307	0	0.0	4	4	0	6.8	1.30	1.39
Ag Hmstd Land	1,465	1,465	0	0.0	8	10	2	21.5	0.57	0.70
Ag Non-Hmstd	328	328	0	0.0	4	5	1	19.4	1.27	1.51
<b>Total</b>	<b>13,384</b>	<b>13,384</b>	<b>0</b>	<b>0.0</b>	<b>202</b>	<b>221</b>	<b>19</b>	<b>9.5</b>	<b>1.51</b>	<b>1.65</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	141	110	-31	-21.8	County	32.92	35.16	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	75.39	96.45	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.57	19.85	33.91	33.91
(=) Taxable Tax Capacity	141	110	-31	-21.8	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>126.88</b>	<b>151.45</b>	<b>33.91</b>	<b>33.91</b>

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	39,500	39,500	0.0	477	493	16	3.3	1.21	1.25
Res Hmstd:Avg Val	59,200	59,200	0.0	715	739	24	3.3	1.21	1.25
Res Hmstd: Hi Val	78,900	78,900	0.0	967	1,006	39	4.0	1.23	1.28
Res Hmstd: Ex-Hi Val	118,400	118,400	0.0	1,638	1,792	154	9.4	1.38	1.51
Apartment	300,000	300,000	0.0	5,775	6,697	922	16.0	1.93	2.23
Comm/Ind: Lo Val	150,000	150,000	0.0	4,462	5,015	553	12.4	2.97	3.34
Comm/Ind: Med Val	300,000	300,000	0.0	10,242	11,532	1,290	12.6	3.41	3.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,215	41,946	4,731	12.7	3.72	4.19



Fillmore County

Fountain city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	15,698	15,698	0	0.0	163	176	13	8.2	1.04	1.12
Res Non-Hmstd	2,107	2,107	0	0.0	28	30	3	9.0	1.32	1.44
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	509	509	0	0.0	8	8	1	9.3	1.51	1.65
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,870	1,870	0	0.0	47	50	3	6.7	2.50	2.67
Com/Ind Hi	1,797	1,797	0	0.0	58	62	4	6.9	3.25	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	645	645	0	0.0	21	22	1	6.9	3.25	3.48
Ag Hmstd House	370	370	0	0.0	4	5	0	8.5	1.15	1.24
Ag Hmstd Land	567	567	0	0.0	3	4	0	13.2	0.58	0.65
Ag Non-Hmstd	896	896	0	0.0	9	10	1	11.0	1.02	1.13
<b>Total</b>	<b>24,457</b>	<b>24,457</b>	<b>0</b>	<b>0.0</b>	<b>341</b>	<b>368</b>	<b>27</b>	<b>7.9</b>	<b>1.39</b>	<b>1.51</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	279	244	-35	-12.4	County	32.25	34.59	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	55.61	63.50	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.99	14.98	23.87	23.87
(=) Taxable Tax Capacity	<u>279</u>	<u>244</u>	<u>-35</u>	<u>-12.4</u>	Special District	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>101.85</b>	<b>113.06</b>	<b>23.87</b>	<b>23.87</b>

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	77,300	77,300	0.0	669	716	47	7.0	0.87	0.93
Res Hmstd:Avg Val	115,900	115,900	0.0	1,189	1,284	95	8.0	1.03	1.11
Res Hmstd: Hi Val	154,400	154,400	0.0	1,708	1,850	143	8.3	1.11	1.2
Res Hmstd: Ex-Hi Val	231,700	231,700	0.0	2,749	2,987	238	8.7	1.19	1.29
Comm/Ind: Lo Val	150,000	150,000	0.0	3,749	4,001	252	6.7	2.5	2.67
Comm/Ind: Med Val	300,000	300,000	0.0	8,627	9,216	588	6.8	2.88	3.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,394	33,551	2,157	6.9	3.14	3.36

<b>Fillmore County</b>	<b>Harmony city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	38,241	38,241	0	0.0	576	600	24	4.2	1.51	1.57
Res Non-Hmstd	4,161	4,161	0	0.0	77	89	12	15.9	1.84	2.14
Misc props	29	29	0	0.0	1	1	0	16.4	2.29	2.66
Apartments	120	120	0	0.0	3	3	0	16.3	2.17	2.52
Low-inc Apts	721	721	0	0.0	10	11	2	15.8	1.34	1.55
Seasonal Rec	135	135	0	0.0	3	3	0	16.3	2.17	2.52
Com/Ind: Lo	8,052	8,052	0	0.0	264	299	34	12.9	3.28	3.71
Com/Ind Hi	2,270	2,270	0	0.0	98	110	13	13.1	4.30	4.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	529	529	0	0.0	23	26	3	13.1	4.30	4.86
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	353	353	0	0.0	4	4	1	18.7	1.03	1.23
Ag Non-Hmstd	400	400	0	0.0	6	7	1	18.3	1.54	1.82
<b>Total</b>	<b>55,012</b>	<b>55,012</b>	<b>0</b>	<b>0.0</b>	<b>1,063</b>	<b>1,154</b>	<b>90</b>	<b>8.5</b>	<b>1.93</b>	<b>2.10</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	617	515	-102	-16.6	County	30.20	32.03	0.00	0.00
(-) TIF Tax Capacity	74	74	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.67	13.13	23.87	23.87
(=) Taxable Tax Capacity	543	441	-102	-18.9	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	154.21	182.40	23.87	23.87

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	66,700	66,700	0.0	921	889	-32	-3.5	1.38	1.33
Res Hmstd: Avg Val	100,000	100,000	0.0	1,498	1,548	49	3.3	1.5	1.55
Res Hmstd: Hi Val	133,300	133,300	0.0	2,121	2,289	168	7.9	1.59	1.72
Res Hmstd: Ex-Hi Val	200,100	200,100	0.0	3,371	3,777	406	12.0	1.68	1.89
Apartment	300,000	300,000	0.0	6,499	7,556	1,057	16.3	2.17	2.52
Comm/Ind: Lo Val	150,000	150,000	0.0	4,927	5,561	634	12.9	3.28	3.71
Comm/Ind: Med Val	300,000	300,000	0.0	11,376	12,856	1,480	13.0	3.79	4.29
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,473	46,900	5,426	13.1	4.15	4.69

Fillmore County

Lanesboro city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	33,700	33,700	0	0.0	374	395	21	5.6	1.11	1.17
Res Non-Hmstd	9,827	9,827	0	0.0	132	145	13	9.9	1.34	1.47
Misc props	127	127	0	0.0	3	3	0	9.0	2.17	2.37
Apartments	212	212	0	0.0	3	4	0	10.0	1.62	1.78
Low-inc Apts	722	722	0	0.0	7	8	1	9.9	0.99	1.08
Seasonal Rec	3,613	3,613	0	0.0	52	57	5	9.5	1.45	1.59
Com/Ind: Lo	6,601	6,601	0	0.0	175	188	13	7.4	2.65	2.85
Com/Ind Hi	747	747	0	0.0	26	28	2	7.4	3.50	3.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	214	214	0	0.0	7	8	1	7.4	3.50	3.76
Ag Hmstd House	283	283	0	0.0	3	3	0	6.3	1.14	1.21
Ag Hmstd Land	468	468	0	0.0	2	3	0	13.6	0.48	0.54
Ag Non-Hmstd	498	498	0	0.0	6	7	1	10.8	1.21	1.34
<b>Total</b>	<b>57,011</b>	<b>57,011</b>	<b>0</b>	<b>0.0</b>	<b>792</b>	<b>848</b>	<b>57</b>	<b>7.2</b>	<b>1.39</b>	<b>1.49</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	613	545	-69	-11.2	County	31.83	34.18	0.00	0.00
(-) TIF Tax Capacity	27	27	0	0.0	City/Town	74.24	84.07	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.61	15.43	10.87	10.87
(=) Taxable Tax Capacity	586	518	-69	-11.7	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>120.68</b>	<b>133.68</b>	<b>10.87</b>	<b>10.87</b>

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	75,400	75,400	0.0	690	687	-4	-0.5	0.92	0.91
Res Hmstd: Avg Val	113,100	113,100	0.0	1,217	1,273	56	4.6	1.08	1.13
Res Hmstd: Hi Val	150,700	150,700	0.0	1,746	1,862	116	6.7	1.16	1.24
Res Hmstd: Ex-Hi Val	226,200	226,200	0.0	2,807	3,044	237	8.5	1.24	1.35
Apartment	300,000	300,000	0.0	4,852	5,339	488	10.0	1.62	1.78
Comm/Ind: Lo Val	150,000	150,000	0.0	3,977	4,270	293	7.4	2.65	2.85
Comm/Ind: Med Val	300,000	300,000	0.0	9,226	9,908	683	7.4	3.08	3.30
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,718	36,221	2,503	7.4	3.37	3.62

<b>Fillmore County</b>	<b>Mabel city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	20,359	20,359	0	0.0	334	346	12	3.5	1.64	1.70
Res Non-Hmstd	3,218	3,218	0	0.0	65	78	13	19.5	2.03	2.43
Misc props	30	30	0	0.0	1	1	0	20.1	2.40	2.89
Apartments	2,243	2,243	0	0.0	53	64	11	20.0	2.37	2.85
Low-inc Apts	359	359	0	0.0	5	6	1	19.3	1.47	1.76
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,912	1,912	0	0.0	67	78	11	16.2	3.51	4.08
Com/Ind Hi	85	85	0	0.0	4	5	1	16.6	4.57	5.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	133	133	0	0.0	6	7	1	16.6	4.57	5.33
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	209	209	0	0.0	2	3	1	23.4	1.06	1.30
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>28,548</b>	<b>28,548</b>	<b>0</b>	<b>0.0</b>	<b>538</b>	<b>588</b>	<b>49</b>	<b>9.2</b>	<b>1.89</b>	<b>2.06</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	302	237	-65	-21.6	County	30.37	32.00	0.00	0.00
(-) TIF Tax Capacity	26	26	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.86	17.57	33.91	33.91
(=) Taxable Tax Capacity	<u>276</u>	<u>211</u>	<u>-65</u>	<u>-23.6</u>	Special District	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>162.72</b>	<b>200.73</b>	<b>33.91</b>	<b>33.91</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	51,600	51,600	0.0	808	796	-12	-1.5	1.57	1.54
Res Hmstd: Avg Val	77,400	77,400	0.0	1,219	1,208	-11	-0.9	1.58	1.56
Res Hmstd: Hi Val	103,200	103,200	0.0	1,750	1,860	111	6.3	1.7	1.80
Res Hmstd: Ex-Hi Val	154,800	154,800	0.0	2,811	3,164	354	12.6	1.82	2.04
Apartment	300,000	300,000	0.0	7,119	8,545	1,426	20.0	2.37	2.85
Comm/Ind: Lo Val	150,000	150,000	0.0	5,269	6,124	855	16.2	3.51	4.08
Comm/Ind: Med Val	300,000	300,000	0.0	12,124	14,119	1,996	16.5	4.04	4.71
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,114	51,432	7,318	16.6	4.41	5.14

<b>Fillmore County</b>	<b>Ostrander city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	5,802	5,802	0	0.0	87	86	0	-0.1	1.49	1.49
Res Non-Hmstd	634	634	0	0.0	12	13	1	11.1	1.85	2.05
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	917	917	0	0.0	20	22	2	11.4	2.19	2.44
Low-inc Apts	142	142	0	0.0	2	2	0	10.8	1.38	1.53
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	666	666	0	0.0	22	24	2	9.2	3.26	3.56
Com/Ind Hi	1,447	1,447	0	0.0	61	66	6	9.5	4.19	4.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	223	223	0	0.0	9	10	1	9.5	4.19	4.59
Ag Hmstd House	84	84	0	0.0	1	1	0	-0.2	1.49	1.49
Ag Hmstd Land	384	384	0	0.0	2	3	0	16.2	0.62	0.72
Ag Non-Hmstd	481	481	0	0.0	7	8	1	14.5	1.37	1.57
<b>Total</b>	<b>10,781</b>	<b>10,781</b>	<b>0</b>	<b>0.0</b>	<b>222</b>	<b>236</b>	<b>14</b>	<b>6.1</b>	<b>2.06</b>	<b>2.19</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	128	107	-21	-16.2	County	34.13	36.73	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	84.04	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.88	19.91	47.21	47.21
(=) Taxable Tax Capacity	128	107	-21	-16.2	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>137.06</b>	<b>156.99</b>	<b>47.21</b>	<b>47.21</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	44,900	44,900	0.0	648	635	-13	-2.0	1.44	1.41
Res Hmstd: Avg Val	67,300	67,300	0.0	971	952	-19	-2.0	1.44	1.41
Res Hmstd: Hi Val	89,700	89,700	0.0	1,361	1,374	13	0.9	1.52	1.53
Res Hmstd: Ex-Hi Val	134,600	134,600	0.0	2,229	2,354	125	5.6	1.66	1.75
Comm/Ind: Lo Val	150,000	150,000	0.0	4,891	5,339	448	9.2	3.26	3.56
Comm/Ind: Med Val	300,000	300,000	0.0	11,176	12,222	1,046	9.4	3.73	4.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,505	44,341	3,837	9.5	4.05	4.43

Fillmore County

Peterson city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	8,274	8,274	0	0.0	83	93	11	12.8	1.00	1.13
Res Non-Hmstd	695	695	0	0.0	9	10	1	15.3	1.30	1.50
Misc props	40	40	0	0.0	1	1	0	14.1	2.10	2.39
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,062	1,062	0	0.0	14	16	2	15.7	1.34	1.55
Com/Ind: Lo	473	473	0	0.0	12	13	1	11.6	2.54	2.84
Com/Ind Hi	4	4	0	0.0	0	0	0	11.9	3.31	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	21	21	0	0.0	1	1	0	11.9	3.31	3.70
Ag Hmstd House	153	153	0	0.0	2	2	0	14.0	1.14	1.30
Ag Hmstd Land	366	366	0	0.0	2	3	0	22.1	0.58	0.70
Ag Non-Hmstd	109	109	0	0.0	1	1	0	18.8	1.04	1.24
<b>Total</b>	11,197	11,197	0	0.0	125	141	17	13.4	1.11	1.26

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	114	90	-24	-20.9	County	34.33	36.96	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	62.14	78.53	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.80	8.42	24.69	24.69
(=) Taxable Tax Capacity	114	90	-24	-20.9	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	104.27	123.91	24.69	24.69

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	62,700	62,700	0.0	558	621	63	11.3	0.89	0.99
Res Hmstd: Avg Val	94,000	94,000	0.0	924	1,040	116	12.5	0.98	1.11
Res Hmstd: Hi Val	125,300	125,300	0.0	1,356	1,540	184	13.6	1.08	1.23
Res Hmstd: Ex-Hi Val	187,900	187,900	0.0	2,220	2,540	320	14.4	1.18	1.35
Apartment	300,000	300,000	0.0	4,651	5,387	737	15.8	1.55	1.8
Comm/Ind: Lo Val	150,000	150,000	0.0	3,815	4,257	442	11.6	2.54	2.84
Comm/Ind: Med Val	300,000	300,000	0.0	8,779	9,810	1,031	11.7	2.93	3.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,941	35,722	3,781	11.8	3.19	3.57

Fillmore County

Preston city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	43,329	43,329	0	0.0	550	574	25	4.5	1.27	1.33
Res Non-Hmstd	5,064	5,064	0	0.0	80	89	9	11.3	1.57	1.75
Misc props	123	123	0	0.0	2	3	0	11.6	1.90	2.12
Apartments	2,650	2,650	0	0.0	49	55	6	11.6	1.85	2.06
Low-inc Apts	281	281	0	0.0	3	4	0	11.2	1.14	1.27
Seasonal Rec	353	353	0	0.0	6	6	1	12.0	1.56	1.75
Com/Ind: Lo	6,200	6,200	0	0.0	180	196	16	8.9	2.90	3.16
Com/Ind Hi	6,645	6,645	0	0.0	252	275	23	9.0	3.79	4.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	683	683	0	0.0	26	28	2	9.0	3.79	4.13
Ag Hmstd House	1,182	1,182	0	0.0	16	18	2	9.7	1.37	1.51
Ag Hmstd Land	1,527	1,527	0	0.0	10	11	2	15.5	0.64	0.74
Ag Non-Hmstd	722	722	0	0.0	9	11	1	13.3	1.29	1.46
<b>Total</b>	<b>68,759</b>	<b>68,759</b>	<b>0</b>	<b>0.0</b>	<b>1,182</b>	<b>1,268</b>	<b>86</b>	<b>7.3</b>	<b>1.72</b>	<b>1.84</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	794	682	-112	-14.1	County	30.91	33.05	0.00	0.00
(-) TIF Tax Capacity	18	18	0	0.0	City/Town	84.23	98.37	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.55	14.40	23.87	23.87
(=) Taxable Tax Capacity	<u>776</u>	<u>664</u>	<u>-112</u>	<u>-14.4</u>	Special District	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>128.69</b>	<b>145.83</b>	<b>23.87</b>	<b>23.87</b>

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	66,800	66,800	0.0	752	744	-8	-1.1	1.13	1.11
Res Hmstd: Avg Val	100,100	100,100	0.0	1,245	1,287	42	3.4	1.24	1.29
Res Hmstd: Hi Val	133,400	133,400	0.0	1,783	1,896	113	6.3	1.34	1.42
Res Hmstd: Ex-Hi Val	200,200	200,200	0.0	2,862	3,117	255	8.9	1.43	1.56
Apartment	300,000	300,000	0.0	5,542	6,185	643	11.6	1.85	2.06
Comm/Ind: Lo Val	150,000	150,000	0.0	4,352	4,738	386	8.9	2.90	3.16
Comm/Ind: Med Val	300,000	300,000	0.0	10,036	10,936	900	9.0	3.35	3.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,560	39,859	3,299	9.0	3.66	3.99

<b>Fillmore County</b>	<b>Rushford city</b>
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<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	63,400	63,400	0	0.0	734	789	55	7.5	1.16	1.24
Res Non-Hmstd	7,433	7,433	0	0.0	107	118	11	10.3	1.44	1.58
Misc props	190	190	0	0.0	3	4	0	10.7	1.83	2.03
Apartments	3,768	3,768	0	0.0	62	69	7	10.5	1.65	1.82
Low-inc Apts	2,298	2,298	0	0.0	24	26	2	10.2	1.03	1.13
Seasonal Rec	268	268	0	0.0	4	5	0	10.5	1.65	1.82
Com/Ind: Lo	6,955	6,955	0	0.0	185	200	15	7.8	2.66	2.87
Com/Ind Hi	5,346	5,346	0	0.0	185	200	15	8.0	3.47	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	885	885	0	0.0	30	32	2	8.0	3.38	3.65
Ag Hmstd House	105	105	0	0.0	1	1	0	6.3	1.10	1.17
Ag Hmstd Land	284	284	0	0.0	2	2	0	12.8	0.54	0.61
Ag Non-Hmstd	183	183	0	0.0	2	2	0	12.4	1.12	1.26
<b>Total</b>	91,113	91,113	0	0.0	1,340	1,448	108	8.1	1.47	1.59

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	Base	Alter	Base	Alter
Total Tax Capacity	1,016	884	-132	-13.0	County	32.23	34.61	0.00	0.00	
(-) TIF Tax Capacity	9	9	0	0.0	City/Town	73.51	84.61	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.46	6.87	24.69	24.69	
(=) Taxable Tax Capacity	1,007	875	-132	-13.1	Special District	0.00	0.00	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	112.19	126.10	24.69	24.69	

<i>Tax Burdens on Hypothetical Properties</i>	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,600	79,600	0.0	789	821	32	4.1	0.99	1.03
Res Hmstd: Avg Val	119,300	119,300	0.0	1,368	1,465	97	7.1	1.15	1.23
Res Hmstd: Hi Val	159,000	159,000	0.0	1,947	2,108	161	8.3	1.22	1.33
Res Hmstd: Ex-Hi Val	238,600	238,600	0.0	3,108	3,399	291	9.4	1.30	1.42
Apartment	300,000	300,000	0.0	4,948	5,469	522	10.5	1.65	1.82
Comm/Ind: Lo Val	150,000	150,000	0.0	3,993	4,306	313	7.8	2.66	2.87
Comm/Ind: Med Val	300,000	300,000	0.0	9,194	9,925	730	7.9	3.06	3.31
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,466	36,143	2,677	8.0	3.35	3.61



Fillmore County

Spring Valley city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	83,605	83,605	0	0.0	999	1,063	63	6.3	1.20	1.27
Res Non-Hmstd	10,755	10,755	0	0.0	162	185	23	13.9	1.51	1.72
Misc props	262	262	0	0.0	5	6	1	13.9	1.85	2.11
Apartments	1,307	1,307	0	0.0	23	26	3	14.1	1.78	2.03
Low-inc Apts	1,214	1,214	0	0.0	13	15	2	13.8	1.09	1.24
Seasonal Rec	232	232	0	0.0	4	5	1	14.2	1.75	1.99
Com/Ind: Lo	10,052	10,052	0	0.0	284	315	30	10.6	2.83	3.13
Com/Ind Hi	5,669	5,669	0	0.0	211	234	23	10.8	3.72	4.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	979	979	0	0.0	36	40	4	10.8	3.69	4.09
Ag Hmstd House	742	742	0	0.0	9	10	1	7.1	1.22	1.31
Ag Hmstd Land	2,459	2,459	0	0.0	21	24	3	16.7	0.84	0.98
Ag Non-Hmstd	602	602	0	0.0	8	9	1	15.6	1.29	1.49
<b>Total</b>	117,877	117,877	0	0.0	1,776	1,930	155	8.7	1.51	1.64

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,293	1,078	-215	-16.6	County	31.27	33.20	0.00	0.00
(-) TIF Tax Capacity	118	118	0	0.0	City/Town	74.73	91.47	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.91	24.34	16.41	16.41
(=) Taxable Tax Capacity	1,175	960	-215	-18.3	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	128.91	149.00	16.41	16.41

**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	68,300	68,300	0.0	719	723	3	0.5	1.05	1.06
Res Hmstd: Avg Val	102,400	102,400	0.0	1,208	1,276	68	5.7	1.18	1.25
Res Hmstd: Hi Val	136,600	136,600	0.0	1,736	1,888	152	8.8	1.27	1.38
Res Hmstd: Ex-Hi Val	204,900	204,900	0.0	2,790	3,109	320	11.5	1.36	1.52
Apartment	300,000	300,000	0.0	5,326	6,080	753	14.1	1.78	2.03
Comm/Ind: Lo Val	150,000	150,000	0.0	4,245	4,697	452	10.6	2.83	3.13
Comm/Ind: Med Val	300,000	300,000	0.0	9,824	10,879	1,055	10.7	3.27	3.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,857	39,724	3,867	10.8	3.59	3.97

Fillmore County

Whalan city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,662	2,662	0	0.0	19	22	3	13.6	0.71	0.81
Res Non-Hmstd	755	755	0	0.0	8	9	1	8.7	1.11	1.21
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,960	1,960	0	0.0	21	23	2	7.8	1.09	1.17
Com/Ind: Lo	189	189	0	0.0	4	4	0	5.9	2.14	2.27
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	29	29	0	0.0	1	1	0	5.9	2.82	2.99
Ag Hmstd House	166	166	0	0.0	1	2	0	10.7	0.84	0.93
Ag Hmstd Land	158	158	0	0.0	0	0	0	17.3	0.24	0.28
Ag Non-Hmstd	168	168	0	0.0	1	2	0	9.6	0.87	0.95
<b>Total</b>	<b>6,087</b>	<b>6,087</b>	<b>0</b>	<b>0.0</b>	<b>57</b>	<b>62</b>	<b>6</b>	<b>9.9</b>	<b>0.93</b>	<b>1.02</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	63	56	-7	-11.5	County	34.31	36.94	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.91	40.58	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.43	17.48	10.87	10.87
(=) Taxable Tax Capacity	<u>63</u>	<u>56</u>	<u>-7</u>	<u>-11.5</u>	Special District	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	86.65	95.01	10.87	10.87

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	66,200	66,200	0.0	381	449	69	18.0	0.58	0.68
Res Hmstd: Avg Val	99,200	99,200	0.0	684	781	97	14.2	0.69	0.79
Res Hmstd: Hi Val	132,200	132,200	0.0	1,036	1,159	123	11.9	0.78	0.88
Res Hmstd: Ex-Hi Val	198,400	198,400	0.0	1,741	1,916	175	10.1	0.88	0.97
Comm/Ind: Lo Val	150,000	150,000	0.0	3,211	3,399	188	5.9	2.14	2.27
Comm/Ind: Med Val	300,000	300,000	0.0	7,439	7,878	439	5.9	2.48	2.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,168	28,776	1,609	5.9	2.72	2.88

<b>Fillmore County</b>	<b>Wykoff city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	13,607	13,607	0	0.0	157	166	9	5.9	1.15	1.22
Res Non-Hmstd	1,694	1,694	0	0.0	25	29	4	14.6	1.48	1.70
Misc props	64	64	0	0.0	1	1	0	14.9	1.77	2.04
Apartments	453	453	0	0.0	8	9	1	14.9	1.77	2.04
Low-inc Apts	176	176	0	0.0	2	2	0	14.5	1.09	1.25
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,621	1,621	0	0.0	46	51	5	11.2	2.83	3.15
Com/Ind Hi	331	331	0	0.0	12	14	1	11.4	3.72	4.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	395	395	0	0.0	15	16	2	11.4	3.72	4.14
Ag Hmstd House	95	95	0	0.0	1	1	0	5.3	1.15	1.21
Ag Hmstd Land	999	999	0	0.0	6	7	1	17.6	0.60	0.70
Ag Non-Hmstd	387	387	0	0.0	5	6	1	16.4	1.29	1.50
<b>Total</b>	<b>19,823</b>	<b>19,823</b>	<b>0</b>	<b>0.0</b>	<b>278</b>	<b>302</b>	<b>25</b>	<b>8.9</b>	<b>1.40</b>	<b>1.53</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	210	169	-40	-19.3	County	32.32	34.47	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.16	89.37	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.33	26.07	16.41	16.41
(=) Taxable Tax Capacity	<u>210</u>	<u>169</u>	<u>-40</u>	<u>-19.3</u>	Special District	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>128.81</b>	<b>149.91</b>	<b>16.41</b>	<b>16.41</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	58,700	58,700	0.0	618	624	7	1.1	1.05	1.06
Res Hmstd: Avg Val	88,000	88,000	0.0	985	1,024	39	4.0	1.12	1.16
Res Hmstd: Hi Val	117,300	117,300	0.0	1,437	1,551	114	8.0	1.22	1.32
Res Hmstd: Ex-Hi Val	175,900	175,900	0.0	2,340	2,605	264	11.3	1.33	1.48
Apartment	300,000	300,000	0.0	5,323	6,114	791	14.9	1.77	2.04
Comm/Ind: Lo Val	150,000	150,000	0.0	4,243	4,718	475	11.2	2.83	3.15
Comm/Ind: Med Val	300,000	300,000	0.0	9,818	10,926	1,108	11.3	3.27	3.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,837	39,900	4,062	11.3	3.58	3.99

Fillmore County

Rushford Village city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	39,552	39,552	0	0.0	354	384	31	8.7	0.89	0.97
Res Non-Hmstd	2,443	2,443	0	0.0	27	28	2	5.7	1.09	1.15
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	722	722	0	0.0	6	7	0	6.5	0.88	0.94
Com/Ind: Lo	2,204	2,204	0	0.0	47	49	2	4.0	2.15	2.23
Com/Ind Hi	5,506	5,506	0	0.0	153	159	6	4.1	2.78	2.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,403	2,403	0	0.0	67	70	3	4.1	2.78	2.89
Ag Hmstd House	7,502	7,502	0	0.0	63	70	6	10.2	0.84	0.93
Ag Hmstd Land	28,472	28,472	0	0.0	98	107	8	8.6	0.35	0.38
Ag Non-Hmstd	17,193	17,193	0	0.0	129	139	10	7.4	0.75	0.81
<b>Total</b>	105,997	105,997	0	0.0	945	1,013	68	7.2	0.89	0.96

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,008	942	-66	-6.6	County	34.33	36.96	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.70	38.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.80	8.42	24.69	24.69
(=) Taxable Tax Capacity	1,008	942	-66	-6.6	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	77.83	83.58	24.69	24.69

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	106,900	106,900	0.0	820	927	107	13.0	0.77	0.87
Res Hmstd: Avg Val	160,200	160,200	0.0	1,414	1,544	130	9.2	0.88	0.96
Res Hmstd: Hi Val	213,600	213,600	0.0	2,010	2,162	152	7.6	0.94	1.01
Res Hmstd: Ex-Hi Val	320,500	320,500	0.0	3,202	3,400	198	6.2	1	1.06
Comm/Ind: Lo Val	150,000	150,000	0.0	3,220	3,350	129	4.0	2.15	2.23
Comm/Ind: Med Val	300,000	300,000	0.0	7,391	7,693	302	4.1	2.46	2.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,852	27,960	1,107	4.1	2.69	2.8

<b>Fillmore County</b>	<b>Chatfield city (part)</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	68,801	68,801	0	0.0	841	886	45	5.4	1.22	1.29
Res Non-Hmstd	11,151	11,151	0	0.0	163	177	15	9.0	1.46	1.59
Misc props	17	17	0	0.0	0	0	0	9.2	2.01	2.20
Apartments	1,708	1,708	0	0.0	29	32	3	9.1	1.69	1.85
Low-inc Apts	909	909	0	0.0	9	10	1	8.9	1.03	1.12
Seasonal Rec	324	324	0	0.0	5	6	0	9.1	1.68	1.84
Com/Ind: Lo	5,785	5,785	0	0.0	159	169	11	6.7	2.74	2.93
Com/Ind Hi	5,021	5,021	0	0.0	182	194	12	6.8	3.63	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	396	396	0	0.0	14	15	1	6.8	3.63	3.87
Ag Hmstd House	458	458	0	0.0	6	6	0	6.2	1.26	1.34
Ag Hmstd Land	226	226	0	0.0	1	1	0	14.1	0.43	0.50
Ag Non-Hmstd	760	760	0	0.0	10	11	1	9.6	1.28	1.40
<b>Total</b>	<b>95,558</b>	<b>95,558</b>	<b>0</b>	<b>0.0</b>	<b>1,420</b>	<b>1,509</b>	<b>89</b>	<b>6.3</b>	<b>1.49</b>	<b>1.58</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,047	945	-101	-9.7	County	33.35	35.90	0.00	0.00
(-) TIF Tax Capacity	52	52	0	0.0	City/Town	66.36	74.37	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.81	29.51	9.83	9.83
(=) Taxable Tax Capacity	995	894	-101	-10.2	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>127.52</b>	<b>139.79</b>	<b>9.83</b>	<b>9.83</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	102,400	102,400	0.0	1,126	1,140	14	1.3	1.1	1.11
Res Hmstd: Avg Val	153,600	153,600	0.0	1,875	1,971	95	5.1	1.22	1.28
Res Hmstd: Hi Val	204,700	204,700	0.0	2,623	2,800	176	6.7	1.28	1.37
Res Hmstd: Ex-Hi Val	307,200	307,200	0.0	4,123	4,462	339	8.2	1.34	1.45
Apartment	300,000	300,000	0.0	5,077	5,537	460	9.1	1.69	1.85
Comm/Ind: Lo Val	150,000	150,000	0.0	4,115	4,391	276	6.7	2.74	2.93
Comm/Ind: Med Val	300,000	300,000	0.0	9,553	10,198	644	6.7	3.18	3.4
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,931	37,293	2,362	6.8	3.49	3.73

Freeborn County

Albert Lea city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	569,476	569,476	0	0.0	7,857	8,056	200	2.5	1.38	1.41
Res Non-Hmstd	66,896	66,896	0	0.0	1,138	1,244	105	9.3	1.70	1.86
Misc props	697	697	0	0.0	14	16	1	9.5	2.03	2.22
Apartments	22,130	22,130	0	0.0	433	474	41	9.5	1.95	2.14
Low-inc Apts	8,886	8,886	0	0.0	108	118	10	9.2	1.21	1.32
Seasonal Rec	1,274	1,274	0	0.0	25	27	2	9.5	1.95	2.14
Com/Ind: Lo	56,431	56,431	0	0.0	1,707	1,832	126	7.4	3.02	3.25
Com/Ind Hi	133,512	133,512	0	0.0	5,263	5,659	396	7.5	3.94	4.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	18,513	18,513	0	0.0	729	784	55	7.5	3.94	4.24
Ag Hmstd House	258	258	0	0.0	3	4	1	34.6	1.09	1.47
Ag Hmstd Land	341	341	0	0.0	2	2	0	15.3	0.49	0.56
Ag Non-Hmstd	5,348	5,348	0	0.0	72	80	8	11.0	1.35	1.50
<b>Total</b>	<b>883,760</b>	<b>883,760</b>	<b>0</b>	<b>0.0</b>	<b>17,350</b>	<b>18,295</b>	<b>945</b>	<b>5.4</b>	<b>1.96</b>	<b>2.07</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10,703	9,380	-1,323	-12.4	County	57.65	62.44	0.00	0.00
(-) TIF Tax Capacity	123	123	0	0.0	City/Town	49.41	56.46	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.28	29.12	27.12	27.12
(=) Taxable Tax Capacity	10,580	9,257	-1,323	-12.5	Special District	1.37	1.52	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>134.70</b>	<b>149.54</b>	<b>27.12</b>	<b>27.12</b>

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	69,800	69,800	0.0	850	816	-35	-4.1	1.22	1.17
Res Hmstd:Avg Val	104,600	104,600	0.0	1,414	1,432	17	1.2	1.35	1.37
Res Hmstd: Hi Val	139,400	139,400	0.0	2,009	2,093	85	4.2	1.44	1.50
Res Hmstd: Ex-Hi Val	209,200	209,200	0.0	3,201	3,420	219	6.8	1.53	1.63
Apartment	300,000	300,000	0.0	5,865	6,421	556	9.5	1.95	2.14
Comm/Ind: Lo Val	150,000	150,000	0.0	4,536	4,870	334	7.4	3.02	3.25
Comm/Ind: Med Val	300,000	300,000	0.0	10,449	11,228	779	7.5	3.48	3.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,042	40,899	2,857	7.5	3.80	4.09

Freeborn County

Alden city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	19,297	19,297	0	0.0	249	257	8	3.3	1.29	1.33
Res Non-Hmstd	1,930	1,930	0	0.0	31	36	5	14.6	1.61	1.84
Misc props	14	14	0	0.0	0	0	0	13.5	2.60	2.95
Apartments	38	38	0	0.0	1	1	0	14.9	1.95	2.25
Low-inc Apts	173	173	0	0.0	2	2	0	14.6	1.20	1.37
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,273	1,273	0	0.0	39	43	4	11.5	3.04	3.39
Com/Ind Hi	579	579	0	0.0	23	26	3	11.6	4.01	4.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	354	354	0	0.0	14	16	2	11.6	4.01	4.47
Ag Hmstd House	186	186	0	0.0	2	2	0	2.0	1.28	1.31
Ag Hmstd Land	896	896	0	0.0	8	10	1	17.2	0.91	1.07
Ag Non-Hmstd	309	309	0	0.0	4	5	1	16.3	1.43	1.67
<b>Total</b>	<b>25,050</b>	<b>25,050</b>	<b>0</b>	<b>0.0</b>	<b>374</b>	<b>398</b>	<b>24</b>	<b>6.5</b>	<b>1.49</b>	<b>1.59</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	262	205	-57	-21.8	County	56.08	60.18	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	67.21	85.92	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.09	20.61	16.16	16.16
(=) Taxable Tax Capacity	262	205	-57	-21.8	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>143.38</b>	<b>166.71</b>	<b>16.16</b>	<b>16.16</b>

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	59,400	59,400	0.0	710	690	-20	-2.8	1.2	1.16
Res Hmstd: Avg Val	89,000	89,000	0.0	1,128	1,140	13	1.1	1.27	1.28
Res Hmstd: Hi Val	118,700	118,700	0.0	1,628	1,728	100	6.1	1.37	1.46
Res Hmstd: Ex-Hi Val	178,000	178,000	0.0	2,628	2,901	274	10.4	1.48	1.63
Apartment	300,000	300,000	0.0	5,862	6,736	875	14.9	1.95	2.25
Comm/Ind: Lo Val	150,000	150,000	0.0	4,567	5,092	525	11.5	3.04	3.39
Comm/Ind: Med Val	300,000	300,000	0.0	10,576	11,801	1,225	11.6	3.53	3.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,617	43,108	4,491	11.6	3.86	4.31

Freeborn County

Clarks Grove city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	18,171	18,171	0	0.0	216	227	11	5.0	1.19	1.25
Res Non-Hmstd	1,523	1,523	0	0.0	22	24	2	9.6	1.45	1.58
Misc props	281	281	0	0.0	5	5	0	10.0	1.74	1.91
Apartments	60	60	0	0.0	1	1	0	10.0	1.74	1.91
Low-inc Apts	181	181	0	0.0	2	2	0	9.6	1.08	1.19
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,440	1,440	0	0.0	40	43	3	7.5	2.76	2.97
Com/Ind Hi	2,387	2,387	0	0.0	86	92	7	7.7	3.59	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	424	424	0	0.0	15	16	1	7.7	3.59	3.87
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	226	226	0	0.0	2	2	0	12.2	0.77	0.86
Ag Non-Hmstd	163	163	0	0.0	2	2	0	11.8	1.17	1.31
<b>Total</b>	<b>24,856</b>	<b>24,856</b>	<b>0</b>	<b>0.0</b>	<b>391</b>	<b>416</b>	<b>25</b>	<b>6.4</b>	<b>1.57</b>	<b>1.67</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	284	238	-46	-16.2	County	58.64	63.49	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	31.74	37.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.69	28.45	27.12	27.12
(=) Taxable Tax Capacity	284	238	-46	-16.2	Special District	1.17	1.30	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>117.24</b>	<b>131.10</b>	<b>27.12</b>	<b>27.12</b>

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	66,500	66,500	0.0	694	703	9	1.4	1.04	1.06
Res Hmstd: Avg Val	99,700	99,700	0.0	1,157	1,207	50	4.3	1.16	1.21
Res Hmstd: Hi Val	132,900	132,900	0.0	1,666	1,771	106	6.3	1.25	1.33
Res Hmstd: Ex-Hi Val	199,400	199,400	0.0	2,686	2,902	216	8.1	1.35	1.46
Apartment	300,000	300,000	0.0	5,210	5,730	520	10.0	1.74	1.91
Comm/Ind: Lo Val	150,000	150,000	0.0	4,143	4,455	312	7.5	2.76	2.97
Comm/Ind: Med Val	300,000	300,000	0.0	9,532	10,260	728	7.6	3.18	3.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,681	37,349	2,668	7.7	3.47	3.73



Freeborn County

Conger city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,005	4,005	0	0.0	65	63	-2	-2.5	1.61	1.57
Res Non-Hmstd	265	265	0	0.0	5	6	1	20.4	2.00	2.41
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	478	478	0	0.0	17	20	3	16.8	3.64	4.25
Com/Ind Hi	218	218	0	0.0	10	12	2	16.9	4.80	5.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	156	156	0	0.0	8	9	1	16.9	4.80	5.62
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	104	104	0	0.0	1	1	0	22.2	0.92	1.13
Ag Non-Hmstd	22	22	0	0.0	0	0	0	22.2	1.83	2.24
<b>Total</b>	<b>5,248</b>	<b>5,248</b>	<b>0</b>	<b>0.0</b>	<b>107</b>	<b>112</b>	<b>6</b>	<b>5.4</b>	<b>2.03</b>	<b>2.14</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	58	43	-15	-25.4	County	58.95	63.85	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.58	25.06	16.16	16.16
(=) Taxable Tax Capacity	58	43	-15	-25.4	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>183.33</b>	<b>224.04</b>	<b>16.16</b>	<b>16.16</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,300	41,300	0.0	659	622	-37	-5.6	1.59	1.51	
Res Hmstd:Avg Val	61,900	61,900	0.0	987	932	-55	-5.6	1.59	1.51	
Res Hmstd: Hi Val	82,500	82,500	0.0	1,348	1,314	-34	-2.5	1.63	1.59	
Res Hmstd: Ex-Hi Val	123,800	123,800	0.0	2,209	2,389	180	8.2	1.78	1.93	
Comm/Ind: Lo Val	150,000	150,000	0.0	5,466	6,382	916	16.8	3.64	4.25	
Comm/Ind: Med Val	300,000	300,000	0.0	12,673	14,811	2,137	16.9	4.22	4.94	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	46,307	54,144	7,837	16.9	4.63	5.41	

Freeborn County

Emmons city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	10,938	10,938	0	0.0	156	160	4	2.8	1.42	1.46
Res Non-Hmstd	1,140	1,140	0	0.0	20	24	4	19.7	1.79	2.14
Misc props	14	14	0	0.0	0	0	0	20.0	2.15	2.58
Apartments	234	234	0	0.0	5	6	1	20.0	2.15	2.58
Low-inc Apts	156	156	0	0.0	2	2	0	19.6	1.32	1.57
Seasonal Rec	1	1	0	0.0	0	0	0	20.9	1.65	2.00
Com/Ind: Lo	761	761	0	0.0	25	29	4	15.8	3.27	3.79
Com/Ind Hi	198	198	0	0.0	9	10	1	16.0	4.31	5.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	238	238	0	0.0	10	12	2	16.0	4.31	5.00
Ag Hmstd House	49	49	0	0.0	1	1	0	-1.7	1.35	1.33
Ag Hmstd Land	730	730	0	0.0	5	7	1	23.8	0.72	0.90
Ag Non-Hmstd	384	384	0	0.0	6	7	1	21.9	1.58	1.92
<b>Total</b>	<b>14,843</b>	<b>14,843</b>	<b>0</b>	<b>0.0</b>	<b>239</b>	<b>258</b>	<b>19</b>	<b>8.1</b>	<b>1.61</b>	<b>1.74</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	153	117	-36	-23.8	County	58.98	63.89	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	93.82	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.79	5.07	17.84	17.84
(=) Taxable Tax Capacity	153	117	-36	-23.8	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>157.59</b>	<b>192.03</b>	<b>17.84</b>	<b>17.84</b>

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	48,700	48,700	0.0	660	648	-12	-1.7	1.35	1.33
Res Hmstd: Avg Val	73,100	73,100	0.0	990	973	-17	-1.7	1.35	1.33
Res Hmstd: Hi Val	97,400	97,400	0.0	1,424	1,497	73	5.2	1.46	1.54
Res Hmstd: Ex-Hi Val	146,100	146,100	0.0	2,322	2,604	281	12.1	1.59	1.78
Apartment	300,000	300,000	0.0	6,445	7,737	1,292	20.0	2.15	2.58
Comm/Ind: Lo Val	150,000	150,000	0.0	4,912	5,687	775	15.8	3.27	3.79
Comm/Ind: Med Val	300,000	300,000	0.0	11,373	13,181	1,808	15.9	3.79	4.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,521	48,151	6,630	16.0	4.15	4.82

Freeborn County

Freeborn city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,383	6,383	0	0.0	101	103	3	2.7	1.58	1.62
Res Non-Hmstd	542	542	0	0.0	11	13	2	19.6	1.96	2.35
Misc props	18	18	0	0.0	1	1	0	18.9	3.02	3.59
Apartments	190	190	0	0.0	4	5	1	20.3	2.34	2.81
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	602	602	0	0.0	21	24	3	16.4	3.47	4.04
Com/Ind Hi	136	136	0	0.0	6	7	1	16.8	4.51	5.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	171	171	0	0.0	8	9	1	16.8	4.51	5.27
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>8,043</b>	<b>8,043</b>	<b>0</b>	<b>0.0</b>	<b>151</b>	<b>163</b>	<b>12</b>	<b>7.6</b>	<b>1.88</b>	<b>2.02</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	87	65	-23	-25.9	County	55.73	59.50	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.31	2.35	34.25	34.25
(=) Taxable Tax Capacity	87	65	-23	-25.9	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>159.58</b>	<b>197.54</b>	<b>34.25</b>	<b>34.25</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,800	41,800	41,800	0.0	643	639	-4	-0.7	1.54	1.53
Res Hmstd:Avg Val	62,700	62,700	62,700	0.0	964	958	-7	-0.7	1.54	1.53
Res Hmstd: Hi Val	83,500	83,500	83,500	0.0	1,321	1,348	27	2.0	1.58	1.61
Res Hmstd: Ex-Hi Val	125,300	125,300	125,300	0.0	2,169	2,391	222	10.3	1.73	1.91
Apartment	300,000	300,000	300,000	0.0	7,012	8,435	1,424	20.3	2.34	2.81
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	5,203	6,057	854	16.4	3.47	4.04
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	11,969	13,962	1,993	16.7	3.99	4.65
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	43,544	50,853	7,309	16.8	4.35	5.09

Freeborn County

Geneva city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	23,090	23,090	0	0.0	241	259	18	7.5	1.04	1.12
Res Non-Hmstd	1,424	1,424	0	0.0	18	20	2	10.2	1.29	1.42
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	288	288	0	0.0	4	5	0	10.4	1.51	1.67
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,250	1,250	0	0.0	32	34	2	7.5	2.53	2.71
Com/Ind Hi	177	177	0	0.0	6	6	0	7.5	3.33	3.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	376	376	0	0.0	12	13	1	7.5	3.33	3.58
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	49	49	0	0.0	1	1	0	11.3	1.11	1.24
Ag Non-Hmstd	69	69	0	0.0	1	1	0	11.3	1.11	1.24
<b>Total</b>	<b>26,723</b>	<b>26,723</b>	<b>0</b>	<b>0.0</b>	<b>315</b>	<b>339</b>	<b>24</b>	<b>7.7</b>	<b>1.18</b>	<b>1.27</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	280	236	-45	-16.0	County	58.81	63.69	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.94	41.58	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.00	17.95	12.24	12.24
(=) Taxable Tax Capacity	280	236	-45	-16.0	Special District	0.60	0.68	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>111.35</b>	<b>123.90</b>	<b>12.24</b>	<b>12.24</b>

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	82,500	82,500	0.0	722	754	32	4.5	0.87	0.91
Res Hmstd: Avg Val	123,700	123,700	0.0	1,268	1,361	93	7.3	1.02	1.1
Res Hmstd: Hi Val	164,900	164,900	0.0	1,814	1,967	153	8.5	1.10	1.19
Res Hmstd: Ex-Hi Val	247,300	247,300	0.0	2,907	3,181	274	9.4	1.18	1.29
Comm/Ind: Lo Val	150,000	150,000	0.0	3,788	4,070	282	7.5	2.53	2.71
Comm/Ind: Med Val	300,000	300,000	0.0	8,777	9,436	659	7.5	2.93	3.15
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,061	34,475	2,415	7.5	3.21	3.45

Freeborn County

Glenville city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	17,163	17,163	0	0.0	184	196	12	6.7	1.07	1.14
Res Non-Hmstd	1,554	1,554	0	0.0	22	25	3	15.3	1.41	1.62
Misc props	58	58	0	0.0	1	2	0	14.0	2.30	2.62
Apartments	116	116	0	0.0	2	2	0	15.7	1.71	1.97
Low-inc Apts	197	197	0	0.0	2	2	0	15.3	1.05	1.21
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,486	1,486	0	0.0	41	46	5	11.7	2.74	3.07
Com/Ind Hi	593	593	0	0.0	21	24	3	11.9	3.60	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,020	1,020	0	0.0	37	41	4	11.9	3.60	4.03
Ag Hmstd House	827	827	0	0.0	11	12	1	12.8	1.29	1.45
Ag Hmstd Land	853	853	0	0.0	4	5	1	21.3	0.50	0.61
Ag Non-Hmstd	288	288	0	0.0	4	4	1	17.5	1.22	1.44
<b>Total</b>	<b>24,155</b>	<b>24,155</b>	<b>0</b>	<b>0.0</b>	<b>328</b>	<b>359</b>	<b>31</b>	<b>9.5</b>	<b>1.36</b>	<b>1.49</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	261	204	-57	-22.0	County	58.12	62.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	59.12	75.76	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.65	3.60	17.84	17.84
(=) Taxable Tax Capacity	261	204	-57	-22.0	Special District	1.37	1.52	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>122.25</b>	<b>143.67</b>	<b>17.84</b>	<b>17.84</b>

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	49,200	49,200	0.0	492	512	19	3.9	1.00	1.04
Res Hmstd:Avg Val	73,800	73,800	0.0	739	768	29	3.9	1.00	1.04
Res Hmstd: Hi Val	98,400	98,400	0.0	1,095	1,181	87	7.9	1.11	1.20
Res Hmstd: Ex-Hi Val	147,600	147,600	0.0	1,828	2,040	211	11.6	1.24	1.38
Apartment	300,000	300,000	0.0	5,120	5,923	803	15.7	1.71	1.97
Comm/Ind: Lo Val	150,000	150,000	0.0	4,117	4,599	482	11.7	2.74	3.07
Comm/Ind: Med Val	300,000	300,000	0.0	9,517	10,642	1,124	11.8	3.17	3.55
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,719	38,841	4,122	11.9	3.47	3.88

Freeborn County

Hartland city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	7,341	7,341	0	0.0	111	110	-1	-0.6	1.51	1.51
Res Non-Hmstd	752	752	0	0.0	14	17	3	19.3	1.87	2.23
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	229	229	0	0.0	5	6	1	19.5	2.29	2.73
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,131	1,131	0	0.0	39	45	6	15.5	3.45	3.99
Com/Ind Hi	111	111	0	0.0	5	6	1	15.6	4.56	5.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	172	172	0	0.0	8	9	1	15.6	4.56	5.28
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	141	141	0	0.0	2	3	0	20.6	1.56	1.88
Ag Non-Hmstd	385	385	0	0.0	7	8	1	20.6	1.73	2.09
<b>Total</b>	10,261	10,261	0	0.0	191	204	13	6.8	1.86	1.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	112	87	-25	-22.2	County	58.87	63.75	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.11	8.55	12.24	12.24
(=) Taxable Tax Capacity	112	87	-25	-22.2	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	173.19	208.89	12.24	12.24

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,300	49,300	0.0	717	678	-39	-5.4	1.45	1.38	
Res Hmstd: Avg Val	73,900	73,900	0.0	1,075	1,017	-58	-5.4	1.45	1.38	
Res Hmstd: Hi Val	98,500	98,500	0.0	1,543	1,585	43	2.8	1.57	1.61	
Res Hmstd: Ex-Hi Val	147,900	147,900	0.0	2,503	2,771	267	10.7	1.69	1.87	
Comm/Ind: Lo Val	150,000	150,000	0.0	5,179	5,982	803	15.5	3.45	3.99	
Comm/Ind: Med Val	300,000	300,000	0.0	12,024	13,898	1,874	15.6	4.01	4.63	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,964	50,835	6,871	15.6	4.4	5.08	

Freeborn County

Hayward city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	8,337	8,337	0	0.0	151	149	-3	-1.8	1.82	1.78
Res Non-Hmstd	605	605	0	0.0	13	15	2	13.6	2.11	2.40
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	54	54	0	0.0	1	2	0	13.9	2.57	2.93
Low-inc Apts	163	163	0	0.0	3	3	0	13.6	1.58	1.80
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	929	929	0	0.0	35	39	4	11.4	3.76	4.19
Com/Ind Hi	490	490	0	0.0	24	27	3	11.6	4.93	5.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	530	530	0	0.0	26	29	3	11.6	4.93	5.50
Ag Hmstd House	126	126	0	0.0	2	2	0	2.9	1.91	1.96
Ag Hmstd Land	564	564	0	0.0	9	10	1	15.9	1.58	1.84
Ag Non-Hmstd	492	492	0	0.0	9	10	1	15.6	1.84	2.13
<b>Total</b>	12,289	12,289	0	0.0	274	286	12	4.5	2.23	2.33

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	137	113	-24	-17.6	County	57.53	62.14	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.36	26.83	27.12	27.12
(=) Taxable Tax Capacity	137	113	-24	-17.6	Special District	1.37	1.52	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	183.95	212.63	27.12	27.12

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	57,900	57,900	0.0	990	896	-95	-9.6	1.71	1.55
Res Hmstd: Avg Val	86,900	86,900	0.0	1,540	1,458	-82	-5.3	1.77	1.68
Res Hmstd: Hi Val	115,800	115,800	0.0	2,176	2,206	30	1.4	1.88	1.91
Res Hmstd: Ex-Hi Val	173,800	173,800	0.0	3,452	3,708	255	7.4	1.99	2.13
Comm/Ind: Lo Val	150,000	150,000	0.0	5,644	6,290	645	11.4	3.76	4.19
Comm/Ind: Med Val	300,000	300,000	0.0	13,035	14,540	1,506	11.6	4.34	4.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	47,523	53,043	5,521	11.6	4.75	5.30

Freeborn County

Hollandale city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	8,836	8,836	0	0.0	151	152	0	0.3	1.71	1.72
Res Non-Hmstd	869	869	0	0.0	18	21	3	15.6	2.05	2.37
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	132	132	0	0.0	3	4	1	15.9	2.44	2.83
Low-inc Apts	99	99	0	0.0	1	2	0	15.5	1.51	1.74
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	828	828	0	0.0	30	34	4	12.9	3.61	4.08
Com/Ind Hi	91	91	0	0.0	4	5	1	13.2	4.72	5.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	325	325	0	0.0	15	17	2	13.2	4.72	5.35
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	139	139	0	0.0	1	2	0	17.9	0.94	1.11
Ag Non-Hmstd	201	201	0	0.0	3	4	1	17.9	1.74	2.05
<b>Total</b>	11,519	11,519	0	0.0	228	239	11	4.9	1.98	2.08

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	123	97	-26	-20.9	County	58.94	63.83	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	88.01	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.03	28.84	27.12	27.12
(=) Taxable Tax Capacity	123	97	-26	-20.9	Special District	0.84	0.95	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	173.81	204.95	27.12	27.12

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	58,100	58,100	0.0	935	872	-63	-6.7	1.61	1.50
Res Hmstd: Avg Val	87,100	87,100	0.0	1,456	1,419	-37	-2.6	1.67	1.63
Res Hmstd: Hi Val	116,200	116,200	0.0	2,067	2,148	81	3.9	1.78	1.85
Res Hmstd: Ex-Hi Val	174,300	174,300	0.0	3,287	3,603	317	9.6	1.89	2.07
Comm/Ind: Lo Val	150,000	150,000	0.0	5,416	6,117	701	12.9	3.61	4.08
Comm/Ind: Med Val	300,000	300,000	0.0	12,503	14,137	1,635	13.1	4.17	4.71
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	45,571	51,566	5,994	13.2	4.56	5.16



Freeborn County

Manchester city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	685	685	0	0.0	10	9	-1	-6.5	1.39	1.30
Res Non-Hmstd	186	186	0	0.0	3	4	0	10.8	1.80	2.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	510	510	0	0.0	17	18	1	8.8	3.28	3.57
Com/Ind Hi	78	78	0	0.0	3	4	0	9.0	4.28	4.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16	16	0	0.0	1	1	0	9.0	4.28	4.67
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	25	25	0	0.0	0	0	0	12.7	0.76	0.86
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	1,500	1,500	0	0.0	34	35	2	4.8	2.25	2.36

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	18	16	-3	-14.9	County	58.95	63.85	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	65.29	76.73	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.09	28.92	27.12	27.12
(=) Taxable Tax Capacity	18	16	-3	-14.9	Special District	1.37	1.52	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	151.70	171.02	27.12	27.12

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	23,700	23,700	0.0	329	307	-22	-6.5	1.39	1.3
Res Hmstd:Avg Val	35,500	35,500	0.0	493	461	-32	-6.5	1.39	1.3
Res Hmstd: Hi Val	47,400	47,400	0.0	658	615	-43	-6.5	1.39	1.3
Res Hmstd: Ex-Hi Val	71,100	71,100	0.0	987	922	-65	-6.5	1.39	1.3
Comm/Ind: Lo Val	150,000	150,000	0.0	4,919	5,354	435	8.8	3.28	3.57
Comm/Ind: Med Val	300,000	300,000	0.0	11,341	12,356	1,015	8.9	3.78	4.12
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,314	45,034	3,721	9.0	4.13	4.50

Freeborn County

Myrtle city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	738	738	0	0.0	6	6	1	9.5	0.80	0.88
Res Non-Hmstd	332	332	0	0.0	4	4	0	8.5	1.19	1.30
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	240	240	0	0.0	6	6	0	6.3	2.43	2.59
Com/Ind Hi	401	401	0	0.0	13	14	1	6.4	3.19	3.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	61	61	0	0.0	2	2	0	6.4	3.19	3.39
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	58	58	0	0.0	0	0	0	10.0	0.51	0.56
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	1,830	1,830	0	0.0	31	33	2	7.3	1.68	1.80

Tax Base

Tax Rates

	Taxable Market Value				Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	24	21	-3	-11.6	County	58.97	63.88	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.75	42.72	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.79	5.07	17.85	17.85
(=) Taxable Tax Capacity	24	21	-3	-11.6	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	101.50	111.66	17.85	17.85

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	22,000	22,000	0.0	175	187	12	6.9	0.79	0.85
Res Hmstd:Avg Val	32,900	32,900	0.0	261	279	18	6.9	0.79	0.85
Res Hmstd: Hi Val	43,900	43,900	0.0	348	372	24	6.9	0.79	0.85
Res Hmstd: Ex-Hi Val	65,900	65,900	0.0	523	559	36	6.9	0.79	0.85
Comm/Ind: Lo Val	150,000	150,000	0.0	3,650	3,879	229	6.3	2.43	2.59
Comm/Ind: Med Val	300,000	300,000	0.0	8,428	8,961	533	6.3	2.81	2.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,725	32,680	1,956	6.4	3.07	3.27

Freeborn County

Twin Lakes city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,599	2,599	0	0.0	27	28	1	5.0	1.04	1.09
Res Non-Hmstd	140	140	0	0.0	2	2	0	9.2	1.39	1.52
Misc props	32	32	0	0.0	1	1	0	9.5	1.66	1.82
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	257	257	0	0.0	7	7	0	7.1	2.67	2.86
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,025	1,025	0	0.0	34	37	3	7.3	3.35	3.60
Ag Hmstd House	37	37	0	0.0	0	0	0	3.2	0.98	1.01
Ag Hmstd Land	126	126	0	0.0	1	1	0	15.1	0.42	0.48
Ag Non-Hmstd	288	288	0	0.0	3	4	0	11.4	1.11	1.24
<b>Total</b>	<b>4,503</b>	<b>4,503</b>	<b>0</b>	<b>0.0</b>	<b>75</b>	<b>80</b>	<b>5</b>	<b>6.7</b>	<b>1.66</b>	<b>1.77</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	55	46	-9	-16.3	County	56.28	60.66	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.64	36.60	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.82	25.02	27.12	27.12
(=) Taxable Tax Capacity	55	46	-9	-16.3	Special District	1.37	1.52	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	111.11	123.79	27.12	27.12

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	41,000	41,000	0.0	403	416	13	3.2	0.98	1.01
Res Hmstd:Avg Val	61,400	61,400	0.0	603	623	19	3.2	0.98	1.01
Res Hmstd: Hi Val	81,800	81,800	0.0	832	865	33	3.9	1.02	1.06
Res Hmstd: Ex-Hi Val	122,800	122,800	0.0	1,435	1,529	93	6.5	1.17	1.25
Apartment	300,000	300,000	0.0	4,980	5,455	476	9.5	1.66	1.82
Comm/Ind: Lo Val	150,000	150,000	0.0	4,005	4,291	285	7.1	2.67	2.86
Comm/Ind: Med Val	300,000	300,000	0.0	9,210	9,876	666	7.2	3.07	3.29
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,500	35,941	2,441	7.3	3.35	3.59

**Goodhue County**

**Cannon Falls city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	209,288	209,288	0	0.0	2,706	2,778	72	2.6	1.29	1.33
Res Non-Hmstd	23,029	23,029	0	0.0	354	373	20	5.6	1.54	1.62
Misc props	2,000	2,000	0	0.0	37	39	2	5.5	1.83	1.93
Apartments	11,914	11,914	0	0.0	207	219	12	5.6	1.74	1.83
Low-inc Apts	5,493	5,493	0	0.0	58	61	3	5.5	1.06	1.12
Seasonal Rec	191	191	0	0.0	3	4	0	5.6	1.74	1.83
Com/Ind: Lo	22,083	22,083	0	0.0	617	643	26	4.2	2.79	2.91
Com/Ind Hi	51,514	51,514	0	0.0	1,898	1,978	80	4.2	3.68	3.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,140	4,140	0	0.0	151	157	6	4.2	3.64	3.79
Ag Hmstd House	328	328	0	0.0	5	5	0	5.0	1.39	1.46
Ag Hmstd Land	598	598	0	0.0	5	5	0	6.3	0.81	0.86
Ag Non-Hmstd	1,893	1,893	0	0.0	25	26	1	6.0	1.29	1.37
<b>Total</b>	<b>332,470</b>	<b>332,470</b>	<b>0</b>	<b>0.0</b>	<b>6,064</b>	<b>6,287</b>	<b>223</b>	<b>3.7</b>	<b>1.82</b>	<b>1.89</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	4,032	3,783	-249	-6.2	County	43.18	45.37	0.00	0.00
(-) TIF Tax Capacity	314	314	0	0.0	City/Town	62.07	66.51	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.61	21.59	11.85	11.85
(=) Taxable Tax Capacity	<u>3,718</u>	<u>3,470</u>	<u>-249</u>	<u>-6.7</u>	Special District	<u>3.59</u>	<u>3.78</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>129.45</b>	<b>137.26</b>	<b>11.85</b>	<b>11.85</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	121,300	121,300	0.0	1,451	1,447	-3	-0.2	1.2	1.19
Res Hmstd: Avg Val	181,800	181,800	0.0	2,360	2,424	64	2.7	1.3	1.33
Res Hmstd: Hi Val	242,400	242,400	0.0	3,271	3,403	132	4.0	1.35	1.40
Res Hmstd: Ex-Hi Val	363,700	363,700	0.0	5,094	5,361	267	5.2	1.40	1.47
Apartment	300,000	300,000	0.0	5,210	5,502	293	5.6	1.74	1.83
Comm/Ind: Lo Val	150,000	150,000	0.0	4,189	4,365	176	4.2	2.79	2.91
Comm/Ind: Med Val	300,000	300,000	0.0	9,715	10,125	410	4.2	3.24	3.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,504	37,007	1,503	4.2	3.55	3.70

**Goodhue County**

**Goodhue city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	49,101	49,101	0	0.0	588	618	31	5.2	1.20	1.26
Res Non-Hmstd	5,178	5,178	0	0.0	73	79	7	9.1	1.40	1.53
Misc props	322	322	0	0.0	5	6	0	9.1	1.67	1.82
Apartments	227	227	0	0.0	4	4	0	9.1	1.67	1.82
Low-inc Apts	343	343	0	0.0	3	4	0	9.0	1.01	1.10
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	3,285	3,285	0	0.0	90	96	6	6.7	2.73	2.91
Com/Ind Hi	5,483	5,483	0	0.0	198	212	13	6.8	3.61	3.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	477	477	0	0.0	17	18	1	6.7	3.54	3.78
Ag Hmstd House	603	603	0	0.0	8	8	1	6.6	1.25	1.34
Ag Hmstd Land	1,204	1,204	0	0.0	8	9	1	10.0	0.67	0.74
Ag Non-Hmstd	21	21	0	0.0	0	0	0	9.5	1.29	1.41
<b>Total</b>	<b>66,244</b>	<b>66,244</b>	<b>0</b>	<b>0.0</b>	<b>994</b>	<b>1,054</b>	<b>60</b>	<b>6.0</b>	<b>1.50</b>	<b>1.59</b>

*Tax Base*

*Tax Rates*

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	735	661	-74	-10.1	County	44.83	47.10	0.00	0.00
(-) TIF Tax Capacity	124	124	0	0.0	City/Town	63.50	72.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.79	20.90	6.08	6.08
(=) Taxable Tax Capacity	612	537	-74	-12.1	Special District	0.74	0.79	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>128.86</b>	<b>141.06</b>	<b>6.08</b>	<b>6.08</b>

*Tax Burdens on Hypothetical Properties*

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	105,600	105,600	105,600	0.0	1,148	1,163	15	1.3	1.09	1.10
Res Hmstd: Avg Val	158,300	158,300	158,300	0.0	1,906	2,005	99	5.2	1.20	1.27
Res Hmstd: Hi Val	211,100	211,100	211,100	0.0	2,666	2,849	183	6.9	1.26	1.35
Res Hmstd: Ex-Hi Val	316,700	316,700	316,700	0.0	4,186	4,537	351	8.4	1.32	1.43
Apartment	300,000	300,000	300,000	0.0	5,014	5,472	458	9.1	1.67	1.82
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,089	4,364	275	6.7	2.73	2.91
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,511	10,152	641	6.7	3.17	3.38
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	34,813	37,162	2,349	6.7	3.48	3.72

**Goodhue County**

**Kenyon city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	75,467	75,467	0	0.0	921	962	41	4.4	1.22	1.27
Res Non-Hmstd	9,969	9,969	0	0.0	150	163	13	8.7	1.50	1.63
Misc props	365	365	0	0.0	6	7	1	8.8	1.72	1.87
Apartments	3,355	3,355	0	0.0	58	63	5	8.8	1.72	1.87
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	177	177	0	0.0	3	3	0	8.8	1.72	1.87
Com/Ind: Lo	5,276	5,276	0	0.0	146	155	10	6.6	2.76	2.94
Com/Ind Hi	4,988	4,988	0	0.0	181	193	12	6.7	3.62	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	580	580	0	0.0	21	22	1	6.7	3.62	3.87
Ag Hmstd House	977	977	0	0.0	12	13	1	5.6	1.27	1.34
Ag Hmstd Land	1,212	1,212	0	0.0	6	7	1	12.1	0.50	0.56
Ag Non-Hmstd	1,744	1,744	0	0.0	22	24	2	9.8	1.24	1.36
<b>Total</b>	104,110	104,110	0	0.0	1,526	1,612	86	5.7	1.47	1.55

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,134	991	-144	-12.7	County	43.08	45.25	0.00	0.00
(-) TIF Tax Capacity	38	38	0	0.0	City/Town	57.94	66.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.98	23.13	17.31	17.31
(=) Taxable Tax Capacity	1,096	952	-144	-13.1	Special District	0.74	0.79	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	123.74	135.83	17.31	17.31

**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	92,300	92,300	0.0	1,013	1,021	8	0.8	1.1	1.11
Res Hmstd: Avg Val	138,300	138,300	0.0	1,703	1,781	78	4.6	1.23	1.29
Res Hmstd: Hi Val	184,400	184,400	0.0	2,395	2,544	149	6.2	1.3	1.38
Res Hmstd: Ex-Hi Val	276,700	276,700	0.0	3,779	4,070	291	7.7	1.37	1.47
Apartment	300,000	300,000	0.0	5,160	5,613	454	8.8	1.72	1.87
Comm/Ind: Lo Val	150,000	150,000	0.0	4,143	4,415	272	6.6	2.76	2.94
Comm/Ind: Med Val	300,000	300,000	0.0	9,579	10,214	635	6.6	3.19	3.40
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,951	37,280	2,329	6.7	3.5	3.73

Goodhue County

Red Wing city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	798,930	798,930	0	0.0	9,912	10,125	212	2.1	1.24	1.27
Res Non-Hmstd	117,526	117,526	0	0.0	1,738	1,811	73	4.2	1.48	1.54
Misc props	3,656	3,656	0	0.0	66	69	3	4.1	1.82	1.89
Apartments	46,113	46,113	0	0.0	768	801	33	4.2	1.67	1.74
Low-inc Apts	11,877	11,877	0	0.0	122	127	5	4.1	1.03	1.07
Seasonal Rec	5,427	5,427	0	0.0	83	87	4	4.3	1.53	1.60
Com/Ind: Lo	56,717	56,717	0	0.0	1,527	1,576	48	3.2	2.69	2.78
Com/Ind Hi	189,032	189,032	0	0.0	6,665	6,879	214	3.2	3.53	3.64
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	94,649	94,649	0	0.0	3,332	3,439	107	3.2	3.52	3.63
Ag Hmstd House	4,080	4,080	0	0.0	52	54	2	3.3	1.27	1.31
Ag Hmstd Land	10,653	10,653	0	0.0	64	67	3	5.2	0.60	0.63
Ag Non-Hmstd	13,477	13,477	0	0.0	159	166	8	4.8	1.18	1.23
<b>Total</b>	<b>1,682,464</b>	<b>1,682,464</b>	<b>0</b>	<b>0.0</b>	<b>32,911</b>	<b>33,995</b>	<b>1,084</b>	<b>3.3</b>	<b>1.96</b>	<b>2.02</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	23,410	22,362	-1,047	-4.5	County	43.23	45.43	0.00	0.00
(-) TIF Tax Capacity	147	147	0	0.0	City/Town	54.67	57.25	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.38	18.15	19.47	19.47
(=) Taxable Tax Capacity	23,262	22,215	-1,047	-4.5	Special District	2.44	2.55	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>117.73</b>	<b>123.39</b>	<b>19.47</b>	<b>19.47</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	114,700	114,700	114,700	0.0	1,305	1,306	2	0.1	1.14	1.14
Res Hmstd: Avg Val	172,000	172,000	172,000	0.0	2,142	2,189	46	2.2	1.25	1.27
Res Hmstd: Hi Val	229,300	229,300	229,300	0.0	2,980	3,071	91	3.0	1.3	1.34
Res Hmstd: Ex-Hi Val	344,100	344,100	344,100	0.0	4,658	4,838	180	3.9	1.35	1.41
Apartment	300,000	300,000	300,000	0.0	4,999	5,211	212	4.2	1.67	1.74
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,040	4,167	127	3.2	2.69	2.78
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,329	9,626	297	3.2	3.11	3.21
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	34,011	35,099	1,089	3.2	3.40	3.51

**Goodhue County**

**Wanamingo city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	45,968	45,968	0	0.0	666	679	12	1.8	1.45	1.48
Res Non-Hmstd	10,086	10,086	0	0.0	185	199	14	7.6	1.84	1.98
Misc props	313	313	0	0.0	6	7	0	7.6	1.99	2.14
Apartments	873	873	0	0.0	17	19	1	7.6	1.99	2.14
Low-inc Apts	753	753	0	0.0	9	10	1	7.5	1.22	1.31
Seasonal Rec	243	243	0	0.0	5	5	0	7.6	1.99	2.14
Com/Ind: Lo	6,355	6,355	0	0.0	196	207	12	5.9	3.08	3.26
Com/Ind Hi	6,204	6,204	0	0.0	251	266	15	6.0	4.05	4.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	740	740	0	0.0	30	32	2	6.0	4.05	4.29
Ag Hmstd House	185	185	0	0.0	3	3	0	3.8	1.51	1.57
Ag Hmstd Land	4	4	0	0.0	0	0	0	13.8	0.44	0.50
Ag Non-Hmstd	968	968	0	0.0	14	15	1	8.4	1.45	1.57
<b>Total</b>	<b>72,693</b>	<b>72,693</b>	<b>0</b>	<b>0.0</b>	<b>1,383</b>	<b>1,442</b>	<b>59</b>	<b>4.2</b>	<b>1.90</b>	<b>1.98</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	844	766	-78	-9.2	County	44.76	47.03	0.00	0.00
(-) TIF Tax Capacity	69	69	0	0.0	City/Town	77.44	86.07	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.10	23.28	17.31	17.31
(=) Taxable Tax Capacity	<u>775</u>	<u>697</u>	<u>-78</u>	<u>-10.0</u>	Special District	<u>0.74</u>	<u>0.79</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>145.04</b>	<b>157.17</b>	<b>17.31</b>	<b>17.31</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	99,100	99,100	0.0	1,326	1,284	-42	-3.1	1.34	1.3
Res Hmstd: Avg Val	148,500	148,500	0.0	2,172	2,216	44	2.0	1.46	1.49
Res Hmstd: Hi Val	198,000	198,000	0.0	3,020	3,150	129	4.3	1.53	1.59
Res Hmstd: Ex-Hi Val	297,000	297,000	0.0	4,717	5,017	300	6.4	1.59	1.69
Apartment	300,000	300,000	0.0	5,958	6,413	455	7.6	1.99	2.14
Comm/Ind: Lo Val	150,000	150,000	0.0	4,622	4,895	273	5.9	3.08	3.26
Comm/Ind: Med Val	300,000	300,000	0.0	10,698	11,335	637	6.0	3.57	3.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,052	41,387	2,335	6.0	3.91	4.14



**Goodhue County**

**Zumbrota city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	163,223	163,223	0	0.0	2,005	2,092	87	4.3	1.23	1.28
Res Non-Hmstd	20,005	20,005	0	0.0	302	320	19	6.2	1.51	1.60
Misc props	771	771	0	0.0	13	14	1	6.3	1.65	1.76
Apartments	3,783	3,783	0	0.0	63	66	4	6.3	1.65	1.76
Low-inc Apts	3,043	3,043	0	0.0	31	33	2	6.1	1.03	1.09
Seasonal Rec	784	784	0	0.0	13	14	1	6.4	1.64	1.75
Com/Ind: Lo	15,324	15,324	0	0.0	409	428	19	4.7	2.67	2.79
Com/Ind Hi	27,709	27,709	0	0.0	965	1,011	46	4.8	3.48	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,551	4,551	0	0.0	156	164	8	4.8	3.44	3.60
Ag Hmstd House	1,216	1,216	0	0.0	16	17	1	6.8	1.29	1.37
Ag Hmstd Land	756	756	0	0.0	3	4	0	9.1	0.46	0.50
Ag Non-Hmstd	863	863	0	0.0	10	11	1	7.4	1.14	1.22
<b>Total</b>	<b>242,029</b>	<b>242,029</b>	<b>0</b>	<b>0.0</b>	<b>3,985</b>	<b>4,174</b>	<b>188</b>	<b>4.7</b>	<b>1.65</b>	<b>1.72</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	2,844	2,617	-228	-8.0	County	43.27	45.47	0.00	0.00
(-) TIF Tax Capacity	215	215	0	0.0	City/Town	51.85	56.76	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.89	19.12	23.03	23.03
(=) Taxable Tax Capacity	<u>2,630</u>	<u>2,402</u>	<u>-228</u>	<u>-8.7</u>	Special District	<u>0.74</u>	<u>0.79</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>113.76</b>	<b>122.14</b>	<b>23.03</b>	<b>23.03</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	110,000	110,000	0.0	1,231	1,263	32	2.6	1.12	1.15
Res Hmstd:Avg Val	164,900	164,900	0.0	2,032	2,120	89	4.4	1.23	1.29
Res Hmstd: Hi Val	219,800	219,800	0.0	2,832	2,978	146	5.1	1.29	1.35
Res Hmstd: Ex-Hi Val	329,800	329,800	0.0	4,436	4,695	260	5.9	1.34	1.42
Apartment	300,000	300,000	0.0	4,957	5,271	314	6.3	1.65	1.76
Comm/Ind: Lo Val	150,000	150,000	0.0	4,004	4,192	189	4.7	2.67	2.79
Comm/Ind: Med Val	300,000	300,000	0.0	9,227	9,667	440	4.8	3.08	3.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,602	35,215	1,613	4.8	3.36	3.52

**Goodhue County**

**Bellechester city (part)**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,348	5,348	0	0.0	44	48	4	9.7	0.82	0.90
Res Non-Hmstd	492	492	0	0.0	5	5	0	8.5	1.02	1.11
Misc props	78	78	0	0.0	1	1	0	8.6	1.32	1.43
Apartments	222	222	0	0.0	3	3	0	8.6	1.24	1.35
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	555	555	0	0.0	12	13	1	5.8	2.21	2.34
Com/Ind Hi	95	95	0	0.0	3	3	0	5.8	2.93	3.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	66	66	0	0.0	2	2	0	5.8	2.93	3.10
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	231	231	0	0.0	2	2	0	9.0	0.72	0.78
Ag Non-Hmstd	68	68	0	0.0	1	1	0	9.0	0.95	1.03
<b>Total</b>	<b>7,153</b>	<b>7,153</b>	<b>0</b>	<b>0.0</b>	<b>72</b>	<b>78</b>	<b>6</b>	<b>8.6</b>	<b>1.00</b>	<b>1.09</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	76	66	-10	-13.3	County	44.91	47.19	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.37	33.41	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.96	21.09	6.08	6.08
(=) Taxable Tax Capacity	76	66	-10	-13.3	Special District	1.39	1.47	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	94.62	103.16	6.08	6.08

*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	85,800	85,800	0.0	569	633	64	11.2	0.66	0.74
Res Hmstd:Avg Val	128,700	128,700	0.0	1,039	1,141	102	9.8	0.81	0.89
Res Hmstd: Hi Val	171,500	171,500	0.0	1,509	1,648	140	9.2	0.88	0.96
Res Hmstd: Ex-Hi Val	257,300	257,300	0.0	2,450	2,665	215	8.8	0.95	1.04
Apartment	300,000	300,000	0.0	3,731	4,051	320	8.6	1.24	1.35
Comm/Ind: Lo Val	150,000	150,000	0.0	3,319	3,511	192	5.8	2.21	2.34
Comm/Ind: Med Val	300,000	300,000	0.0	7,714	8,162	448	5.8	2.57	2.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,223	29,867	1,644	5.8	2.82	2.99

**Goodhue County**

**Dennison city (part)**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	8,961	8,961	0	0.0	129	131	2	1.3	1.44	1.46
Res Non-Hmstd	1,590	1,590	0	0.0	26	28	1	5.3	1.66	1.74
Misc props	77	77	0	0.0	2	2	0	5.5	2.26	2.38
Apartments	210	210	0	0.0	4	4	0	5.4	1.93	2.03
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	841	841	0	0.0	25	26	1	4.2	2.99	3.11
Com/Ind Hi	660	660	0	0.0	26	27	1	4.3	3.90	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	57	57	0	0.0	2	2	0	4.3	3.88	4.05
Ag Hmstd House	153	153	0	0.0	2	2	0	-8.3	1.59	1.46
Ag Hmstd Land	1,745	1,745	0	0.0	16	17	1	6.5	0.92	0.98
Ag Non-Hmstd	809	809	0	0.0	10	11	1	6.4	1.28	1.36
<b>Total</b>	15,103	15,103	0	0.0	243	250	7	3.0	1.61	1.66

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	160	146	-14	-8.5	County	44.90	47.18	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	52.58	56.85	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.06	34.63	26.54	26.54
(=) Taxable Tax Capacity	160	146	-14	-8.5	Special District	0.74	0.79	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	131.28	139.44	26.54	26.54

*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	105,300	105,300	0.0	1,384	1,361	-23	-1.7	1.31	1.29
Res Hmstd:Avg Val	157,900	157,900	0.0	2,262	2,300	38	1.7	1.43	1.46
Res Hmstd: Hi Val	210,500	210,500	0.0	3,139	3,239	100	3.2	1.49	1.54
Res Hmstd: Ex-Hi Val	315,900	315,900	0.0	4,897	5,121	223	4.6	1.55	1.62
Apartment	300,000	300,000	0.0	5,719	6,025	306	5.4	1.91	2.01
Comm/Ind: Lo Val	150,000	150,000	0.0	4,451	4,634	184	4.1	2.97	3.09
Comm/Ind: Med Val	300,000	300,000	0.0	10,252	10,681	429	4.2	3.42	3.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,325	38,897	1,572	4.2	3.73	3.89

**Goodhue County**

**Lake City city (part)**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	47,333	47,333	0	0.0	593	620	27	4.5	1.25	1.31
Res Non-Hmstd	10,521	10,521	0	0.0	147	155	8	5.6	1.39	1.47
Misc props	259	259	0	0.0	4	4	0	5.7	1.48	1.57
Apartments	923	923	0	0.0	15	16	1	5.7	1.63	1.72
Low-inc Apts	3,033	3,033	0	0.0	30	32	2	5.6	1.00	1.06
Seasonal Rec	27,468	27,468	0	0.0	360	381	20	5.7	1.31	1.39
Com/Ind: Lo	4,974	4,974	0	0.0	132	137	6	4.2	2.65	2.76
Com/Ind Hi	7,983	7,983	0	0.0	277	289	12	4.3	3.47	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	228	228	0	0.0	8	8	0	4.3	3.47	3.62
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	13	13	0	0.0	0	0	0	6.5	1.15	1.23
<b>Total</b>	102,735	102,735	0	0.0	1,566	1,642	76	4.9	1.52	1.60

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,134	1,095	-39	-3.5	County	43.26	45.46	0.00	0.00
(-) TIF Tax Capacity	10	10	0	0.0	City/Town	56.39	60.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.86	15.75	18.62	18.62
(=) Taxable Tax Capacity	1,124	1,084	-39	-3.5	Special District	0.74	0.79	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	115.25	122.71	18.62	18.62

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	155,600	155,600	0.0	1,851	1,914	63	3.4	1.19	1.23
Res Hmstd: Avg Val	233,300	233,300	0.0	2,961	3,098	137	4.6	1.27	1.33
Res Hmstd: Hi Val	311,000	311,000	0.0	4,071	4,282	211	5.2	1.31	1.38
Res Hmstd: Ex-Hi Val	466,600	466,600	0.0	6,246	6,594	348	5.6	1.34	1.41
Apartment	300,000	300,000	0.0	4,881	5,160	279	5.7	1.63	1.72
Comm/Ind: Lo Val	150,000	150,000	0.0	3,971	4,139	168	4.2	2.65	2.76
Comm/Ind: Med Val	300,000	300,000	0.0	9,173	9,564	391	4.3	3.06	3.19
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,449	34,883	1,435	4.3	3.34	3.49

**Goodhue County**

**Pine Island city (part)**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	120,274	120,274	0	0.0	1,618	1,659	41	2.5	1.35	1.38
Res Non-Hmstd	11,434	11,434	0	0.0	182	194	12	6.7	1.59	1.70
Misc props	622	622	0	0.0	12	13	1	6.7	1.89	2.02
Apartments	4,470	4,470	0	0.0	82	87	6	6.8	1.83	1.96
Low-inc Apts	2,809	2,809	0	0.0	31	34	2	6.7	1.12	1.19
Seasonal Rec	382	382	0	0.0	7	7	0	6.8	1.82	1.94
Com/Ind: Lo	10,195	10,195	0	0.0	296	311	15	5.1	2.90	3.05
Com/Ind Hi	12,905	12,905	0	0.0	494	520	26	5.2	3.83	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,475	3,475	0	0.0	132	139	7	5.2	3.81	4.01
Ag Hmstd House	965	965	0	0.0	13	14	1	3.7	1.39	1.44
Ag Hmstd Land	2,500	2,500	0	0.0	21	23	2	7.8	0.84	0.91
Ag Non-Hmstd	1,328	1,328	0	0.0	18	19	1	7.3	1.36	1.46
<b>Total</b>	<b>171,360</b>	<b>171,360</b>	<b>0</b>	<b>0.0</b>	<b>2,907</b>	<b>3,020</b>	<b>113</b>	<b>3.9</b>	<b>1.70</b>	<b>1.76</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,935	1,759	-176	-9.1	County	43.11	45.30	0.00	0.00
(-) TIF Tax Capacity	107	107	0	0.0	City/Town	68.32	74.62	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.78	25.18	13.22	13.22
(=) Taxable Tax Capacity	<u>1,828</u>	<u>1,652</u>	<u>-176</u>	<u>-9.6</u>	Special District	<u>0.74</u>	<u>0.79</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>135.96</b>	<b>145.89</b>	<b>13.22</b>	<b>13.22</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	110,100	110,100	0.0	1,369	1,353	-16	-1.2	1.24	1.23
Res Hmstd: Avg Val	165,000	165,000	0.0	2,238	2,299	61	2.7	1.36	1.39
Res Hmstd: Hi Val	220,000	220,000	0.0	3,108	3,246	138	4.5	1.41	1.48
Res Hmstd: Ex-Hi Val	330,100	330,100	0.0	4,849	5,142	293	6.0	1.47	1.56
Apartment	300,000	300,000	0.0	5,495	5,868	372	6.8	1.83	1.96
Comm/Ind: Lo Val	150,000	150,000	0.0	4,356	4,580	223	5.1	2.90	3.05
Comm/Ind: Med Val	300,000	300,000	0.0	10,098	10,620	521	5.2	3.37	3.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,895	38,806	1,912	5.2	3.69	3.88

<b>Grant County</b>	<b>Ashby city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	12,110	12,110	0	0.0	201	197	-4	-2.0	1.66	1.63
Res Non-Hmstd	1,904	1,904	0	0.0	39	43	4	11.4	2.04	2.27
Misc props	120	120	0	0.0	4	4	0	10.8	3.07	3.40
Apartments	1,803	1,803	0	0.0	43	48	5	11.6	2.37	2.65
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	217	217	0	0.0	5	6	1	11.6	2.37	2.65
Com/Ind: Lo	2,434	2,434	0	0.0	86	94	8	9.4	3.52	3.85
Com/Ind Hi	464	464	0	0.0	21	23	2	9.6	4.58	5.02
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	303	303	0	0.0	14	15	1	9.6	4.58	5.02
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	10	10	0	0.0	0	0	0	13.4	0.82	0.93
Ag Non-Hmstd	310	310	0	0.0	5	6	1	13.4	1.65	1.87
<b>Total</b>	<b>19,675</b>	<b>19,675</b>	<b>0</b>	<b>0.0</b>	<b>418</b>	<b>436</b>	<b>19</b>	<b>4.4</b>	<b>2.12</b>	<b>2.22</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	223	187	-36	-16.0	County	48.96	51.18	0.00	0.00
(-) TIF Tax Capacity	21	21	0	0.0	City/Town	84.29	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.15	32.92	31.16	31.16
(=) Taxable Tax Capacity	202	166	-36	-17.7	Special District	0.34	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>164.75</b>	<b>186.83</b>	<b>31.16</b>	<b>31.16</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	58,200	58,200	0.0	907	834	-74	-8.1	1.56	1.43
Res Hmstd: Avg Val	87,200	87,200	0.0	1,414	1,352	-63	-4.4	1.62	1.55
Res Hmstd: Hi Val	116,200	116,200	0.0	2,009	2,033	24	1.2	1.73	1.75
Res Hmstd: Ex-Hi Val	174,400	174,400	0.0	3,201	3,399	198	6.2	1.84	1.95
Apartment	300,000	300,000	0.0	7,113	7,941	828	11.6	2.37	2.65
Comm/Ind: Lo Val	150,000	150,000	0.0	5,273	5,770	497	9.4	3.52	3.85
Comm/Ind: Med Val	300,000	300,000	0.0	12,148	13,307	1,159	9.5	4.05	4.44
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,230	48,481	4,251	9.6	4.42	4.85

<b>Grant County</b>	<b>Barrett city</b>
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<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	8,874	8,874	0	0.0	177	172	-5	-3.0	2.00	1.94
Res Non-Hmstd	1,559	1,559	0	0.0	35	38	3	8.9	2.25	2.45
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	1,462	1,462	0	0.0	40	43	4	9.2	2.72	2.97
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,763	1,763	0	0.0	36	40	4	9.7	2.06	2.26
Com/Ind: Lo	991	991	0	0.0	39	42	3	7.7	3.92	4.22
Com/Ind Hi	440	440	0	0.0	22	24	2	7.9	5.10	5.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	401	401	0	0.0	20	22	2	7.8	5.03	5.43
Ag Hmstd House	454	454	0	0.0	10	10	0	1.6	2.10	2.13
Ag Hmstd Land	2,104	2,104	0	0.0	22	25	2	11.2	1.05	1.17
Ag Non-Hmstd	133	133	0	0.0	2	3	0	10.7	1.87	2.07
<b>Total</b>	18,181	18,181	0	0.0	404	418	14	3.5	2.22	2.30

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	189	167	-22	-11.7	County	48.87	51.10	0.00	0.00	
(-) TIF Tax Capacity	5	5	0	0.0	City/Town	#####	#####	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.70	12.23	38.36	38.36	
(=) Taxable Tax Capacity	184	162	-22	-12.0	Special District	0.34	0.35	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	187.07	207.12	38.36	38.36	

<i>Tax Burdens on Hypothetical Properties</i>	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,400	56,400	0.0	1,046	917	-129	-12.3	1.85	1.63
Res Hmstd: Avg Val	84,500	84,500	0.0	1,609	1,460	-148	-9.2	1.90	1.73
Res Hmstd: Hi Val	112,700	112,700	0.0	2,270	2,205	-64	-2.8	2.01	1.96
Res Hmstd: Ex-Hi Val	169,100	169,100	0.0	3,592	3,695	103	2.9	2.12	2.19
Comm/Ind: Lo Val	150,000	150,000	0.0	5,883	6,334	451	7.7	3.92	4.22
Comm/Ind: Med Val	300,000	300,000	0.0	13,536	14,588	1,052	7.8	4.51	4.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	49,248	53,106	3,859	7.8	4.92	5.31

<b>Grant County</b>	<b>Elbow Lake city</b>
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<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	25,461	25,461	0	0.0	553	518	-35	-6.4	2.17	2.03
Res Non-Hmstd	5,327	5,327	0	0.0	136	155	19	14.0	2.55	2.91
Misc props	46	46	0	0.0	1	2	0	14.4	3.07	3.51
Apartments	751	751	0	0.0	23	26	3	14.4	3.07	3.51
Low-inc Apts	82	82	0	0.0	2	2	0	14.0	1.90	2.17
Seasonal Rec	17	17	0	0.0	0	0	0	15.9	2.22	2.58
Com/Ind: Lo	5,286	5,286	0	0.0	229	257	28	12.3	4.34	4.87
Com/Ind Hi	3,090	3,090	0	0.0	175	197	22	12.5	5.66	6.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5	5	0	0.0	0	0	0	12.5	5.66	6.37
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	102	102	0	0.0	2	2	0	16.5	1.50	1.74
Ag Non-Hmstd	462	462	0	0.0	10	12	2	16.5	2.15	2.50
<b>Total</b>	40,628	40,628	0	0.0	1,131	1,171	39	3.5	2.79	2.88

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	463	379	-83	-18.0	County	48.33	50.51	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.79	12.28	38.36	38.36
(=) Taxable Tax Capacity	463	379	-83	-18.0	Special District	6.37	6.56	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	214.88	250.33	38.36	38.36

**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	45,300	45,300	0.0	966	854	-112	-11.6	2.13	1.89
Res Hmstd: Avg Val	68,000	68,000	0.0	1,450	1,282	-168	-11.6	2.13	1.89
Res Hmstd: Hi Val	90,600	90,600	0.0	2,003	1,887	-116	-5.8	2.21	2.08
Res Hmstd: Ex-Hi Val	135,900	135,900	0.0	3,191	3,297	106	3.3	2.35	2.43
Apartment	300,000	300,000	0.0	9,209	10,538	1,330	14.4	3.07	3.51
Comm/Ind: Lo Val	150,000	150,000	0.0	6,509	7,307	798	12.3	4.34	4.87
Comm/Ind: Med Val	300,000	300,000	0.0	14,995	16,857	1,862	12.4	5	5.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	54,600	61,425	6,826	12.5	5.46	6.14



<b>Grant County</b>	<b>Herman city</b>
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<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
									Base	Alter
Res Hmstd	9,197	9,197	0	0.0	130	120	-9	-7.2	1.41	1.31
Res Non-Hmstd	842	842	0	0.0	15	17	2	13.5	1.80	2.05
Misc props	66	66	0	0.0	2	2	0	12.5	2.85	3.21
Apartments	144	144	0	0.0	3	4	0	13.5	2.20	2.50
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,695	1,695	0	0.0	57	63	6	10.6	3.38	3.73
Com/Ind Hi	3,160	3,160	0	0.0	142	157	15	10.6	4.50	4.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	467	467	0	0.0	21	23	2	10.6	4.50	4.98
Ag Hmstd House	159	159	0	0.0	2	2	0	-9.0	1.40	1.27
Ag Hmstd Land	64	64	0	0.0	1	1	0	13.8	0.86	0.98
Ag Non-Hmstd	839	839	0	0.0	15	17	2	13.5	1.76	2.00
<b>Total</b>	16,633	16,633	0	0.0	388	406	19	4.8	2.33	2.44

**Tax Base**

**Tax Rates**

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	211	179	-32	-15.1	County	48.63	50.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.03	0.00	0.00	0.00
(=) Taxable Tax Capacity	211	179	-32	-15.1	Special District	6.37	6.56	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	176.20	200.02	0.00	0.00

**Tax Burdens on  
Hypothetical Properties**

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	36,000	36,000	0.0	490	432	-58	-11.9	1.36	1.20	
Res Hmstd: Avg Val	54,000	54,000	0.0	735	648	-87	-11.9	1.36	1.20	
Res Hmstd: Hi Val	72,000	72,000	0.0	981	864	-117	-11.9	1.36	1.20	
Res Hmstd: Ex-Hi Val	108,000	108,000	0.0	1,628	1,610	-18	-1.1	1.51	1.49	
Apartment	300,000	300,000	0.0	6,608	7,501	893	13.5	2.20	2.50	
Comm/Ind: Lo Val	150,000	150,000	0.0	5,063	5,599	536	10.6	3.38	3.73	
Comm/Ind: Med Val	300,000	300,000	0.0	11,814	13,065	1,251	10.6	3.94	4.35	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,319	47,905	4,586	10.6	4.33	4.79	

<b>Grant County</b>	<b>Hoffman city</b>
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<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	15,853	15,853	0	0.0	174	187	13	7.2	1.10	1.18
Res Non-Hmstd	2,200	2,200	0	0.0	32	35	3	8.7	1.45	1.57
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	330	330	0	0.0	5	6	1	9.1	1.67	1.82
Low-inc Apts	63	63	0	0.0	1	1	0	8.6	1.06	1.15
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,136	2,136	0	0.0	57	61	4	6.9	2.66	2.84
Com/Ind Hi	2,504	2,504	0	0.0	85	92	6	7.1	3.41	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	564	564	0	0.0	19	20	1	7.1	3.40	3.64
Ag Hmstd House	102	102	0	0.0	1	1	0	6.1	1.01	1.07
Ag Hmstd Land	1,284	1,284	0	0.0	6	7	1	13.3	0.46	0.52
Ag Non-Hmstd	1,254	1,254	0	0.0	13	14	2	11.8	1.03	1.15
<b>Total</b>	<b>26,289</b>	<b>26,289</b>	<b>0</b>	<b>0.0</b>	<b>393</b>	<b>423</b>	<b>30</b>	<b>7.5</b>	<b>1.50</b>	<b>1.61</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	299	250	-49	-16.3	County	49.33	51.62	0.00	0.00
(-) TIF Tax Capacity	36	36	0	0.0	City/Town	40.64	49.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.33	12.95	38.36	38.36
(=) Taxable Tax Capacity	263	215	-49	-18.5	Special District	0.34	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>102.64</b>	<b>114.79</b>	<b>38.36</b>	<b>38.36</b>

**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	56,500	56,500	0.0	571	606	35	6.2	1.01	1.07
Res Hmstd: Avg Val	84,700	84,700	0.0	898	957	59	6.6	1.06	1.13
Res Hmstd: Hi Val	113,000	113,000	0.0	1,323	1,420	97	7.3	1.17	1.26
Res Hmstd: Ex-Hi Val	169,500	169,500	0.0	2,170	2,343	173	8.0	1.28	1.38
Comm/Ind: Lo Val	150,000	150,000	0.0	3,984	4,257	273	6.9	2.66	2.84
Comm/Ind: Med Val	300,000	300,000	0.0	9,103	9,741	638	7.0	3.03	3.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,995	35,332	2,338	7.1	3.3	3.53

<b>Grant County</b>	<b>Norcross city</b>
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<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	898	898	0	0.0	8	8	0	-5.4	0.92	0.87
Res Non-Hmstd	137	137	0	0.0	2	2	0	9.4	1.41	1.55
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	65	65	0	0.0	2	2	0	6.9	2.71	2.89
Com/Ind Hi	275	275	0	0.0	10	11	1	6.9	3.61	3.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	42	42	0	0.0	2	2	0	6.9	3.61	3.85
Ag Hmstd House	126	126	0	0.0	1	1	0	-0.6	1.02	1.01
Ag Hmstd Land	1,945	1,945	0	0.0	14	15	1	9.9	0.70	0.77
Ag Non-Hmstd	310	310	0	0.0	4	4	0	9.4	1.32	1.44
<b>Total</b>	<b>3,798</b>	<b>3,798</b>	<b>0</b>	<b>0.0</b>	<b>42</b>	<b>45</b>	<b>2</b>	<b>5.6</b>	<b>1.11</b>	<b>1.18</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	33	29	-4	-11.9	County	47.69	49.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	77.14	87.57	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.31	0.00	0.00	0.00
(=) Taxable Tax Capacity	<u>33</u>	<u>29</u>	<u>-4</u>	<u>-11.9</u>	Special District	<u>6.37</u>	<u>6.56</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	131.51	143.90	0.00	0.00

**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	22,900	22,900	0.0	210	198	-12	-5.6	0.92	0.86
Res Hmstd: Avg Val	34,300	34,300	0.0	314	296	-18	-5.6	0.92	0.86
Res Hmstd: Hi Val	45,700	45,700	0.0	418	395	-24	-5.6	0.92	0.86
Res Hmstd: Ex-Hi Val	68,600	68,600	0.0	628	592	-35	-5.6	0.92	0.86
Comm/Ind: Lo Val	150,000	150,000	0.0	4,058	4,336	279	6.9	2.71	2.89
Comm/Ind: Med Val	300,000	300,000	0.0	9,468	10,118	650	6.9	3.16	3.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,716	37,100	2,385	6.9	3.47	3.71

<b>Grant County</b>	<b>Wendell city</b>
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<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,739	3,739	0	0.0	57	55	-2	-4.3	1.53	1.46
Res Non-Hmstd	221	221	0	0.0	4	5	1	11.7	1.95	2.18
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	473	473	0	0.0	16	18	2	9.9	3.43	3.77
Com/Ind Hi	617	617	0	0.0	27	30	3	10.1	4.45	4.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	182	182	0	0.0	8	9	1	10.1	4.36	4.80
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	552	552	0	0.0	5	6	1	14.6	0.92	1.06
Ag Non-Hmstd	1,080	1,080	0	0.0	17	19	2	14.6	1.55	1.77
<b>Total</b>	<b>6,864</b>	<b>6,864</b>	<b>0</b>	<b>0.0</b>	<b>135</b>	<b>141</b>	<b>6</b>	<b>4.8</b>	<b>1.97</b>	<b>2.06</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	76	62	-14	-18.4	County	49.22	51.48	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	86.77	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.15	12.73	38.36	38.36
(=) Taxable Tax Capacity	<u>76</u>	<u>62</u>	<u>-14</u>	<u>-18.4</u>	Special District	<u>6.37</u>	<u>6.56</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	154.51	177.09	38.36	38.36

**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	35,000	35,000	0.0	535	506	-29	-5.4	1.53	1.45
Res Hmstd: Avg Val	52,500	52,500	0.0	803	759	-43	-5.4	1.53	1.45
Res Hmstd: Hi Val	69,900	69,900	0.0	1,069	1,011	-58	-5.4	1.53	1.45
Res Hmstd: Ex-Hi Val	104,900	104,900	0.0	1,745	1,768	23	1.3	1.66	1.69
Comm/Ind: Lo Val	150,000	150,000	0.0	5,151	5,659	508	9.9	3.43	3.77
Comm/Ind: Med Val	300,000	300,000	0.0	11,826	13,012	1,186	10.0	3.94	4.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,980	47,327	4,347	10.1	4.3	4.73

Hennepin County

Brooklyn Center city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	982,025	982,025	0	0.0	14,960	15,120	160	1.1	1.52	1.54
Res Non-Hmstd	149,184	149,184	0	0.0	2,591	2,773	182	7.0	1.74	1.86
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	149,496	149,496	0	0.0	3,157	3,391	234	7.4	2.11	2.27
Low-inc Apts	16,460	16,460	0	0.0	209	224	15	7.0	1.27	1.36
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	29,193	29,193	0	0.0	907	942	35	3.8	3.11	3.23
Com/Ind Hi	347,165	347,165	0	0.0	14,196	14,771	576	4.1	4.09	4.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,463	16,463	0	0.0	664	690	26	3.8	4.03	4.19
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	167	167	0	0.0	2	3	0	7.9	1.48	1.60
<b>Total</b>	<b>1,690,153</b>	<b>1,690,153</b>	<b>0</b>	<b>0.0</b>	<b>36,687</b>	<b>37,913</b>	<b>1,226</b>	<b>3.3</b>	<b>2.17</b>	<b>2.24</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	21,017	19,278	-1,739	-8.3	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	2,094	2,094	0	0.0	City/Town	57.38	64.31	4.13	4.13
(-) FD Contrib Tax Cap	2,775	2,775	0	0.0	School District	34.20	37.32	19.27	19.27
(=) Taxable Tax Capacity	16,149	14,409	-1,739	-10.8	Special District	10.87	11.41	0.00	0.00
FD Distrib Tax Cap	7,123	7,123	0	0.0	<b>Total</b>	<b>148.09</b>	<b>160.35</b>	<b>23.40</b>	<b>23.40</b>

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	104,800	104,800	0.0	1,519	1,480	-39	-2.6	1.45	1.41
Res Hmstd:Avg Val	157,100	157,100	0.0	2,463	2,516	53	2.2	1.57	1.60
Res Hmstd: Hi Val	209,400	209,400	0.0	3,407	3,553	146	4.3	1.63	1.7
Res Hmstd: Ex-Hi Val	314,200	314,200	0.0	5,299	5,630	331	6.3	1.69	1.79
Comm/Ind: Lo Val	150,000	150,000	0.0	4,630	4,806	177	3.8	3.09	3.20
Comm/Ind: Med Val	300,000	300,000	0.0	10,686	11,098	412	3.9	3.56	3.7
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,948	40,459	1,511	3.9	3.89	4.05

Hennepin County

Champlin city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,567,006	1,567,006	0	0.0	21,350	21,834	485	2.3	1.36	1.39
Res Non-Hmstd	93,910	93,910	0	0.0	1,408	1,459	50	3.6	1.50	1.55
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	31,370	31,370	0	0.0	548	568	20	3.7	1.75	1.81
Low-inc Apts	9,880	9,880	0	0.0	107	111	4	3.5	1.09	1.12
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	17,513	17,513	0	0.0	497	505	8	1.6	2.84	2.88
Com/Ind Hi	165,778	165,778	0	0.0	6,135	6,234	99	1.6	3.70	3.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,182	9,182	0	0.0	340	345	5	1.6	3.70	3.76
Ag Hmstd House	240	240	0	0.0	3	3	0	2.5	1.38	1.42
Ag Hmstd Land	176	176	0	0.0	1	1	0	6.3	0.41	0.43
Ag Non-Hmstd	1,730	1,730	0	0.0	21	22	1	4.3	1.19	1.25
<b>Total</b>	<b>1,896,785</b>	<b>1,896,785</b>	<b>0</b>	<b>0.0</b>	<b>30,410</b>	<b>31,082</b>	<b>672</b>	<b>2.2</b>	<b>1.60</b>	<b>1.64</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	20,903	19,578	-1,325	-6.3	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	3,042	3,042	0	0.0	City/Town	39.18	40.17	0.00	0.00
(-) FD Contrib Tax Cap	1,570	1,570	0	0.0	School District	23.96	25.93	25.30	25.30
(=) Taxable Tax Capacity	16,290	14,966	-1,325	-8.1	Special District	10.65	11.13	0.00	0.00
FD Distrib Tax Cap	3,952	3,952	0	0.0	<b>Total</b>	119.42	124.55	25.30	25.30

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	155,400	155,400	0.0	2,016	2,039	23	1.1	1.3	1.31
Res Hmstd:Avg Val	233,000	233,000	0.0	3,209	3,289	79	2.5	1.38	1.41
Res Hmstd: Hi Val	310,600	310,600	0.0	4,402	4,539	136	3.1	1.42	1.46
Res Hmstd: Ex-Hi Val	466,000	466,000	0.0	6,744	6,983	239	3.5	1.45	1.5
Comm/Ind: Lo Val	150,000	150,000	0.0	4,258	4,325	67	1.6	2.84	2.88
Comm/Ind: Med Val	300,000	300,000	0.0	9,809	9,966	157	1.6	3.27	3.32
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,715	36,290	575	1.6	3.57	3.63

Hennepin County

Crystal city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,121,169	1,121,169	0	0.0	16,650	17,028	378	2.3	1.49	1.52
Res Non-Hmstd	93,212	93,212	0	0.0	1,543	1,641	97	6.3	1.66	1.76
Misc props	4,594	4,594	0	0.0	109	116	7	6.5	2.37	2.52
Apartments	98,112	98,112	0	0.0	1,938	2,064	126	6.5	1.98	2.10
Low-inc Apts	3,490	3,490	0	0.0	43	45	3	6.3	1.22	1.30
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	23,856	23,856	0	0.0	716	739	23	3.2	3.00	3.10
Com/Ind Hi	140,537	140,537	0	0.0	5,511	5,690	179	3.3	3.92	4.05
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,913	6,913	0	0.0	271	280	9	3.3	3.92	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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,491,882</b>	<b>1,491,882</b>	<b>0</b>	<b>0.0</b>	<b>26,780</b>	<b>27,602</b>	<b>822</b>	<b>3.1</b>	<b>1.80</b>	<b>1.85</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	16,779	15,187	-1,592	-9.5	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	313	313	0	0.0	City/Town	47.33	52.87	1.39	1.39
(-) FD Contrib Tax Cap	1,252	1,252	0	0.0	School District	34.31	36.82	23.08	23.08
(=) Taxable Tax Capacity	15,214	13,622	-1,592	-10.5	Special District	11.15	11.71	0.00	0.00
FD Distrib Tax Cap	4,170	4,170	0	0.0	<b>Total</b>	<b>138.44</b>	<b>148.70</b>	<b>24.47</b>	<b>24.47</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	118,700	118,700	0.0	1,668	1,661	-8	-0.4	1.41	1.4
Res Hmstd: Avg Val	177,900	177,900	0.0	2,686	2,765	79	2.9	1.51	1.55
Res Hmstd: Hi Val	237,100	237,100	0.0	3,703	3,869	166	4.5	1.56	1.63
Res Hmstd: Ex-Hi Val	355,800	355,800	0.0	5,744	6,084	340	5.9	1.61	1.71
Apartment	300,000	300,000	0.0	5,925	6,310	385	6.5	1.98	2.10
Comm/Ind: Lo Val	150,000	150,000	0.0	4,503	4,647	143	3.2	3.00	3.1
Comm/Ind: Med Val	300,000	300,000	0.0	10,385	10,719	335	3.2	3.46	3.57
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,832	39,060	1,228	3.2	3.78	3.91

Hennepin County

Deephaven city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	829,218	829,218	0	0.0	10,440	10,693	254	2.4	1.26	1.29
Res Non-Hmstd	134,955	134,955	0	0.0	1,774	1,810	36	2.0	1.31	1.34
Misc props	704	704	0	0.0	12	12	0	2.1	1.65	1.68
Apartments	725	725	0	0.0	10	10	0	2.1	1.41	1.44
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,661	1,661	0	0.0	21	21	0	2.1	1.25	1.28
Com/Ind: Lo	3,445	3,445	0	0.0	89	90	1	0.8	2.58	2.60
Com/Ind Hi	19,339	19,339	0	0.0	651	657	5	0.8	3.37	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,581	2,581	0	0.0	86	86	1	0.8	3.32	3.35
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	992,629	992,629	0	0.0	13,082	13,380	297	2.3	1.32	1.35

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	11,178	11,159	-20	-0.2	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.23	17.23	0.00	0.00
(-) FD Contrib Tax Cap	190	190	0	0.0	School District	21.27	21.52	22.56	22.56
(=) Taxable Tax Capacity	10,988	10,968	-20	-0.2	Special District	10.70	11.09	0.00	0.00
FD Distrib Tax Cap	187	187	0	0.0	<b>Total</b>	94.83	97.15	22.56	22.56

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	474,400	474,400	0.0	5,569	5,679	110	2.0	1.17	1.2
Res Hmstd: Avg Val	711,200	711,200	0.0	8,850	9,027	177	2.0	1.24	1.27
Res Hmstd: Hi Val	948,000	948,000	0.0	12,191	12,437	246	2.0	1.29	1.31
Res Hmstd: Ex-Hi Val	1,422,400	1,422,400	0.0	18,885	19,268	383	2.0	1.33	1.35
Apartment	300,000	300,000	0.0	4,233	4,320	87	2.1	1.41	1.44
Comm/Ind: Lo Val	150,000	150,000	0.0	3,873	3,904	32	0.8	2.58	2.60
Comm/Ind: Med Val	300,000	300,000	0.0	8,923	8,997	74	0.8	2.97	3
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,492	32,765	273	0.8	3.25	3.28



Hennepin County

Edina city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,742,806	6,742,806	0	0.0	85,009	86,922	1,912	2.2	1.26	1.29
Res Non-Hmstd	835,284	835,284	0	0.0	11,000	11,220	219	2.0	1.32	1.34
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	339,247	339,247	0	0.0	5,054	5,177	123	2.4	1.49	1.53
Low-inc Apts	25,543	25,543	0	0.0	235	241	6	2.5	0.92	0.95
Seasonal Rec	2,746	2,746	0	0.0	33	34	1	2.1	1.20	1.23
Com/Ind: Lo	52,118	52,118	0	0.0	1,367	1,379	13	0.9	2.62	2.65
Com/Ind Hi	1,423,580	1,423,580	0	0.0	48,915	49,435	520	1.1	3.44	3.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	23,490	23,490	0	0.0	804	811	7	0.9	3.42	3.45
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>9,444,814</b>	<b>9,444,814</b>	<b>0</b>	<b>0.0</b>	<b>152,418</b>	<b>155,219</b>	<b>2,801</b>	<b>1.8</b>	<b>1.61</b>	<b>1.64</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	114,224	113,173	-1,051	-0.9	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	4,044	4,044	0	0.0	City/Town	24.60	24.60	0.65	0.65
(-) FD Contrib Tax Cap	11,040	11,040	0	0.0	School District	22.52	22.82	18.75	18.75
(=) Taxable Tax Capacity	99,140	98,089	-1,051	-1.1	Special District	10.55	10.95	0.00	0.00
FD Distrib Tax Cap	3,421	3,421	0	0.0	<b>Total</b>	<b>103.31</b>	<b>105.68</b>	<b>19.41</b>	<b>19.41</b>

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	301,800	301,800	0.0	3,603	3,668	66	1.8	1.19	1.22
Res Hmstd: Avg Val	452,400	452,400	0.0	5,552	5,659	107	1.9	1.23	1.25
Res Hmstd: Hi Val	603,100	603,100	0.0	7,667	7,816	149	1.9	1.27	1.3
Res Hmstd: Ex-Hi Val	904,900	904,900	0.0	12,150	12,388	238	2.0	1.34	1.37
Comm/Ind: Lo Val	150,000	150,000	0.0	3,932	3,965	33	0.9	2.62	2.64
Comm/Ind: Med Val	300,000	300,000	0.0	9,077	9,155	78	0.9	3.03	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,089	33,375	286	0.9	3.31	3.34

**Hennepin County**

**Excelsior city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	181,386	181,386	0	0.0	2,491	2,541	49	2.0	1.37	1.40
Res Non-Hmstd	52,541	52,541	0	0.0	738	752	14	1.9	1.40	1.43
Misc props	392	392	0	0.0	8	8	0	2.0	1.92	1.95
Apartments	32,031	32,031	0	0.0	524	534	10	1.9	1.64	1.67
Low-inc Apts	3,293	3,293	0	0.0	33	34	1	1.9	1.01	1.03
Seasonal Rec	2,095	2,095	0	0.0	30	31	1	1.9	1.44	1.47
Com/Ind: Lo	14,458	14,458	0	0.0	398	402	3	0.8	2.76	2.78
Com/Ind Hi	54,462	54,462	0	0.0	1,960	1,976	16	0.8	3.60	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,780	1,780	0	0.0	63	63	1	0.8	3.53	3.56
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>342,438</b>	<b>342,438</b>	<b>0</b>	<b>0.0</b>	<b>6,246</b>	<b>6,340</b>	<b>94</b>	<b>1.5</b>	<b>1.82</b>	<b>1.85</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	4,226	4,193	-33	-0.8	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	91	91	0	0.0	City/Town	35.11	35.30	0.00	0.00
(-) FD Contrib Tax Cap	575	575	0	0.0	School District	21.27	21.52	22.56	22.56
(=) Taxable Tax Capacity	3,561	3,528	-33	-0.9	Special District	10.74	11.14	0.00	0.00
FD Distrib Tax Cap	219	219	0	0.0	<b>Total</b>	<b>112.75</b>	<b>115.26</b>	<b>22.56</b>	<b>22.56</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	283,200	283,200	0.0	3,715	3,768	53	1.4	1.31	1.33
Res Hmstd:Avg Val	424,600	424,600	0.0	5,746	5,852	107	1.9	1.35	1.38
Res Hmstd: Hi Val	565,900	565,900	0.0	7,843	7,990	146	1.9	1.39	1.41
Res Hmstd: Ex-Hi Val	849,100	849,100	0.0	12,474	12,709	235	1.9	1.47	1.5
Apartment	300,000	300,000	0.0	4,905	4,999	94	1.9	1.64	1.67
Comm/Ind: Lo Val	150,000	150,000	0.0	4,134	4,166	32	0.8	2.76	2.78
Comm/Ind: Med Val	300,000	300,000	0.0	9,533	9,609	75	0.8	3.18	3.20
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,729	35,006	276	0.8	3.47	3.50

**Hennepin County**

**Golden Valley city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	1,915,789	1,915,789	0	0.0	29,761	30,209	448	1.5	1.55	1.58
Res Non-Hmstd	143,231	143,231	0	0.0	2,372	2,439	67	2.8	1.66	1.70
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	85,492	85,492	0	0.0	1,619	1,662	43	2.6	1.89	1.94
Low-inc Apts	19,147	19,147	0	0.0	235	242	7	3.0	1.23	1.26
Seasonal Rec	333	333	0	0.0	5	5	0	2.3	1.49	1.52
Com/Ind: Lo	48,897	48,897	0	0.0	1,438	1,458	19	1.3	2.94	2.98
Com/Ind Hi	772,497	772,497	0	0.0	29,548	29,918	370	1.3	3.83	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	22,326	22,326	0	0.0	866	879	13	1.4	3.88	3.94
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>3,007,713</b>	<b>3,007,713</b>	<b>0</b>	<b>0.0</b>	<b>65,844</b>	<b>66,811</b>	<b>967</b>	<b>1.5</b>	<b>2.19</b>	<b>2.22</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	38,697	37,692	-1,005	-2.6	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	3,228	3,228	0	0.0	City/Town	53.03	53.65	0.00	0.00
(-) FD Contrib Tax Cap	6,221	6,221	0	0.0	School District	30.64	32.24	18.92	18.92
(=) Taxable Tax Capacity	29,249	28,244	-1,005	-3.4	Special District	9.83	10.21	0.00	0.00
FD Distrib Tax Cap	1,864	1,864	0	0.0	<b>Total</b>	139.14	143.41	18.92	18.92

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	192,800	192,800	0.0	2,848	2,844	-4	-0.1	1.48	1.48
Res Hmstd: Avg Val	289,100	289,100	0.0	4,457	4,532	75	1.7	1.54	1.57
Res Hmstd: Hi Val	385,300	385,300	0.0	6,064	6,218	153	2.5	1.57	1.61
Res Hmstd: Ex-Hi Val	578,100	578,100	0.0	9,409	9,664	255	2.7	1.63	1.67
Comm/Ind: Lo Val	150,000	150,000	0.0	4,431	4,491	60	1.4	2.95	2.99
Comm/Ind: Med Val	300,000	300,000	0.0	10,243	10,384	140	1.4	3.41	3.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,370	37,884	515	1.4	3.74	3.79

Hennepin County

Hopkins city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	753,180	753,180	0	0.0	11,041	11,072	31	0.3	1.47	1.47
Res Non-Hmstd	129,474	129,474	0	0.0	2,113	2,162	49	2.3	1.63	1.67
Misc props	1,503	1,503	0	0.0	37	38	1	2.1	2.47	2.52
Apartments	231,250	231,250	0	0.0	4,356	4,458	102	2.3	1.88	1.93
Low-inc Apts	9,885	9,885	0	0.0	114	117	3	2.3	1.15	1.18
Seasonal Rec	265	265	0	0.0	4	4	0	2.3	1.55	1.58
Com/Ind: Lo	41,366	41,366	0	0.0	1,204	1,217	14	1.1	2.91	2.94
Com/Ind Hi	402,556	402,556	0	0.0	15,422	15,598	176	1.1	3.83	3.87
Publ U: Elec Gen	202	202	0	0.0	6	6	0	1.5	2.85	2.90
Publ U: Other	8,435	8,435	0	0.0	323	327	4	1.1	3.83	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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,578,116</b>	<b>1,578,116</b>	<b>0</b>	<b>0.0</b>	<b>34,620</b>	<b>34,998</b>	<b>378</b>	<b>1.1</b>	<b>2.19</b>	<b>2.22</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	20,831	20,211	-620	-3.0	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	1,622	1,622	0	0.0	City/Town	55.67	56.37	0.00	0.00
(-) FD Contrib Tax Cap	3,324	3,324	0	0.0	School District	26.31	27.03	14.77	14.77
(=) Taxable Tax Capacity	15,885	15,264	-620	-3.9	Special District	11.31	11.73	0.00	0.00
FD Distrib Tax Cap	2,645	2,645	0	0.0	<b>Total</b>	138.92	142.43	14.77	14.77

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	155,100	155,100	0.0	2,151	2,107	-44	-2.1	1.39	1.36
Res Hmstd:Avg Val	232,600	232,600	0.0	3,412	3,424	12	0.4	1.47	1.47
Res Hmstd: Hi Val	310,000	310,000	0.0	4,671	4,740	69	1.5	1.51	1.53
Res Hmstd: Ex-Hi Val	465,200	465,200	0.0	7,149	7,313	163	2.3	1.54	1.57
Apartment	300,000	300,000	0.0	5,652	5,784	132	2.3	1.88	1.93
Comm/Ind: Lo Val	150,000	150,000	0.0	4,365	4,414	49	1.1	2.91	2.94
Comm/Ind: Med Val	300,000	300,000	0.0	10,111	10,226	115	1.1	3.37	3.41
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,925	37,347	422	1.1	3.69	3.73

Hennepin County

Long Lake city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	160,169	160,169	0	0.0	1,943	1,988	45	2.3	1.21	1.24
Res Non-Hmstd	15,473	15,473	0	0.0	208	213	5	2.6	1.35	1.38
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	4,472	4,472	0	0.0	68	70	2	2.6	1.53	1.57
Low-inc Apts	2,412	2,412	0	0.0	23	23	1	2.6	0.93	0.96
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	11,852	11,852	0	0.0	314	317	3	1.0	2.65	2.68
Com/Ind Hi	58,105	58,105	0	0.0	2,029	2,050	21	1.0	3.49	3.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,270	1,270	0	0.0	44	45	0	1.0	3.49	3.53
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>253,753</b>	<b>253,753</b>	<b>0</b>	<b>0.0</b>	<b>4,629</b>	<b>4,707</b>	<b>78</b>	<b>1.7</b>	<b>1.82</b>	<b>1.85</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	3,228	3,159	-69	-2.1	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	102	102	0	0.0	City/Town	37.11	38.13	0.00	0.00
(-) FD Contrib Tax Cap	580	580	0	0.0	School District	19.39	19.47	11.73	11.73
(=) Taxable Tax Capacity	<u>2,546</u>	<u>2,477</u>	<u>-69</u>	<u>-2.7</u>	Special District	<u>10.74</u>	<u>11.14</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	168	168	0	0.0	<b>Total</b>	<b>112.87</b>	<b>116.05</b>	<b>11.73</b>	<b>11.73</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	197,200	197,200	0.0	2,262	2,294	31	1.4	1.15	1.16	
Res Hmstd: Avg Val	295,700	295,700	0.0	3,578	3,655	77	2.2	1.21	1.24	
Res Hmstd: Hi Val	394,100	394,100	0.0	4,893	5,015	122	2.5	1.24	1.27	
Res Hmstd: Ex-Hi Val	591,300	591,300	0.0	7,625	7,820	195	2.6	1.29	1.32	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,971	4,013	41	1.0	2.65	2.68	
Comm/Ind: Med Val	300,000	300,000	0.0	9,208	9,304	96	1.0	3.07	3.10	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,646	33,998	352	1.0	3.36	3.4	

Hennepin County

Loretto city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	38,865	38,865	0	0.0	518	520	2	0.3	1.33	1.34
Res Non-Hmstd	3,041	3,041	0	0.0	45	47	1	3.0	1.49	1.54
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	1,603	1,603	0	0.0	28	29	1	3.0	1.77	1.82
Low-inc Apts	429	429	0	0.0	5	5	0	3.0	1.08	1.11
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,376	4,376	0	0.0	123	125	2	1.2	2.81	2.85
Com/Ind Hi	7,264	7,264	0	0.0	269	273	3	1.3	3.71	3.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	415	415	0	0.0	15	16	0	1.3	3.71	3.76
Ag Hmstd House	184	184	0	0.0	2	2	0	0.2	1.32	1.33
Ag Hmstd Land	11	11	0	0.0	0	0	0	3.3	0.66	0.68
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>56,189</b>	<b>56,189</b>	<b>0</b>	<b>0.0</b>	<b>1,007</b>	<b>1,016</b>	<b>9</b>	<b>0.9</b>	<b>1.79</b>	<b>1.81</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	664	624	-41	-6.1	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	12	12	0	0.0	City/Town	53.49	54.92	0.00	0.00
(-) FD Contrib Tax Cap	100	100	0	0.0	School District	25.19	26.09	11.77	11.77
(=) Taxable Tax Capacity	<u>553</u>	<u>512</u>	<u>-41</u>	<u>-7.3</u>	Special District	<u>7.60</u>	<u>7.89</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	88	88	0	0.0	<b>Total</b>	131.92	136.21	11.77	11.77

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	140,200	140,200	0.0	1,768	1,739	-29	-1.6	1.26	1.24
Res Hmstd: Avg Val	210,100	210,100	0.0	2,836	2,859	24	0.8	1.35	1.36
Res Hmstd: Hi Val	280,100	280,100	0.0	3,904	3,981	77	2.0	1.39	1.42
Res Hmstd: Ex-Hi Val	420,300	420,300	0.0	6,039	6,219	180	3.0	1.44	1.48
Comm/Ind: Lo Val	150,000	150,000	0.0	4,217	4,270	53	1.2	2.81	2.85
Comm/Ind: Med Val	300,000	300,000	0.0	9,781	9,904	123	1.3	3.26	3.30
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,745	36,196	450	1.3	3.57	3.62

Hennepin County

Maple Plain city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	95,814	95,814	0	0.0	1,272	1,289	17	1.3	1.33	1.35
Res Non-Hmstd	7,073	7,073	0	0.0	105	109	4	3.6	1.49	1.55
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	11,258	11,258	0	0.0	197	204	7	3.7	1.75	1.82
Low-inc Apts	1,950	1,950	0	0.0	21	22	1	3.6	1.07	1.11
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	11,635	11,635	0	0.0	326	331	5	1.6	2.80	2.85
Com/Ind Hi	43,115	43,115	0	0.0	1,594	1,619	25	1.6	3.70	3.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,067	1,067	0	0.0	39	40	1	1.6	3.70	3.76
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	100	100	0	0.0	1	1	0	3.9	1.31	1.36
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	172,012	172,012	0	0.0	3,556	3,616	60	1.7	2.07	2.10

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,246	2,155	-92	-4.1	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	57.64	60.74	0.00	0.00
(-) FD Contrib Tax Cap	453	453	0	0.0	School District	19.39	19.47	11.73	11.73
(=) Taxable Tax Capacity	1,793	1,702	-92	-5.1	Special District	8.08	8.38	0.00	0.00
FD Distrib Tax Cap	301	301	0	0.0	<b>Total</b>	130.74	135.89	11.73	11.73

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	150,100	150,100	0.0	1,901	1,893	-8	-0.4	1.27	1.26
Res Hmstd:Avg Val	225,000	225,000	0.0	3,036	3,091	55	1.8	1.35	1.37
Res Hmstd: Hi Val	299,900	299,900	0.0	4,170	4,288	118	2.8	1.39	1.43
Res Hmstd: Ex-Hi Val	449,900	449,900	0.0	6,410	6,641	232	3.6	1.42	1.48
Comm/Ind: Lo Val	150,000	150,000	0.0	4,203	4,269	66	1.6	2.80	2.85
Comm/Ind: Med Val	300,000	300,000	0.0	9,748	9,902	155	1.6	3.25	3.30
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,624	36,192	567	1.6	3.56	3.62

**Hennepin County**

**Minnetonka Beach city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	226,010	226,010	0	0.0	2,837	2,903	65	2.3	1.26	1.28
Res Non-Hmstd	51,108	51,108	0	0.0	650	662	12	1.9	1.27	1.30
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	998	998	0	0.0	13	13	0	1.8	1.32	1.34
Com/Ind: Lo	150	150	0	0.0	4	4	0	0.8	2.51	2.53
Com/Ind Hi	5,247	5,247	0	0.0	173	175	1	0.8	3.30	3.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	412	412	0	0.0	14	14	0	0.8	3.30	3.33
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>283,924</b>	<b>283,924</b>	<b>0</b>	<b>0.0</b>	<b>3,691</b>	<b>3,770</b>	<b>79</b>	<b>2.2</b>	<b>1.30</b>	<b>1.33</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,323	3,331	8	0.2	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	23.24	23.18	0.00	0.00
(-) FD Contrib Tax Cap	44	44	0	0.0	School District	19.39	19.47	11.73	11.73
(=) Taxable Tax Capacity	<u>3,279</u>	<u>3,288</u>	<u>8</u>	<u>0.3</u>	Special District	<u>10.74</u>	<u>11.14</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	16	16	0	0.0	<b>Total</b>	<b>99.00</b>	<b>101.10</b>	<b>11.73</b>	<b>11.73</b>

*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	837,800	837,800	0.0	10,113	10,306	193	1.9	1.21	1.23
Res Hmstd: Avg Val	1,256,100	1,256,100	0.0	15,780	16,083	303	1.9	1.26	1.28
Res Hmstd: Hi Val	1,674,400	1,674,400	0.0	21,447	21,859	412	1.9	1.28	1.31
Res Hmstd: Ex-Hi Val	2,512,200	2,512,200	0.0	32,798	33,429	631	1.9	1.31	1.33
Comm/Ind: Lo Val	150,000	150,000	0.0	3,761	3,790	29	0.8	2.51	2.53
Comm/Ind: Med Val	300,000	300,000	0.0	8,717	8,785	68	0.8	2.91	2.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,844	32,094	250	0.8	3.18	3.21



Hennepin County

Mound city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	935,244	935,244	0	0.0	11,437	11,645	208	1.8	1.22	1.25
Res Non-Hmstd	190,505	190,505	0	0.0	2,474	2,524	50	2.0	1.30	1.32
Misc props	1,294	1,294	0	0.0	23	24	0	1.9	1.79	1.83
Apartments	16,034	16,034	0	0.0	244	249	5	2.1	1.52	1.55
Low-inc Apts	2,113	2,113	0	0.0	20	20	0	2.0	0.93	0.95
Seasonal Rec	7,691	7,691	0	0.0	100	102	2	2.0	1.30	1.33
Com/Ind: Lo	10,009	10,009	0	0.0	263	265	2	0.9	2.63	2.65
Com/Ind Hi	25,886	25,886	0	0.0	895	904	8	0.9	3.46	3.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,718	4,718	0	0.0	162	163	2	0.9	3.43	3.46
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,193,493</b>	<b>1,193,493</b>	<b>0</b>	<b>0.0</b>	<b>15,617</b>	<b>15,895</b>	<b>278</b>	<b>1.8</b>	<b>1.31</b>	<b>1.33</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	12,684	12,235	-449	-3.5	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	444	444	0	0.0	City/Town	42.14	42.33	0.00	0.00
(-) FD Contrib Tax Cap	263	263	0	0.0	School District	10.90	11.06	13.03	13.03
(=) Taxable Tax Capacity	11,977	11,528	-449	-3.7	Special District	12.64	13.11	0.00	0.00
FD Distrib Tax Cap	967	967	0	0.0	<b>Total</b>	<b>111.32</b>	<b>113.81</b>	<b>13.03</b>	<b>13.03</b>

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	212,600	212,600	0.0	2,462	2,491	28	1.1	1.16	1.17
Res Hmstd: Avg Val	318,700	318,700	0.0	3,877	3,945	68	1.7	1.22	1.24
Res Hmstd: Hi Val	424,800	424,800	0.0	5,282	5,388	106	2.0	1.24	1.27
Res Hmstd: Ex-Hi Val	637,400	637,400	0.0	8,308	8,476	168	2.0	1.30	1.33
Apartment	300,000	300,000	0.0	4,565	4,659	94	2.1	1.52	1.55
Comm/Ind: Lo Val	150,000	150,000	0.0	3,939	3,976	37	0.9	2.63	2.65
Comm/Ind: Med Val	300,000	300,000	0.0	9,126	9,211	86	0.9	3.04	3.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,331	33,645	314	0.9	3.33	3.36

Hennepin County

Osseo city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	104,891	104,891	0	0.0	1,556	1,578	22	1.4	1.48	1.50
Res Non-Hmstd	12,538	12,538	0	0.0	209	221	12	5.6	1.67	1.76
Misc props	166	166	0	0.0	4	4	0	5.9	2.33	2.47
Apartments	26,276	26,276	0	0.0	520	550	30	5.8	1.98	2.09
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	14,142	14,142	0	0.0	424	436	12	2.8	3.00	3.08
Com/Ind Hi	53,686	53,686	0	0.0	2,105	2,164	59	2.8	3.92	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,964	1,964	0	0.0	77	79	2	2.8	3.90	4.01
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>213,664</b>	<b>213,664</b>	<b>0</b>	<b>0.0</b>	<b>4,894</b>	<b>5,032</b>	<b>138</b>	<b>2.8</b>	<b>2.29</b>	<b>2.36</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,832	2,682	-150	-5.3	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	572	572	0	0.0	City/Town	60.60	66.35	0.00	0.00
(-) FD Contrib Tax Cap	528	528	0	0.0	School District	24.13	25.50	23.04	23.04
(=) Taxable Tax Capacity	1,731	1,581	-150	-8.7	Special District	9.52	9.90	0.00	0.00
FD Distrib Tax Cap	395	395	0	0.0	<b>Total</b>	<b>139.89</b>	<b>149.06</b>	<b>23.04</b>	<b>23.04</b>

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	119,500	119,500	0.0	1,682	1,662	-20	-1.2	1.41	1.39
Res Hmstd: Avg Val	179,200	179,200	0.0	2,709	2,769	61	2.2	1.51	1.55
Res Hmstd: Hi Val	238,800	238,800	0.0	3,733	3,875	142	3.8	1.56	1.62
Res Hmstd: Ex-Hi Val	358,300	358,300	0.0	5,788	6,092	304	5.3	1.62	1.70
Apartment	300,000	300,000	0.0	5,937	6,281	344	5.8	1.98	2.09
Comm/Ind: Lo Val	150,000	150,000	0.0	4,497	4,621	124	2.8	3	3.08
Comm/Ind: Med Val	300,000	300,000	0.0	10,378	10,668	290	2.8	3.46	3.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,822	38,884	1,062	2.8	3.78	3.89

Hennepin County

Richfield city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,775,955	1,775,955	0	0.0	25,264	25,940	676	2.7	1.42	1.46
Res Non-Hmstd	172,426	172,426	0	0.0	2,728	2,892	164	6.0	1.58	1.68
Misc props	2,656	2,656	0	0.0	56	59	3	5.9	2.10	2.23
Apartments	235,208	235,208	0	0.0	4,432	4,703	271	6.1	1.88	2.00
Low-inc Apts	12,410	12,410	0	0.0	143	152	9	6.0	1.15	1.22
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	32,229	32,229	0	0.0	936	962	26	2.8	2.90	2.99
Com/Ind Hi	483,360	483,360	0	0.0	18,479	19,000	521	2.8	3.82	3.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,863	9,863	0	0.0	376	386	11	2.8	3.81	3.92
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>2,724,108</b>	<b>2,724,108</b>	<b>0</b>	<b>0.0</b>	<b>52,412</b>	<b>54,094</b>	<b>1,682</b>	<b>3.2</b>	<b>1.92</b>	<b>1.99</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	32,940	30,932	-2,007	-6.1	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	3,845	3,845	0	0.0	City/Town	54.94	59.77	0.00	0.00
(-) FD Contrib Tax Cap	4,297	4,297	0	0.0	School District	26.74	28.92	14.88	14.88
(=) Taxable Tax Capacity	24,797	22,790	-2,007	-8.1	Special District	11.52	12.05	0.00	0.00
FD Distrib Tax Cap	5,647	5,647	0	0.0	<b>Total</b>	<b>138.83</b>	<b>148.06</b>	<b>14.88</b>	<b>14.88</b>

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	131,200	131,200	0.0	1,762	1,761	-1	-0.1	1.34	1.34
Res Hmstd: Avg Val	196,800	196,800	0.0	2,830	2,918	88	3.1	1.44	1.48
Res Hmstd: Hi Val	262,300	262,300	0.0	3,896	4,072	176	4.5	1.49	1.55
Res Hmstd: Ex-Hi Val	393,500	393,500	0.0	6,030	6,385	354	5.9	1.53	1.62
Apartment	300,000	300,000	0.0	5,653	5,999	346	6.1	1.88	2
Comm/Ind: Lo Val	150,000	150,000	0.0	4,357	4,478	121	2.8	2.90	2.99
Comm/Ind: Med Val	300,000	300,000	0.0	10,092	10,375	283	2.8	3.36	3.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,854	37,892	1,038	2.8	3.69	3.79

Hennepin County

Robbinsdale city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	710,370	710,370	0	0.0	10,484	10,746	262	2.5	1.48	1.51
Res Non-Hmstd	96,985	96,985	0	0.0	1,668	1,769	101	6.1	1.72	1.82
Misc props	129	129	0	0.0	3	3	0	6.3	2.29	2.43
Apartments	51,067	51,067	0	0.0	996	1,057	62	6.2	1.95	2.07
Low-inc Apts	14,324	14,324	0	0.0	173	183	10	6.0	1.21	1.28
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	16,605	16,605	0	0.0	496	510	15	3.0	2.98	3.07
Com/Ind Hi	59,132	59,132	0	0.0	2,303	2,374	71	3.1	3.90	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,739	6,739	0	0.0	261	269	8	3.1	3.87	3.99
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>955,350</b>	<b>955,350</b>	<b>0</b>	<b>0.0</b>	<b>16,383</b>	<b>16,912</b>	<b>529</b>	<b>3.2</b>	<b>1.71</b>	<b>1.77</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10,458	9,523	-935	-8.9	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	414	414	0	0.0	City/Town	44.61	49.51	1.99	1.99
(-) FD Contrib Tax Cap	598	598	0	0.0	School District	34.31	36.82	23.08	23.08
(=) Taxable Tax Capacity	9,446	8,511	-935	-9.9	Special District	11.35	11.92	0.00	0.00
FD Distrib Tax Cap	2,598	2,598	0	0.0	<b>Total</b>	<b>135.91</b>	<b>145.55</b>	<b>25.06</b>	<b>25.06</b>

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	121,800	121,800	0.0	1,698	1,696	-2	-0.1	1.39	1.39
Res Hmstd: Avg Val	182,600	182,600	0.0	2,731	2,813	81	3.0	1.5	1.54
Res Hmstd: Hi Val	243,400	243,400	0.0	3,765	3,930	165	4.4	1.55	1.61
Res Hmstd: Ex-Hi Val	365,300	365,300	0.0	5,837	6,169	333	5.7	1.6	1.69
Apartment	300,000	300,000	0.0	5,848	6,210	362	6.2	1.95	2.07
Comm/Ind: Lo Val	150,000	150,000	0.0	4,476	4,610	134	3.0	2.98	3.07
Comm/Ind: Med Val	300,000	300,000	0.0	10,319	10,632	313	3.0	3.44	3.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,585	38,733	1,148	3.1	3.76	3.87

Hennepin County

Rogers city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	527,180	527,180	0	0.0	7,765	7,883	118	1.5	1.47	1.50
Res Non-Hmstd	64,129	64,129	0	0.0	1,074	1,111	37	3.4	1.67	1.73
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	38,998	38,998	0	0.0	737	763	26	3.5	1.89	1.96
Low-inc Apts	3,954	3,954	0	0.0	46	47	2	3.4	1.16	1.20
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	29,446	29,446	0	0.0	858	871	13	1.5	2.91	2.96
Com/Ind Hi	387,516	387,516	0	0.0	14,829	15,057	228	1.5	3.83	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,962	8,962	0	0.0	343	348	5	1.5	3.83	3.89
Ag Hmstd House	1,129	1,129	0	0.0	17	17	0	1.4	1.47	1.49
Ag Hmstd Land	1,832	1,832	0	0.0	11	12	0	4.3	0.61	0.63
Ag Non-Hmstd	24,126	24,126	0	0.0	313	325	12	3.7	1.30	1.35
<b>Total</b>	<b>1,087,271</b>	<b>1,087,271</b>	<b>0</b>	<b>0.0</b>	<b>25,993</b>	<b>26,433</b>	<b>440</b>	<b>1.7</b>	<b>2.39</b>	<b>2.43</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	15,122	14,734	-387	-2.6	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	3,430	3,430	0	0.0	City/Town	40.59	41.28	0.00	0.00
(-) FD Contrib Tax Cap	3,698	3,698	0	0.0	School District	43.18	45.76	17.51	17.51
(=) Taxable Tax Capacity	<u>7,994</u>	<u>7,607</u>	<u>-387</u>	<u>-4.8</u>	Special District	<u>7.60</u>	<u>7.89</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	771	771	0	0.0	<b>Total</b>	<b>137.01</b>	<b>142.25</b>	<b>17.51</b>	<b>17.51</b>

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	165,300	165,300	0.0	2,331	2,323	-8	-0.3	1.41	1.41
Res Hmstd: Avg Val	247,800	247,800	0.0	3,680	3,746	67	1.8	1.48	1.51
Res Hmstd: Hi Val	330,300	330,300	0.0	5,029	5,170	141	2.8	1.52	1.57
Res Hmstd: Ex-Hi Val	495,500	495,500	0.0	7,657	7,916	260	3.4	1.55	1.6
Comm/Ind: Lo Val	150,000	150,000	0.0	4,368	4,434	66	1.5	2.91	2.96
Comm/Ind: Med Val	300,000	300,000	0.0	10,104	10,257	154	1.5	3.37	3.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,873	37,436	563	1.5	3.69	3.74

**Hennepin County**

**St. Bonifacius city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	159,761	159,761	0	0.0	1,954	2,013	60	3.0	1.22	1.26
Res Non-Hmstd	9,466	9,466	0	0.0	130	135	6	4.3	1.37	1.43
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	1,878	1,878	0	0.0	30	31	1	4.4	1.60	1.67
Low-inc Apts	1,085	1,085	0	0.0	11	11	0	4.3	0.99	1.03
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	7,061	7,061	0	0.0	191	195	3	1.8	2.71	2.76
Com/Ind Hi	20,414	20,414	0	0.0	727	740	13	1.8	3.56	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,051	1,051	0	0.0	37	38	1	1.8	3.56	3.62
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	124	124	0	0.0	1	1	0	4.9	0.57	0.60
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>200,840</b>	<b>200,840</b>	<b>0</b>	<b>0.0</b>	<b>3,080</b>	<b>3,165</b>	<b>84</b>	<b>2.7</b>	<b>1.53</b>	<b>1.58</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	2,264	2,117	-147	-6.5	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.64	30.86	0.00	0.00
(-) FD Contrib Tax Cap	221	221	0	0.0	School District	31.06	32.43	16.97	16.97
(=) Taxable Tax Capacity	<u>2,042</u>	<u>1,896</u>	<u>-147</u>	<u>-7.2</u>	Special District	<u>9.20</u>	<u>9.53</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	377	377	0	0.0	<b>Total</b>	<b>114.54</b>	<b>120.13</b>	<b>16.97</b>	<b>16.97</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	141,200	141,200	0.0	1,612	1,641	30	1.8	1.14	1.16
Res Hmstd:Avg Val	211,700	211,700	0.0	2,602	2,684	82	3.1	1.23	1.27
Res Hmstd: Hi Val	282,300	282,300	0.0	3,594	3,728	134	3.7	1.27	1.32
Res Hmstd: Ex-Hi Val	423,500	423,500	0.0	5,569	5,806	237	4.3	1.32	1.37
Comm/Ind: Lo Val	150,000	150,000	0.0	4,068	4,142	74	1.8	2.71	2.76
Comm/Ind: Med Val	300,000	300,000	0.0	9,407	9,579	172	1.8	3.14	3.19
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,323	34,954	631	1.8	3.43	3.5

Hennepin County

St. Louis Park city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,262,546	3,262,546	0	0.0	42,857	43,534	676	1.6	1.31	1.33
Res Non-Hmstd	361,936	361,936	0	0.0	5,142	5,274	132	2.6	1.42	1.46
Misc props	546	546	0	0.0	11	11	0	2.7	1.98	2.03
Apartments	484,680	484,680	0	0.0	8,141	8,354	213	2.6	1.68	1.72
Low-inc Apts	29,625	29,625	0	0.0	306	313	8	2.6	1.03	1.06
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	86,603	86,603	0	0.0	2,388	2,418	30	1.2	2.76	2.79
Com/Ind Hi	1,095,070	1,095,070	0	0.0	39,678	40,178	499	1.3	3.62	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	31,644	31,644	0	0.0	1,143	1,157	14	1.3	3.61	3.66
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>5,352,649</b>	<b>5,352,649</b>	<b>0</b>	<b>0.0</b>	<b>99,666</b>	<b>101,238</b>	<b>1,572</b>	<b>1.6</b>	<b>1.86</b>	<b>1.89</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	66,637	64,483	-2,154	-3.2	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	6,380	6,380	0	0.0	City/Town	41.02	41.46	0.00	0.00
(-) FD Contrib Tax Cap	8,310	8,310	0	0.0	School District	22.01	22.94	16.59	16.59
(=) Taxable Tax Capacity	51,947	49,793	-2,154	-4.1	Special District	12.44	12.91	0.00	0.00
FD Distrib Tax Cap	5,535	5,535	0	0.0	<b>Total</b>	121.10	124.61	16.59	16.59

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	169,200	169,200	0.0	2,110	2,115	5	0.2	1.25	1.25
Res Hmstd:Avg Val	253,700	253,700	0.0	3,349	3,403	54	1.6	1.32	1.34
Res Hmstd: Hi Val	338,100	338,100	0.0	4,587	4,689	102	2.2	1.36	1.39
Res Hmstd: Ex-Hi Val	507,400	507,400	0.0	7,009	7,188	179	2.6	1.38	1.42
Apartment	300,000	300,000	0.0	5,039	5,171	132	2.6	1.68	1.72
Comm/Ind: Lo Val	150,000	150,000	0.0	4,137	4,188	51	1.2	2.76	2.79
Comm/Ind: Med Val	300,000	300,000	0.0	9,570	9,690	120	1.3	3.19	3.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,924	35,365	440	1.3	3.49	3.54

Hennepin County

Spring Park city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	98,077	98,077	0	0.0	1,164	1,193	29	2.5	1.19	1.22
Res Non-Hmstd	56,221	56,221	0	0.0	673	686	13	2.0	1.20	1.22
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	41,608	41,608	0	0.0	594	606	12	2.0	1.43	1.46
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	6,714	6,714	0	0.0	93	95	2	2.0	1.38	1.41
Com/Ind: Lo	4,018	4,018	0	0.0	104	105	1	0.8	2.59	2.61
Com/Ind Hi	25,070	25,070	0	0.0	853	860	7	0.8	3.40	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	688	688	0	0.0	23	24	0	0.8	3.40	3.43
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>232,397</b>	<b>232,397</b>	<b>0</b>	<b>0.0</b>	<b>3,504</b>	<b>3,568</b>	<b>64</b>	<b>1.8</b>	<b>1.51</b>	<b>1.54</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	2,775	2,758	-16	-0.6	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	74	74	0	0.0	City/Town	36.49	36.56	0.00	0.00
(-) FD Contrib Tax Cap	250	250	0	0.0	School District	10.90	11.06	13.03	13.03
(=) Taxable Tax Capacity	2,450	2,434	-16	-0.7	Special District	10.74	11.14	0.00	0.00
FD Distrib Tax Cap	176	176	0	0.0	<b>Total</b>	<b>103.76</b>	<b>106.06</b>	<b>13.03</b>	<b>13.03</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	306,300	306,300	306,300	0.0	3,480	3,545	65	1.9	1.14	1.16
Res Hmstd: Avg Val	459,200	459,200	459,200	0.0	5,363	5,469	106	2.0	1.17	1.19
Res Hmstd: Hi Val	612,100	612,100	612,100	0.0	7,439	7,587	147	2.0	1.22	1.24
Res Hmstd: Ex-Hi Val	918,300	918,300	918,300	0.0	11,810	12,045	236	2.0	1.29	1.31
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,879	3,908	29	0.8	2.59	2.61
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,985	9,053	68	0.8	3	3.02
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	32,815	33,066	251	0.8	3.28	3.31



Hennepin County

Tonka Bay city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	442,853	442,853	0	0.0	5,659	5,795	136	2.4	1.28	1.31
Res Non-Hmstd	95,337	95,337	0	0.0	1,259	1,284	26	2.0	1.32	1.35
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	480	480	0	0.0	7	7	0	2.1	1.40	1.43
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	10,655	10,655	0	0.0	143	146	3	2.1	1.34	1.37
Com/Ind: Lo	1,280	1,280	0	0.0	34	34	0	0.6	2.66	2.68
Com/Ind Hi	6,102	6,102	0	0.0	212	213	1	0.6	3.48	3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,008	1,008	0	0.0	35	35	0	0.6	3.48	3.50
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>557,715</b>	<b>557,715</b>	<b>0</b>	<b>0.0</b>	<b>7,349</b>	<b>7,515</b>	<b>166</b>	<b>2.3</b>	<b>1.32</b>	<b>1.35</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	6,384	6,373	-11	-0.2	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	16.53	16.53	0.00	0.00
(-) FD Contrib Tax Cap	90	90	0	0.0	School District	21.27	21.52	22.56	22.56
(=) Taxable Tax Capacity	6,294	6,283	-11	-0.2	Special District	10.74	11.14	0.00	0.00
FD Distrib Tax Cap	54	54	0	0.0	<b>Total</b>	<b>94.17</b>	<b>96.49</b>	<b>22.56</b>	<b>22.56</b>

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	562,100	562,100	0.0	6,708	6,842	134	2.0	1.19	1.22
Res Hmstd: Avg Val	842,700	842,700	0.0	10,644	10,860	215	2.0	1.26	1.29
Res Hmstd: Hi Val	1,123,300	1,123,300	0.0	14,581	14,877	297	2.0	1.3	1.32
Res Hmstd: Ex-Hi Val	1,685,300	1,685,300	0.0	22,464	22,924	460	2.0	1.33	1.36
Comm/Ind: Lo Val	150,000	150,000	0.0	3,997	4,020	23	0.6	2.66	2.68
Comm/Ind: Med Val	300,000	300,000	0.0	9,213	9,267	54	0.6	3.07	3.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,556	33,753	198	0.6	3.36	3.38

Hennepin County

Wayzata city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	735,620	735,620	0	0.0	9,812	10,037	226	2.3	1.33	1.36
Res Non-Hmstd	385,140	385,140	0	0.0	5,425	5,534	109	2.0	1.41	1.44
Misc props	2,369	2,369	0	0.0	41	42	1	2.1	1.74	1.78
Apartments	36,430	36,430	0	0.0	541	552	11	2.0	1.48	1.51
Low-inc Apts	5,412	5,412	0	0.0	50	51	1	2.0	0.92	0.94
Seasonal Rec	7,743	7,743	0	0.0	113	115	2	2.0	1.46	1.49
Com/Ind: Lo	20,609	20,609	0	0.0	545	549	4	0.8	2.64	2.66
Com/Ind Hi	291,078	291,078	0	0.0	10,069	10,149	79	0.8	3.46	3.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,188	7,188	0	0.0	246	248	2	0.8	3.42	3.45
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	1,491,588	1,491,588	0	0.0	26,842	27,277	435	1.6	1.80	1.83

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	19,621	19,584	-37	-0.2	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	1,625	1,625	0	0.0	City/Town	22.98	22.98	1.55	1.55
(-) FD Contrib Tax Cap	2,705	2,705	0	0.0	School District	23.92	24.25	17.75	17.75
(=) Taxable Tax Capacity	15,290	15,253	-37	-0.2	Special District	10.74	11.14	0.00	0.00
FD Distrib Tax Cap	154	154	0	0.0	<b>Total</b>	103.27	105.67	19.30	19.30

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	487,200	487,200	0.0	5,972	6,089	117	2.0	1.23	1.25
Res Hmstd: Avg Val	730,500	730,500	0.0	9,549	9,738	189	2.0	1.31	1.33
Res Hmstd: Hi Val	973,700	973,700	0.0	13,158	13,420	262	2.0	1.35	1.38
Res Hmstd: Ex-Hi Val	1,460,900	1,460,900	0.0	20,388	20,796	408	2.0	1.4	1.42
Apartment	300,000	300,000	0.0	4,452	4,542	90	2.0	1.48	1.51
Comm/Ind: Lo Val	150,000	150,000	0.0	3,965	3,995	31	0.8	2.64	2.66
Comm/Ind: Med Val	300,000	300,000	0.0	9,155	9,226	72	0.8	3.05	3.08
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,374	33,636	262	0.8	3.34	3.36

**Hennepin County**

**Medicine Lake city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	72,736	72,736	0	0.0	1,044	1,068	24	2.3	1.44	1.47
Res Non-Hmstd	6,882	6,882	0	0.0	100	102	2	1.6	1.46	1.48
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	1,854	1,854	0	0.0	31	31	1	1.7	1.65	1.68
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	780	780	0	0.0	21	22	0	0.8	2.74	2.76
Com/Ind Hi	937	937	0	0.0	34	34	0	0.8	3.59	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	158	158	0	0.0	6	6	0	0.8	3.59	3.62
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>83,347</b>	<b>83,347</b>	<b>0</b>	<b>0.0</b>	<b>1,236</b>	<b>1,263</b>	<b>27</b>	<b>2.2</b>	<b>1.48</b>	<b>1.52</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	908	912	4	0.4	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.68	38.51	0.00	0.00
(-) FD Contrib Tax Cap	11	11	0	0.0	School District	23.96	24.28	17.79	17.79
(=) Taxable Tax Capacity	897	901	4	0.4	Special District	9.80	10.18	0.00	0.00
FD Distrib Tax Cap	22	22	0	0.0	<b>Total</b>	<b>118.07</b>	<b>120.28</b>	<b>17.79</b>	<b>17.79</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	455,400	455,400	0.0	6,187	6,287	101	1.6	1.36	1.38
Res Hmstd: Avg Val	682,800	682,800	0.0	9,816	9,977	161	1.6	1.44	1.46
Res Hmstd: Hi Val	910,100	910,100	0.0	13,575	13,798	224	1.6	1.49	1.52
Res Hmstd: Ex-Hi Val	1,365,500	1,365,500	0.0	21,106	21,455	349	1.7	1.55	1.57
Comm/Ind: Lo Val	150,000	150,000	0.0	4,108	4,141	33	0.8	2.74	2.76
Comm/Ind: Med Val	300,000	300,000	0.0	9,497	9,574	76	0.8	3.17	3.19
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,645	34,926	280	0.8	3.46	3.49

Hennepin County

Woodland city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	216,706	216,706	0	0.0	2,679	2,744	66	2.5	1.24	1.27
Res Non-Hmstd	74,099	74,099	0	0.0	931	952	20	2.2	1.26	1.28
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	771	771	0	0.0	8	8	0	2.2	1.03	1.05
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	266	266	0	0.0	8	8	0	1.6	2.93	2.98
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	291,841	291,841	0	0.0	3,626	3,712	86	2.4	1.24	1.27

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,435	3,440	5	0.1	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	8.75	8.74	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.27	21.52	22.56	22.56
(=) Taxable Tax Capacity	3,435	3,440	5	0.1	Special District	10.74	11.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	86.40	88.71	22.56	22.56

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	984,500	984,500	0.0	11,774	12,029	256	2.2	1.2	1.22
Res Hmstd: Avg Val	1,476,000	1,476,000	0.0	18,191	18,588	398	2.2	1.23	1.26
Res Hmstd: Hi Val	1,967,500	1,967,500	0.0	24,608	25,148	540	2.2	1.25	1.28
Res Hmstd: Ex-Hi Val	2,951,900	2,951,900	0.0	37,461	38,285	824	2.2	1.27	1.3

**Hennepin County**

**Bloomington city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	5,717,859	5,717,859	0	0.0	74,268	75,347	1,079	1.5	1.30	1.32
Res Non-Hmstd	491,968	491,968	0	0.0	6,967	7,146	179	2.6	1.42	1.45
Misc props	3,173	3,173	0	0.0	53	54	1	2.6	1.67	1.72
Apartments	608,252	608,252	0	0.0	10,166	10,433	267	2.6	1.67	1.72
Low-inc Apts	59,612	59,612	0	0.0	613	629	16	2.6	1.03	1.05
Seasonal Rec	126	126	0	0.0	2	2	0	2.7	1.32	1.36
Com/Ind: Lo	114,345	114,345	0	0.0	3,166	3,198	32	1.0	2.77	2.80
Com/Ind Hi	3,275,643	3,275,643	0	0.0	119,068	120,300	1,231	1.0	3.63	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	77,164	77,164	0	0.0	2,796	2,825	29	1.0	3.62	3.66
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
<b>Total</b>	<b>10,348,562</b>	<b>10,348,562</b>	<b>0</b>	<b>0.0</b>	<b>217,103</b>	<b>219,938</b>	<b>2,835</b>	<b>1.3</b>	<b>2.10</b>	<b>2.13</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	139,342	135,056	-4,286	-3.1	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	8,194	8,194	0	0.0	City/Town	40.94	41.32	0.00	0.00
(-) FD Contrib Tax Cap	31,669	31,669	0	0.0	School District	21.74	22.72	17.01	17.01
(=) Taxable Tax Capacity	99,479	95,193	-4,286	-4.3	Special District	11.84	12.30	0.00	0.00
FD Distrib Tax Cap	10,054	10,054	0	0.0	<b>Total</b>	120.15	123.65	17.01	17.01

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	160,800	160,800	0.0	1,978	1,980	2	0.1	1.23	1.23
Res Hmstd: Avg Val	241,100	241,100	0.0	3,151	3,199	48	1.5	1.31	1.33
Res Hmstd: Hi Val	321,300	321,300	0.0	4,324	4,416	93	2.1	1.35	1.37
Res Hmstd: Ex-Hi Val	482,100	482,100	0.0	6,612	6,781	169	2.6	1.37	1.41
Apartment	300,000	300,000	0.0	5,016	5,147	131	2.6	1.67	1.72
Comm/Ind: Lo Val	150,000	150,000	0.0	4,152	4,195	42	1.0	2.77	2.8
Comm/Ind: Med Val	300,000	300,000	0.0	9,604	9,703	99	1.0	3.20	3.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,044	35,407	364	1.0	3.50	3.54

Hennepin County

New Hope city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	912,475	912,475	0	0.0	13,749	14,012	263	1.9	1.51	1.54
Res Non-Hmstd	65,108	65,108	0	0.0	1,086	1,140	55	5.0	1.67	1.75
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	172,039	172,039	0	0.0	3,383	3,557	174	5.1	1.97	2.07
Low-inc Apts	15,323	15,323	0	0.0	186	195	9	5.0	1.21	1.28
Seasonal Rec	63	63	0	0.0	1	1	0	5.5	1.46	1.55
Com/Ind: Lo	30,380	30,380	0	0.0	909	932	23	2.5	2.99	3.07
Com/Ind Hi	299,308	299,308	0	0.0	11,713	12,015	303	2.6	3.91	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,034	7,034	0	0.0	275	282	7	2.6	3.91	4.01
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,501,731</b>	<b>1,501,731</b>	<b>0</b>	<b>0.0</b>	<b>31,302</b>	<b>32,136</b>	<b>834</b>	<b>2.7</b>	<b>2.08</b>	<b>2.14</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	18,639	17,626	-1,013	-5.4	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	1,045	1,045	0	0.0	City/Town	49.17	52.70	0.00	0.00
(-) FD Contrib Tax Cap	2,466	2,466	0	0.0	School District	34.31	36.82	23.08	23.08
(=) Taxable Tax Capacity	15,127	14,115	-1,013	-6.7	Special District	9.74	10.13	0.00	0.00
FD Distrib Tax Cap	3,897	3,897	0	0.0	<b>Total</b>	<b>138.86</b>	<b>146.95</b>	<b>23.08</b>	<b>23.08</b>

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	133,600	133,600	0.0	1,911	1,901	-10	-0.5	1.43	1.42
Res Hmstd: Avg Val	200,300	200,300	0.0	3,051	3,123	72	2.4	1.52	1.56
Res Hmstd: Hi Val	266,900	266,900	0.0	4,190	4,344	154	3.7	1.57	1.63
Res Hmstd: Ex-Hi Val	400,500	400,500	0.0	6,474	6,792	318	4.9	1.62	1.7
Comm/Ind: Lo Val	150,000	150,000	0.0	4,489	4,603	114	2.5	2.99	3.07
Comm/Ind: Med Val	300,000	300,000	0.0	10,359	10,624	266	2.6	3.45	3.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,751	38,725	974	2.6	3.78	3.87

**Hennepin County**

**Maple Grove city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	5,361,993	5,361,993	0	0.0	71,525	73,039	1,514	2.1	1.33	1.36
Res Non-Hmstd	483,856	483,856	0	0.0	7,077	7,259	182	2.6	1.46	1.50
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	87,800	87,800	0	0.0	1,473	1,513	40	2.7	1.68	1.72
Low-inc Apts	22,469	22,469	0	0.0	234	240	6	2.6	1.04	1.07
Seasonal Rec	1,558	1,558	0	0.0	24	24	1	2.7	1.52	1.56
Com/Ind: Lo	68,809	68,809	0	0.0	1,914	1,936	23	1.2	2.78	2.81
Com/Ind Hi	1,433,843	1,433,843	0	0.0	52,067	52,693	626	1.2	3.63	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	90,824	90,824	0	0.0	3,285	3,325	39	1.2	3.62	3.66
Ag Hmstd House	2,112	2,112	0	0.0	29	29	1	2.7	1.36	1.39
Ag Hmstd Land	4,904	4,904	0	0.0	28	29	1	3.4	0.58	0.59
Ag Non-Hmstd	37,745	37,745	0	0.0	437	451	14	3.1	1.16	1.19
<b>Total</b>	<b>7,595,914</b>	<b>7,595,914</b>	<b>0</b>	<b>0.0</b>	<b>138,093</b>	<b>140,540</b>	<b>2,446</b>	<b>1.8</b>	<b>1.82</b>	<b>1.85</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	92,296	89,466	-2,830	-3.1	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	1,034	1,034	0	0.0	City/Town	36.58	36.80	0.00	0.00
(-) FD Contrib Tax Cap	12,608	12,608	0	0.0	School District	24.13	25.42	22.67	22.67
(=) Taxable Tax Capacity	78,654	75,825	-2,830	-3.6	Special District	9.45	9.82	0.00	0.00
FD Distrib Tax Cap	7,177	7,177	0	0.0	<b>Total</b>	<b>115.79</b>	<b>119.35</b>	<b>22.67</b>	<b>22.67</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	186,600	186,600	0.0	2,379	2,406	27	1.1	1.28	1.29
Res Hmstd: Avg Val	279,700	279,700	0.0	3,752	3,828	76	2.0	1.34	1.37
Res Hmstd: Hi Val	372,900	372,900	0.0	5,126	5,252	126	2.5	1.37	1.41
Res Hmstd: Ex-Hi Val	559,500	559,500	0.0	7,919	8,124	205	2.6	1.42	1.45
Comm/Ind: Lo Val	150,000	150,000	0.0	4,166	4,214	48	1.2	2.78	2.81
Comm/Ind: Med Val	300,000	300,000	0.0	9,607	9,720	112	1.2	3.20	3.24
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,000	35,411	412	1.2	3.5	3.54

Hennepin County

Medina city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	971,848	971,848	0	0.0	11,379	11,669	290	2.5	1.17	1.20
Res Non-Hmstd	151,734	151,734	0	0.0	1,879	1,917	38	2.0	1.24	1.26
Misc props	176	176	0	0.0	3	3	0	2.1	1.62	1.65
Apartments	2,778	2,778	0	0.0	38	39	1	2.1	1.38	1.41
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	19,038	19,038	0	0.0	486	490	4	0.8	2.55	2.57
Com/Ind Hi	118,950	118,950	0	0.0	3,996	4,030	34	0.9	3.36	3.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,363	10,363	0	0.0	339	341	3	0.8	3.27	3.29
Ag Hmstd House	13,027	13,027	0	0.0	142	146	4	2.6	1.09	1.12
Ag Hmstd Land	32,845	32,845	0	0.0	205	210	5	2.4	0.62	0.64
Ag Non-Hmstd	52,061	52,061	0	0.0	498	510	12	2.4	0.96	0.98
<b>Total</b>	<b>1,372,821</b>	<b>1,372,821</b>	<b>0</b>	<b>0.0</b>	<b>18,966</b>	<b>19,356</b>	<b>391</b>	<b>2.1</b>	<b>1.38</b>	<b>1.41</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	16,165	16,129	-36	-0.2	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	468	468	0	0.0	City/Town	18.96	18.94	0.00	0.00
(-) FD Contrib Tax Cap	1,191	1,191	0	0.0	School District	22.22	22.48	14.80	14.80
(=) Taxable Tax Capacity	14,506	14,470	-36	-0.2	Special District	8.14	8.44	0.00	0.00
FD Distrib Tax Cap	245	245	0	0.0	<b>Total</b>	94.96	97.17	14.80	14.80

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	454,500	454,500	0.0	4,988	5,089	101	2.0	1.1	1.12
Res Hmstd: Avg Val	681,400	681,400	0.0	7,909	8,070	161	2.0	1.16	1.18
Res Hmstd: Hi Val	908,300	908,300	0.0	10,938	11,162	224	2.0	1.20	1.23
Res Hmstd: Ex-Hi Val	1,362,800	1,362,800	0.0	17,006	17,355	349	2.1	1.25	1.27
Apartment	300,000	300,000	0.0	4,005	4,088	83	2.1	1.33	1.36
Comm/Ind: Lo Val	150,000	150,000	0.0	3,778	3,807	29	0.8	2.52	2.54
Comm/Ind: Med Val	300,000	300,000	0.0	8,742	8,810	68	0.8	2.91	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,905	32,154	249	0.8	3.19	3.22



Hennepin County

Orono city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,046,791	2,046,791	0	0.0	22,642	23,254	612	2.7	1.11	1.14
Res Non-Hmstd	552,445	552,445	0	0.0	6,348	6,487	138	2.2	1.15	1.17
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	5,061	5,061	0	0.0	63	64	1	2.1	1.25	1.27
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	48,738	48,738	0	0.0	560	572	12	2.1	1.15	1.17
Com/Ind: Lo	9,681	9,681	0	0.0	235	237	2	0.8	2.43	2.45
Com/Ind Hi	49,127	49,127	0	0.0	1,584	1,597	12	0.8	3.23	3.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,750	6,750	0	0.0	217	219	2	0.8	3.22	3.24
Ag Hmstd House	2,838	2,838	0	0.0	32	33	1	2.4	1.12	1.15
Ag Hmstd Land	27,430	27,430	0	0.0	237	243	6	2.4	0.87	0.89
Ag Non-Hmstd	19,219	19,219	0	0.0	174	178	4	2.4	0.91	0.93
<b>Total</b>	<b>2,768,079</b>	<b>2,768,079</b>	<b>0</b>	<b>0.0</b>	<b>32,093</b>	<b>32,883</b>	<b>790</b>	<b>2.5</b>	<b>1.16</b>	<b>1.19</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Base	Alter	
Total Tax Capacity	31,677	31,670	-7	0.0	County	45.63	47.31	0.00	0.00	
(-) TIF Tax Capacity	55	55	0	0.0	City/Town	15.00	14.98	0.00	0.00	
(-) FD Contrib Tax Cap	536	536	0	0.0	School District	16.90	17.03	12.45	12.45	
(=) Taxable Tax Capacity	31,087	31,080	-7	0.0	Special District	10.74	11.14	0.00	0.00	
FD Distrib Tax Cap	292	292	0	0.0	<b>Total</b>	<b>88.27</b>	<b>90.45</b>	<b>12.45</b>	<b>12.45</b>	

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	583,900	583,900	0.0	6,066	6,198	132	2.2	1.04	1.06
Res Hmstd: Avg Val	875,500	875,500	0.0	9,646	9,858	211	2.2	1.10	1.13
Res Hmstd: Hi Val	1,167,000	1,167,000	0.0	13,226	13,516	290	2.2	1.13	1.16
Res Hmstd: Ex-Hi Val	1,750,900	1,750,900	0.0	20,395	20,844	449	2.2	1.16	1.19
Comm/Ind: Lo Val	150,000	150,000	0.0	3,664	3,692	28	0.8	2.44	2.46
Comm/Ind: Med Val	300,000	300,000	0.0	8,486	8,552	66	0.8	2.83	2.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,992	31,233	241	0.8	3.1	3.12

Hennepin County

Plymouth city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,049,142	6,049,142	0	0.0	76,488	78,228	1,740	2.3	1.26	1.29
Res Non-Hmstd	581,256	581,256	0	0.0	7,814	7,995	181	2.3	1.34	1.38
Misc props	1,687	1,687	0	0.0	26	26	1	2.0	1.52	1.56
Apartments	498,640	498,640	0	0.0	7,906	8,112	206	2.6	1.59	1.63
Low-inc Apts	27,490	27,490	0	0.0	261	267	5	2.1	0.95	0.97
Seasonal Rec	4,760	4,760	0	0.0	72	73	2	2.3	1.51	1.54
Com/Ind: Lo	83,260	83,260	0	0.0	2,236	2,257	21	0.9	2.69	2.71
Com/Ind Hi	1,695,214	1,695,214	0	0.0	59,642	60,223	581	1.0	3.52	3.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	62,646	62,646	0	0.0	2,204	2,226	22	1.0	3.52	3.55
Ag Hmstd House	2,882	2,882	0	0.0	35	36	1	1.9	1.22	1.24
Ag Hmstd Land	5,086	5,086	0	0.0	37	38	1	2.5	0.73	0.75
Ag Non-Hmstd	28,804	28,804	0	0.0	308	315	7	2.3	1.07	1.09
<b>Total</b>	<b>9,040,867</b>	<b>9,040,867</b>	<b>0</b>	<b>0.0</b>	<b>157,029</b>	<b>159,795</b>	<b>2,767</b>	<b>1.8</b>	<b>1.74</b>	<b>1.77</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	110,317	107,933	-2,384	-2.2	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	993	993	0	0.0	City/Town	26.79	26.84	1.03	1.03
(-) FD Contrib Tax Cap	15,021	15,021	0	0.0	School District	26.18	27.08	19.48	19.48
(=) Taxable Tax Capacity	94,303	91,919	-2,384	-2.5	Special District	10.45	10.85	0.00	0.00
FD Distrib Tax Cap	7,814	7,814	0	0.0	<b>Total</b>	109.06	112.08	20.51	20.51

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	207,300	207,300	0.0	2,500	2,540	40	1.6	1.21	1.23
Res Hmstd: Avg Val	310,900	310,900	0.0	3,936	4,018	83	2.1	1.27	1.29
Res Hmstd: Hi Val	414,400	414,400	0.0	5,369	5,495	125	2.3	1.3	1.33
Res Hmstd: Ex-Hi Val	621,700	621,700	0.0	8,387	8,584	197	2.4	1.35	1.38
Apartment	300,000	300,000	0.0	4,705	4,818	114	2.4	1.57	1.61
Comm/Ind: Lo Val	150,000	150,000	0.0	4,048	4,088	40	1.0	2.7	2.73
Comm/Ind: Med Val	300,000	300,000	0.0	9,344	9,437	93	1.0	3.11	3.15
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,055	34,397	342	1.0	3.41	3.44

**Hennepin County**

**Brooklyn Park city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	3,593,784	3,593,784	0	0.0	52,637	53,100	464	0.9	1.46	1.48
Res Non-Hmstd	380,917	380,917	0	0.0	6,298	6,512	213	3.4	1.65	1.71
Misc props	709	709	0	0.0	17	18	1	3.9	2.38	2.48
Apartments	240,803	240,803	0	0.0	4,613	4,773	159	3.5	1.92	1.98
Low-inc Apts	47,632	47,632	0	0.0	586	607	21	3.6	1.23	1.27
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	62,772	62,772	0	0.0	1,855	1,884	29	1.6	2.95	3.00
Com/Ind Hi	1,059,147	1,059,147	0	0.0	40,741	41,386	644	1.6	3.85	3.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	41,754	41,754	0	0.0	1,606	1,632	26	1.6	3.85	3.91
Ag Hmstd House	729	729	0	0.0	11	11	0	-1.0	1.48	1.46
Ag Hmstd Land	640	640	0	0.0	3	4	0	4.9	0.52	0.55
Ag Non-Hmstd	62,296	62,296	0	0.0	817	849	32	3.9	1.31	1.36
<b>Total</b>	<b>5,491,181</b>	<b>5,491,181</b>	<b>0</b>	<b>0.0</b>	<b>109,184</b>	<b>110,774</b>	<b>1,590</b>	<b>1.5</b>	<b>1.99</b>	<b>2.02</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	66,914	62,874	-4,040	-6.0	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	8,084	8,084	0	0.0	City/Town	50.17	51.70	2.78	2.78
(-) FD Contrib Tax Cap	9,416	9,416	0	0.0	School District	24.66	26.22	23.53	23.53
(=) Taxable Tax Capacity	49,414	45,374	-4,040	-8.2	Special District	11.14	11.67	0.00	0.00
FD Distrib Tax Cap	13,963	13,963	0	0.0	<b>Total</b>	<b>131.60</b>	<b>136.90</b>	<b>26.31</b>	<b>26.31</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	138,000	138,000	0.0	1,931	1,912	-18	-1.0	1.4	1.39
Res Hmstd:Avg Val	206,900	206,900	0.0	3,081	3,122	41	1.3	1.49	1.51
Res Hmstd: Hi Val	275,700	275,700	0.0	4,229	4,329	100	2.4	1.53	1.57
Res Hmstd: Ex-Hi Val	413,700	413,700	0.0	6,532	6,752	219	3.4	1.58	1.63
Apartment	300,000	300,000	0.0	5,724	5,923	199	3.5	1.91	1.97
Comm/Ind: Lo Val	150,000	150,000	0.0	4,433	4,504	70	1.6	2.96	3.00
Comm/Ind: Med Val	300,000	300,000	0.0	10,213	10,377	164	1.6	3.40	3.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,184	37,786	602	1.6	3.72	3.78

**Hennepin County**

**Greenwood city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	214,845	214,845	0	0.0	2,811	2,879	68	2.4	1.31	1.34
Res Non-Hmstd	70,539	70,539	0	0.0	943	961	19	2.0	1.34	1.36
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	1,362	1,362	0	0.0	20	20	0	2.0	1.44	1.46
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	4,477	4,477	0	0.0	61	62	1	2.0	1.35	1.38
Com/Ind: Lo	1,444	1,444	0	0.0	39	39	0	0.6	2.68	2.69
Com/Ind Hi	5,222	5,222	0	0.0	182	184	1	0.6	3.49	3.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	500	500	0	0.0	17	18	0	0.6	3.49	3.51
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>298,389</b>	<b>298,389</b>	<b>0</b>	<b>0.0</b>	<b>4,072</b>	<b>4,161</b>	<b>89</b>	<b>2.2</b>	<b>1.36</b>	<b>1.39</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,426	3,432	6	0.2	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.11	19.07	0.00	0.00
(-) FD Contrib Tax Cap	75	75	0	0.0	School District	21.27	21.52	22.56	22.56
(=) Taxable Tax Capacity	<u>3,352</u>	<u>3,358</u>	<u>6</u>	<u>0.2</u>	Special District	<u>10.74</u>	<u>11.14</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	28	28	0	0.0	<b>Total</b>	96.75	99.04	22.56	22.56

*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	635,300	635,300	0.0	7,907	8,061	153	1.9	1.24	1.27
Res Hmstd: Avg Val	952,400	952,400	0.0	12,458	12,702	244	2.0	1.31	1.33
Res Hmstd: Hi Val	1,269,600	1,269,600	0.0	17,010	17,344	335	2.0	1.34	1.37
Res Hmstd: Ex-Hi Val	1,904,800	1,904,800	0.0	26,125	26,642	516	2.0	1.37	1.4
Comm/Ind: Lo Val	150,000	150,000	0.0	4,016	4,039	23	0.6	2.68	2.69
Comm/Ind: Med Val	300,000	300,000	0.0	9,257	9,311	54	0.6	3.09	3.10
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,716	33,916	199	0.6	3.37	3.39

Hennepin County

Minnetonka city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,092,589	5,092,589	0	0.0	67,076	68,324	1,249	1.9	1.32	1.34
Res Non-Hmstd	511,146	511,146	0	0.0	7,173	7,319	146	2.0	1.40	1.43
Misc props	162	162	0	0.0	3	3	0	2.3	1.91	1.95
Apartments	412,832	412,832	0	0.0	6,672	6,814	142	2.1	1.62	1.65
Low-inc Apts	34,699	34,699	0	0.0	347	354	7	2.0	1.00	1.02
Seasonal Rec	5,348	5,348	0	0.0	73	74	2	2.1	1.36	1.39
Com/Ind: Lo	66,939	66,939	0	0.0	1,822	1,839	17	0.9	2.72	2.75
Com/Ind Hi	1,679,483	1,679,483	0	0.0	59,914	60,473	559	0.9	3.57	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	31,034	31,034	0	0.0	1,107	1,117	10	0.9	3.57	3.60
Ag Hmstd House	250	250	0	0.0	3	3	0	1.2	1.27	1.29
Ag Hmstd Land	250	250	0	0.0	1	1	0	2.7	0.46	0.47
Ag Non-Hmstd	2,116	2,116	0	0.0	24	24	1	2.2	1.13	1.16
<b>Total</b>	<b>7,836,848</b>	<b>7,836,848</b>	<b>0</b>	<b>0.0</b>	<b>144,214</b>	<b>146,346</b>	<b>2,132</b>	<b>1.5</b>	<b>1.84</b>	<b>1.87</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	98,117	96,261	-1,856	-1.9	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	1,650	1,650	0	0.0	City/Town	33.51	33.63	1.44	1.44
(-) FD Contrib Tax Cap	13,809	13,809	0	0.0	School District	24.66	25.18	17.22	17.22
(=) Taxable Tax Capacity	82,657	80,802	-1,856	-2.2	Special District	10.72	11.12	0.00	0.00
FD Distrib Tax Cap	4,696	4,696	0	0.0	<b>Total</b>	<b>114.51</b>	<b>117.23</b>	<b>18.67</b>	<b>18.67</b>

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	223,600	223,600	0.0	2,807	2,838	31	1.1	1.26	1.27
Res Hmstd: Avg Val	335,300	335,300	0.0	4,395	4,474	79	1.8	1.31	1.33
Res Hmstd: Hi Val	446,900	446,900	0.0	5,952	6,073	121	2.0	1.33	1.36
Res Hmstd: Ex-Hi Val	670,600	670,600	0.0	9,419	9,613	194	2.1	1.40	1.43
Apartment	300,000	300,000	0.0	4,854	4,956	102	2.1	1.62	1.65
Comm/Ind: Lo Val	150,000	150,000	0.0	4,086	4,123	37	0.9	2.72	2.75
Comm/Ind: Med Val	300,000	300,000	0.0	9,441	9,527	87	0.9	3.15	3.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,429	34,747	317	0.9	3.44	3.47

**Hennepin County**

**Shorewood city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	1,249,419	1,249,419	0	0.0	16,689	17,053	364	2.2	1.34	1.36
Res Non-Hmstd	196,237	196,237	0	0.0	2,750	2,802	51	1.9	1.40	1.43
Misc props	913	913	0	0.0	14	15	0	2.1	1.57	1.60
Apartments	1,616	1,616	0	0.0	25	26	0	1.9	1.55	1.58
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	13,590	13,590	0	0.0	183	187	3	1.9	1.35	1.37
Com/Ind: Lo	5,164	5,164	0	0.0	139	140	1	0.7	2.69	2.71
Com/Ind Hi	40,412	40,412	0	0.0	1,422	1,433	11	0.8	3.52	3.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,398	5,398	0	0.0	189	190	1	0.8	3.49	3.52
Ag Hmstd House	226	226	0	0.0	3	3	0	1.4	1.21	1.23
Ag Hmstd Land	35	35	0	0.0	0	0	0	5.0	0.23	0.24
Ag Non-Hmstd	50	50	0	0.0	1	1	0	2.2	1.06	1.08
<b>Total</b>	<b>1,513,060</b>	<b>1,513,060</b>	<b>0</b>	<b>0.0</b>	<b>21,415</b>	<b>21,848</b>	<b>433</b>	<b>2.0</b>	<b>1.42</b>	<b>1.44</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	16,721	16,639	-83	-0.5	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.45	28.45	0.00	0.00
(-) FD Contrib Tax Cap	419	419	0	0.0	School District	20.70	20.94	22.08	22.08
(=) Taxable Tax Capacity	<u>16,302</u>	<u>16,220</u>	<u>-83</u>	<u>-0.5</u>	Special District	<u>10.70</u>	<u>11.09</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	479	479	0	0.0	<b>Total</b>	<b>105.48</b>	<b>107.79</b>	<b>22.08</b>	<b>22.08</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	371,700	371,700	0.0	4,704	4,787	83	1.8	1.27	1.29
Res Hmstd:Avg Val	557,200	557,200	0.0	7,259	7,391	132	1.8	1.30	1.33
Res Hmstd: Hi Val	742,800	742,800	0.0	10,116	10,301	185	1.8	1.36	1.39
Res Hmstd: Ex-Hi Val	1,114,400	1,114,400	0.0	15,836	16,129	293	1.8	1.42	1.45
Apartment	300,000	300,000	0.0	4,618	4,705	87	1.9	1.54	1.57
Comm/Ind: Lo Val	150,000	150,000	0.0	4,030	4,060	30	0.7	2.69	2.71
Comm/Ind: Med Val	300,000	300,000	0.0	9,292	9,362	70	0.8	3.1	3.12
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,851	34,108	257	0.8	3.39	3.41

Hennepin County

Independence city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	470,716	470,716	0	0.0	5,784	5,920	135	2.3	1.23	1.26
Res Non-Hmstd	49,441	49,441	0	0.0	641	653	12	1.9	1.30	1.32
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	4,271	4,271	0	0.0	58	60	1	2.0	1.37	1.39
Com/Ind: Lo	5,436	5,436	0	0.0	142	143	1	0.7	2.62	2.64
Com/Ind Hi	12,563	12,563	0	0.0	432	435	3	0.7	3.44	3.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,390	6,390	0	0.0	220	221	2	0.7	3.44	3.46
Ag Hmstd House	31,879	31,879	0	0.0	379	386	7	1.9	1.19	1.21
Ag Hmstd Land	35,041	35,041	0	0.0	162	166	4	2.6	0.46	0.47
Ag Non-Hmstd	28,378	28,378	0	0.0	313	320	7	2.2	1.10	1.13
<b>Total</b>	<b>644,115</b>	<b>644,115</b>	<b>0</b>	<b>0.0</b>	<b>8,132</b>	<b>8,305</b>	<b>173</b>	<b>2.1</b>	<b>1.26</b>	<b>1.29</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	6,691	6,643	-47	-0.7	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.90	33.74	0.00	0.00
(-) FD Contrib Tax Cap	206	206	0	0.0	School District	21.56	22.03	11.82	11.82
(=) Taxable Tax Capacity	<u>6,485</u>	<u>6,438</u>	<u>-47</u>	<u>-0.7</u>	Special District	<u>7.89</u>	<u>8.18</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	297	297	0	0.0	<b>Total</b>	<b>108.98</b>	<b>111.26</b>	<b>11.82</b>	<b>11.82</b>

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	321,300	321,300	0.0	3,798	3,862	64	1.7	1.18	1.20
Res Hmstd: Avg Val	481,700	481,700	0.0	5,819	5,929	110	1.9	1.21	1.23
Res Hmstd: Hi Val	642,100	642,100	0.0	8,144	8,298	154	1.9	1.27	1.29
Res Hmstd: Ex-Hi Val	963,300	963,300	0.0	12,899	13,145	246	1.9	1.34	1.36
Comm/Ind: Lo Val	150,000	150,000	0.0	3,933	3,961	28	0.7	2.62	2.64
Comm/Ind: Med Val	300,000	300,000	0.0	9,118	9,184	66	0.7	3.04	3.06
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,313	33,555	242	0.7	3.33	3.36

Hennepin County

Greenfield city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	300,126	300,126	0	0.0	3,887	3,989	103	2.6	1.30	1.33
Res Non-Hmstd	39,918	39,918	0	0.0	571	586	15	2.6	1.43	1.47
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	64	64	0	0.0	1	1	0	2.5	1.16	1.19
Com/Ind: Lo	5,776	5,776	0	0.0	156	158	2	1.0	2.70	2.73
Com/Ind Hi	23,053	23,053	0	0.0	822	831	8	1.0	3.57	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,710	5,710	0	0.0	203	205	2	1.0	3.56	3.59
Ag Hmstd House	11,764	11,764	0	0.0	149	151	3	1.8	1.26	1.29
Ag Hmstd Land	25,172	25,172	0	0.0	147	152	5	3.3	0.59	0.60
Ag Non-Hmstd	16,094	16,094	0	0.0	192	197	5	2.9	1.19	1.23
<b>Total</b>	<b>427,676</b>	<b>427,676</b>	<b>0</b>	<b>0.0</b>	<b>6,128</b>	<b>6,271</b>	<b>142</b>	<b>2.3</b>	<b>1.43</b>	<b>1.47</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,576	4,508	-67	-1.5	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	79	79	0	0.0	City/Town	29.74	29.77	0.00	0.00
(-) FD Contrib Tax Cap	299	299	0	0.0	School District	36.09	37.47	10.96	10.96
(=) Taxable Tax Capacity	<u>4,197</u>	<u>4,129</u>	<u>-67</u>	<u>-1.6</u>	Special District	<u>7.60</u>	<u>7.89</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	258	258	0	0.0	<b>Total</b>	<b>119.07</b>	<b>122.44</b>	<b>10.96</b>	<b>10.96</b>

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	272,900	272,900	0.0	3,422	3,485	64	1.9	1.25	1.28
Res Hmstd: Avg Val	409,100	409,100	0.0	5,315	5,452	137	2.6	1.3	1.33
Res Hmstd: Hi Val	545,400	545,400	0.0	7,227	7,414	188	2.6	1.33	1.36
Res Hmstd: Ex-Hi Val	818,300	818,300	0.0	11,588	11,890	303	2.6	1.42	1.45
Comm/Ind: Lo Val	150,000	150,000	0.0	4,047	4,088	42	1.0	2.7	2.73
Comm/Ind: Med Val	300,000	300,000	0.0	9,387	9,484	97	1.0	3.13	3.16
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,311	34,666	355	1.0	3.43	3.47



Hennepin County

Corcoran city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	499,490	499,490	0	0.0	6,719	6,875	156	2.3	1.35	1.38
Res Non-Hmstd	43,089	43,089	0	0.0	631	646	16	2.5	1.46	1.50
Misc props	5,785	5,785	0	0.0	98	101	2	2.5	1.70	1.74
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	2,386	2,386	0	0.0	40	41	1	2.7	1.68	1.73
Com/Ind: Lo	10,070	10,070	0	0.0	277	279	3	1.0	2.75	2.77
Com/Ind Hi	29,639	29,639	0	0.0	1,073	1,084	11	1.0	3.62	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,417	9,417	0	0.0	340	343	4	1.0	3.61	3.64
Ag Hmstd House	27,726	27,726	0	0.0	366	372	7	1.8	1.32	1.34
Ag Hmstd Land	47,328	47,328	0	0.0	269	277	9	3.3	0.57	0.59
Ag Non-Hmstd	36,535	36,535	0	0.0	447	459	12	2.7	1.22	1.26
<b>Total</b>	<b>711,466</b>	<b>711,466</b>	<b>0</b>	<b>0.0</b>	<b>10,259</b>	<b>10,479</b>	<b>220</b>	<b>2.1</b>	<b>1.44</b>	<b>1.47</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	7,473	7,311	-161	-2.2	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	243	243	0	0.0	City/Town	37.11	37.18	0.00	0.00
(-) FD Contrib Tax Cap	425	425	0	0.0	School District	32.13	33.58	13.30	13.30
(=) Taxable Tax Capacity	6,804	6,643	-161	-2.4	Special District	7.60	7.89	0.00	0.00
FD Distrib Tax Cap	629	629	0	0.0	<b>Total</b>	<b>122.48</b>	<b>125.96</b>	<b>13.30</b>	<b>13.30</b>

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	236,700	236,700	0.0	3,055	3,096	41	1.3	1.29	1.31
Res Hmstd: Avg Val	354,800	354,800	0.0	4,765	4,874	110	2.3	1.34	1.37
Res Hmstd: Hi Val	473,000	473,000	0.0	6,423	6,587	165	2.6	1.36	1.39
Res Hmstd: Ex-Hi Val	709,700	709,700	0.0	10,279	10,544	265	2.6	1.45	1.49
Apartment	300,000	300,000	0.0	4,992	5,123	131	2.6	1.66	1.71
Comm/Ind: Lo Val	150,000	150,000	0.0	4,124	4,167	43	1.0	2.75	2.78
Comm/Ind: Med Val	300,000	300,000	0.0	9,557	9,657	99	1.0	3.19	3.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,910	35,274	364	1.0	3.49	3.53

Hennepin County

Minnetrista city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,034,867	1,034,867	0	0.0	12,095	12,422	326	2.7	1.17	1.20
Res Non-Hmstd	214,946	214,946	0	0.0	2,704	2,766	62	2.3	1.26	1.29
Misc props	751	751	0	0.0	10	10	0	2.1	1.29	1.32
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	24,573	24,573	0	0.0	293	299	6	1.9	1.19	1.22
Com/Ind: Lo	2,321	2,321	0	0.0	60	61	1	1.2	2.59	2.62
Com/Ind Hi	6,498	6,498	0	0.0	220	223	3	1.1	3.39	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,898	7,898	0	0.0	266	269	3	1.1	3.37	3.40
Ag Hmstd House	15,398	15,398	0	0.0	187	192	5	2.5	1.22	1.25
Ag Hmstd Land	20,467	20,467	0	0.0	116	120	4	3.7	0.57	0.59
Ag Non-Hmstd	57,967	57,967	0	0.0	582	598	15	2.6	1.00	1.03
<b>Total</b>	<b>1,385,685</b>	<b>1,385,685</b>	<b>0</b>	<b>0.0</b>	<b>16,534</b>	<b>16,959</b>	<b>425</b>	<b>2.6</b>	<b>1.19</b>	<b>1.22</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	14,926	14,862	-64	-0.4	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.24	27.22	0.00	0.00
(-) FD Contrib Tax Cap	114	114	0	0.0	School District	16.89	17.39	13.18	13.18
(=) Taxable Tax Capacity	14,812	14,748	-64	-0.4	Special District	9.04	9.36	0.00	0.00
FD Distrib Tax Cap	362	362	0	0.0	<b>Total</b>	<b>98.81</b>	<b>101.28</b>	<b>13.18</b>	<b>13.18</b>

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	383,800	383,800	0.0	4,271	4,366	95	2.2	1.11	1.14
Res Hmstd: Avg Val	575,500	575,500	0.0	6,631	6,778	147	2.2	1.15	1.18
Res Hmstd: Hi Val	767,100	767,100	0.0	9,250	9,457	206	2.2	1.21	1.23
Res Hmstd: Ex-Hi Val	1,150,900	1,150,900	0.0	14,496	14,822	325	2.2	1.26	1.29
Apartment	300,000	300,000	0.0	4,101	4,193	93	2.3	1.37	1.4
Comm/Ind: Lo Val	150,000	150,000	0.0	3,763	3,799	36	1.0	2.51	2.53
Comm/Ind: Med Val	300,000	300,000	0.0	8,714	8,798	84	1.0	2.90	2.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,818	32,126	308	1.0	3.18	3.21

Hennepin County

Eden Prairie city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,977,865	5,977,865	0	0.0	79,204	80,752	1,548	2.0	1.32	1.35
Res Non-Hmstd	570,147	570,147	0	0.0	8,026	8,190	163	2.0	1.41	1.44
Misc props	9,853	9,853	0	0.0	188	192	4	2.1	1.91	1.95
Apartments	417,472	417,472	0	0.0	6,763	6,904	141	2.1	1.62	1.65
Low-inc Apts	33,781	33,781	0	0.0	338	345	7	2.0	1.00	1.02
Seasonal Rec	928	928	0	0.0	12	12	0	2.0	1.31	1.34
Com/Ind: Lo	72,618	72,618	0	0.0	1,982	1,999	17	0.9	2.73	2.75
Com/Ind Hi	1,850,858	1,850,858	0	0.0	66,226	66,807	581	0.9	3.58	3.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	57,633	57,633	0	0.0	2,061	2,079	18	0.9	3.58	3.61
Ag Hmstd House	1,891	1,891	0	0.0	25	25	0	1.9	1.30	1.33
Ag Hmstd Land	2,167	2,167	0	0.0	15	15	0	2.5	0.69	0.70
Ag Non-Hmstd	3,931	3,931	0	0.0	45	46	1	2.3	1.15	1.18
<b>Total</b>	<b>8,999,145</b>	<b>8,999,145</b>	<b>0</b>	<b>0.0</b>	<b>164,886</b>	<b>167,367</b>	<b>2,481</b>	<b>1.5</b>	<b>1.83</b>	<b>1.86</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	112,177	110,370	-1,807	-1.6	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	2,864	2,864	0	0.0	City/Town	30.83	30.90	1.86	1.86
(-) FD Contrib Tax Cap	16,433	16,433	0	0.0	School District	28.00	28.56	16.28	16.28
(=) Taxable Tax Capacity	92,881	91,074	-1,807	-1.9	Special District	10.63	11.02	0.00	0.00
FD Distrib Tax Cap	5,976	5,976	0	0.0	<b>Total</b>	<b>115.10</b>	<b>117.78</b>	<b>18.14</b>	<b>18.14</b>

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	237,700	237,700	0.0	3,009	3,044	36	1.2	1.27	1.28
Res Hmstd: Avg Val	356,400	356,400	0.0	4,697	4,783	87	1.8	1.32	1.34
Res Hmstd: Hi Val	475,100	475,100	0.0	6,330	6,458	128	2.0	1.33	1.36
Res Hmstd: Ex-Hi Val	712,800	712,800	0.0	10,109	10,315	206	2.0	1.42	1.45
Apartment	300,000	300,000	0.0	4,860	4,961	101	2.1	1.62	1.65
Comm/Ind: Lo Val	150,000	150,000	0.0	4,095	4,130	35	0.9	2.73	2.75
Comm/Ind: Med Val	300,000	300,000	0.0	9,463	9,545	82	0.9	3.15	3.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,517	34,818	301	0.9	3.45	3.48

Hennepin County

Chanhassen city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	25	25	0	0.0	0	0	0	-0.4	0.88	0.88
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,650	1,650	0	0.0	44	45	0	0.9	2.69	2.71
Com/Ind Hi	66,666	66,666	0	0.0	2,352	2,373	21	0.9	3.53	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	163	163	0	0.0	6	6	0	0.9	3.53	3.56
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>68,504</b>	<b>68,504</b>	<b>0</b>	<b>0.0</b>	<b>2,402</b>	<b>2,424</b>	<b>21</b>	<b>0.9</b>	<b>3.51</b>	<b>3.54</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,362	1,361	0	0.0	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	26.55	26.64	1.49	1.49
(-) FD Contrib Tax Cap	579	579	0	0.0	School District	28.23	28.79	16.19	16.19
(=) Taxable Tax Capacity	783	782	0	0.0	Special District	10.48	10.87	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>110.90</b>	<b>113.60</b>	<b>17.67</b>	<b>17.67</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	20,000	20,000	0.0	177	172	-5	-3.1	0.89	0.86	
Res Hmstd: Avg Val	30,000	30,000	0.0	266	257	-8	-3.1	0.89	0.86	
Res Hmstd: Hi Val	40,000	40,000	0.0	354	343	-11	-3.1	0.89	0.86	
Res Hmstd: Ex-Hi Val	60,000	60,000	0.0	531	515	-16	-3.1	0.89	0.86	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,035	4,070	35	0.9	2.69	2.71	
Comm/Ind: Med Val	300,000	300,000	0.0	9,328	9,409	82	0.9	3.11	3.14	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,024	34,324	299	0.9	3.40	3.43	

Hennepin County

Dayton city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	356,882	356,882	0	0.0	5,343	5,448	105	2.0	1.50	1.53
Res Non-Hmstd	31,632	31,632	0	0.0	516	530	14	2.8	1.63	1.68
Misc props	6,917	6,917	0	0.0	126	130	4	2.8	1.83	1.88
Apartments	258	258	0	0.0	5	5	0	3.0	1.99	2.05
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	3,830	3,830	0	0.0	71	73	2	2.8	1.85	1.90
Com/Ind: Lo	11,016	11,016	0	0.0	318	322	3	1.1	2.89	2.92
Com/Ind Hi	50,283	50,283	0	0.0	1,893	1,913	20	1.1	3.76	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,995	6,995	0	0.0	265	268	3	1.1	3.78	3.83
Ag Hmstd House	12,075	12,075	0	0.0	177	180	3	1.5	1.47	1.49
Ag Hmstd Land	20,960	20,960	0	0.0	117	122	4	3.8	0.56	0.58
Ag Non-Hmstd	30,683	30,683	0	0.0	400	412	13	3.2	1.30	1.34
<b>Total</b>	<b>531,531</b>	<b>531,531</b>	<b>0</b>	<b>0.0</b>	<b>9,231</b>	<b>9,403</b>	<b>171</b>	<b>1.9</b>	<b>1.74</b>	<b>1.77</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,915	5,746	-169	-2.9	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	79	79	0	0.0	City/Town	48.61	48.78	0.00	0.00
(-) FD Contrib Tax Cap	591	591	0	0.0	School District	27.41	29.42	23.68	23.68
(=) Taxable Tax Capacity	<u>5,244</u>	<u>5,075</u>	<u>-169</u>	<u>-3.2</u>	Special District	<u>7.77</u>	<u>8.06</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	626	626	0	0.0	<b>Total</b>	129.43	133.57	23.68	23.68

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	201,500	201,500	0.0	2,894	2,913	19	0.7	1.44	1.45
Res Hmstd: Avg Val	302,200	302,200	0.0	4,526	4,618	92	2.0	1.5	1.53
Res Hmstd: Hi Val	402,800	402,800	0.0	6,157	6,321	164	2.7	1.53	1.57
Res Hmstd: Ex-Hi Val	604,300	604,300	0.0	9,590	9,851	261	2.7	1.59	1.63
Apartment	300,000	300,000	0.0	5,564	5,719	155	2.8	1.85	1.91
Comm/Ind: Lo Val	150,000	150,000	0.0	4,365	4,416	51	1.2	2.91	2.94
Comm/Ind: Med Val	300,000	300,000	0.0	10,067	10,186	119	1.2	3.36	3.4
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,674	37,112	438	1.2	3.67	3.71

Hennepin County

Hanover city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	54,331	54,331	0	0.0	764	792	28	3.6	1.41	1.46
Res Non-Hmstd	10,783	10,783	0	0.0	167	174	7	4.2	1.55	1.62
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	607	607	0	0.0	17	17	0	2.0	2.82	2.87
Com/Ind Hi	60	60	0	0.0	2	2	0	2.1	3.71	3.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	362	362	0	0.0	13	14	0	2.1	3.71	3.78
Ag Hmstd House	1,164	1,164	0	0.0	16	17	1	3.3	1.40	1.45
Ag Hmstd Land	1,181	1,181	0	0.0	7	7	0	5.5	0.56	0.59
Ag Non-Hmstd	5,165	5,165	0	0.0	67	70	3	4.7	1.30	1.36
<b>Total</b>	<b>73,653</b>	<b>73,653</b>	<b>0</b>	<b>0.0</b>	<b>1,054</b>	<b>1,094</b>	<b>39</b>	<b>3.7</b>	<b>1.43</b>	<b>1.49</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	750	732	-18	-2.4	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	44.44	46.65	0.00	0.00
(-) FD Contrib Tax Cap	6	6	0	0.0	School District	31.91	33.75	13.79	13.79
(=) Taxable Tax Capacity	<u>743</u>	<u>725</u>	<u>-18</u>	<u>-2.4</u>	Special District	<u>7.85</u>	<u>8.16</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	77	77	0	0.0	<b>Total</b>	<b>129.83</b>	<b>135.87</b>	<b>13.79</b>	<b>13.79</b>

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	233,700	233,700	0.0	3,194	3,277	83	2.6	1.37	1.40
Res Hmstd: Avg Val	350,300	350,300	0.0	4,974	5,165	191	3.8	1.42	1.47
Res Hmstd: Hi Val	467,000	467,000	0.0	6,707	6,989	282	4.2	1.44	1.5
Res Hmstd: Ex-Hi Val	700,600	700,600	0.0	10,714	11,167	453	4.2	1.53	1.59
Comm/Ind: Lo Val	150,000	150,000	0.0	4,223	4,309	86	2.0	2.82	2.87
Comm/Ind: Med Val	300,000	300,000	0.0	9,784	9,985	201	2.1	3.26	3.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,737	36,475	738	2.1	3.57	3.65

Hennepin County

Rockford city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	10,979	10,979	0	0.0	150	152	2	1.0	1.37	1.38
Res Non-Hmstd	1,092	1,092	0	0.0	17	18	1	4.7	1.55	1.63
Misc props	1,612	1,612	0	0.0	30	31	1	4.8	1.84	1.93
Apartments	3,034	3,034	0	0.0	56	58	3	4.8	1.84	1.93
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,124	1,124	0	0.0	32	33	1	2.1	2.86	2.92
Com/Ind Hi	3,444	3,444	0	0.0	130	133	3	2.2	3.78	3.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	328	328	0	0.0	12	13	0	2.2	3.78	3.86
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	30	30	0	0.0	0	0	0	5.1	0.69	0.73
Ag Non-Hmstd	518	518	0	0.0	7	8	0	5.1	1.39	1.46
<b>Total</b>	<b>22,161</b>	<b>22,161</b>	<b>0</b>	<b>0.0</b>	<b>435</b>	<b>445</b>	<b>11</b>	<b>2.4</b>	<b>1.96</b>	<b>2.01</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	277	263	-14	-4.9	County	45.40	47.06	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	50.34	54.19	0.00	0.00
(-) FD Contrib Tax Cap	39	39	0	0.0	School District	36.82	38.14	10.49	10.49
(=) Taxable Tax Capacity	<u>238</u>	<u>225</u>	<u>-14</u>	<u>-5.7</u>	Special District	<u>6.20</u>	<u>6.42</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	75	75	0	0.0	<b>Total</b>	<b>138.77</b>	<b>145.81</b>	<b>10.49</b>	<b>10.49</b>

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	132,600	132,600	0.0	1,726	1,704	-22	-1.3	1.30	1.28
Res Hmstd:Avg Val	198,900	198,900	0.0	2,775	2,827	52	1.9	1.4	1.42
Res Hmstd: Hi Val	265,100	265,100	0.0	3,823	3,949	126	3.3	1.44	1.49
Res Hmstd: Ex-Hi Val	397,700	397,700	0.0	5,922	6,195	274	4.6	1.49	1.56
Apartment	300,000	300,000	0.0	5,519	5,783	264	4.8	1.84	1.93
Comm/Ind: Lo Val	150,000	150,000	0.0	4,289	4,382	92	2.1	2.86	2.92
Comm/Ind: Med Val	300,000	300,000	0.0	9,956	10,171	215	2.2	3.32	3.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,401	37,189	788	2.2	3.64	3.72

Hennepin County

Minneapolis city

Tax Burdens by Property Class	Estimated 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
<b>Total</b>	<b>34,991,486</b>	<b>34,991,486</b>	<b>0</b>	<b>0.0</b>	<b>768,155</b>	<b>784,174</b>	<b>16,018</b>	<b>2.1</b>	<b>2.20</b>	<b>2.24</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng	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	0.00	0.00
(-) TIF Tax Capacity	44,078	44,078	0	0.0	City/Town	69.01	71.93	2.67	2.67
(-) FD Contrib Tax Cap	58,331	58,331	0	0.0	School District	22.92	23.89	18.65	18.65
(=) Taxable Tax Capacity	339,887	326,079	-13,808	-4.1	Special District	7.90	8.22	0.00	0.00
FD Distrib Tax Cap	57,452	57,452	0	0.0	<b>Total</b>	<b>144.72</b>	<b>150.58</b>	<b>21.32</b>	<b>21.32</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	160,300	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	240,300	0.0	3,834	3,896	62	1.6	1.6	1.62
Res Hmstd: Hi Val	320,300	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	480,600	0.0	7,980	8,261	282	3.5	1.66	1.72
Apartment	300,000	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	150,000	0.0	4,549	4,632	84	1.8	3.03	3.09
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	10,507	10,702	196	1.9	3.50	3.57
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	38,311	39,028	717	1.9	3.83	3.90



**Hennepin County**

**MSP Intl Airport**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	368,781	368,781	0	0.0	4,059	4,210	151	3.7	1.10	1.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,312	6,312	0	0.0	69	72	3	3.7	1.10	1.14
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>375,093</b>	<b>375,093</b>	<b>0</b>	<b>0.0</b>	<b>4,129</b>	<b>4,282</b>	<b>153</b>	<b>3.7</b>	<b>1.10</b>	<b>1.14</b>

**Tax Base**

**Tax Rates**

						<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>		<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	7,502	7,502	0	0.0	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.00	0.00		
(=) Taxable Tax Capacity	<u>7,502</u>	<u>7,502</u>	<u>0</u>	<u>0.0</u>	Special District	<u>9.40</u>	<u>9.77</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	55.04	57.08		

**Hennepin County**

**St. Anthony city (part)**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	408,279	408,279	0	0.0	6,868	6,930	62	0.9	1.68	1.70
Res Non-Hmstd	18,847	18,847	0	0.0	339	351	12	3.5	1.80	1.86
Misc props	3,511	3,511	0	0.0	75	78	3	3.6	2.14	2.22
Apartments	15,511	15,511	0	0.0	333	344	12	3.6	2.14	2.22
Low-inc Apts	2,830	2,830	0	0.0	37	39	1	3.5	1.32	1.37
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	7,081	7,081	0	0.0	222	226	4	1.9	3.13	3.19
Com/Ind Hi	42,618	42,618	0	0.0	1,746	1,780	33	1.9	4.10	4.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,401	2,401	0	0.0	98	100	2	1.9	4.10	4.18
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>501,078</b>	<b>501,078</b>	<b>0</b>	<b>0.0</b>	<b>9,719</b>	<b>9,848</b>	<b>129</b>	<b>1.3</b>	<b>1.94</b>	<b>1.97</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	5,540	5,225	-315	-5.7	County	45.63	47.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	58.61	60.05	0.00	0.00
(-) FD Contrib Tax Cap	362	362	0	0.0	School District	36.51	38.96	22.66	22.66
(=) Taxable Tax Capacity	<u>5,178</u>	<u>4,863</u>	<u>-315</u>	<u>-6.1</u>	Special District	<u>12.61</u>	<u>13.15</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	775	775	0	0.0	<b>Total</b>	<b>153.37</b>	<b>159.47</b>	<b>22.66</b>	<b>22.66</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	155,500	155,500	0.0	2,505	2,461	-43	-1.7	1.61	1.58
Res Hmstd:Avg Val	233,200	233,200	0.0	3,942	3,988	46	1.2	1.69	1.71
Res Hmstd: Hi Val	310,900	310,900	0.0	5,380	5,515	135	2.5	1.73	1.77
Res Hmstd: Ex-Hi Val	466,400	466,400	0.0	8,210	8,495	285	3.5	1.76	1.82
Apartment	300,000	300,000	0.0	6,431	6,660	229	3.6	2.14	2.22
Comm/Ind: Lo Val	150,000	150,000	0.0	4,695	4,783	88	1.9	3.13	3.19
Comm/Ind: Med Val	300,000	300,000	0.0	10,842	11,047	205	1.9	3.61	3.68
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,528	40,280	753	1.9	3.95	4.03

Houston County

Brownsville city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	23,248	23,248	0	0.0	303	317	15	4.8	1.30	1.37
Res Non-Hmstd	4,040	4,040	0	0.0	67	74	7	10.1	1.66	1.83
Misc props	61	61	0	0.0	1	1	0	10.2	1.82	2.00
Apartments	362	362	0	0.0	7	7	1	10.2	1.82	2.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	4,508	4,508	0	0.0	66	72	7	10.2	1.46	1.60
Com/Ind: Lo	544	544	0	0.0	16	17	1	7.8	2.88	3.10
Com/Ind Hi	40	40	0	0.0	2	2	0	7.9	3.78	4.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	181	181	0	0.0	7	7	1	7.9	3.78	4.08
Ag Hmstd House	296	296	0	0.0	3	3	0	11.3	1.06	1.17
Ag Hmstd Land	673	673	0	0.0	4	4	1	13.8	0.54	0.61
Ag Non-Hmstd	344	344	0	0.0	5	5	1	11.3	1.32	1.46
<b>Total</b>	<b>34,297</b>	<b>34,297</b>	<b>0</b>	<b>0.0</b>	<b>479</b>	<b>511</b>	<b>32</b>	<b>6.7</b>	<b>1.40</b>	<b>1.49</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	350	307	-43	-12.4	County	60.60	66.81	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	32.47	37.06	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.20	42.25	17.41	17.41
(=) Taxable Tax Capacity	350	307	-43	-12.4	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>131.28</b>	<b>146.12</b>	<b>17.41</b>	<b>17.41</b>

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	86,900	86,900	0.0	998	991	-7	-0.7	1.15	1.14
Res Hmstd: Avg Val	130,300	130,300	0.0	1,682	1,758	76	4.5	1.29	1.35
Res Hmstd: Hi Val	173,700	173,700	0.0	2,367	2,525	158	6.7	1.36	1.45
Res Hmstd: Ex-Hi Val	260,500	260,500	0.0	3,735	4,059	323	8.7	1.43	1.56
Apartment	300,000	300,000	0.0	5,445	6,002	557	10.2	1.82	2.00
Comm/Ind: Lo Val	150,000	150,000	0.0	4,314	4,648	334	7.7	2.88	3.1
Comm/Ind: Med Val	300,000	300,000	0.0	9,978	10,758	780	7.8	3.33	3.59
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,412	39,270	2,858	7.8	3.64	3.93

Houston County

Caledonia city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	96,289	96,289	0	0.0	1,267	1,301	35	2.7	1.32	1.35
Res Non-Hmstd	9,179	9,179	0	0.0	152	168	16	10.8	1.65	1.83
Misc props	579	579	0	0.0	12	13	1	10.7	2.09	2.31
Apartments	1,557	1,557	0	0.0	30	33	3	11.0	1.90	2.11
Low-inc Apts	2,726	2,726	0	0.0	32	35	3	10.7	1.17	1.29
Seasonal Rec	336	336	0	0.0	5	6	1	11.0	1.52	1.69
Com/Ind: Lo	15,185	15,185	0	0.0	453	491	38	8.4	2.98	3.23
Com/Ind Hi	14,111	14,111	0	0.0	553	600	47	8.5	3.92	4.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,216	1,216	0	0.0	48	52	4	8.5	3.92	4.25
Ag Hmstd House	833	833	0	0.0	12	13	1	9.0	1.39	1.52
Ag Hmstd Land	2,299	2,299	0	0.0	14	16	2	13.8	0.61	0.69
Ag Non-Hmstd	229	229	0	0.0	3	4	0	12.1	1.38	1.55
<b>Total</b>	144,538	144,538	0	0.0	2,580	2,732	153	5.9	1.78	1.89

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,666	1,435	-231	-13.9	County	58.93	64.92	0.00	0.00
(-) TIF Tax Capacity	23	23	0	0.0	City/Town	40.56	47.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	37.93	41.92	17.44	17.44
(=) Taxable Tax Capacity	1,643	1,412	-231	-14.1	Special District	1.00	1.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	138.42	155.17	17.44	17.44

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	71,100	71,100	0.0	824	786	-38	-4.6	1.16	1.11
Res Hmstd:Avg Val	106,600	106,600	0.0	1,385	1,411	26	1.9	1.3	1.32
Res Hmstd: Hi Val	142,100	142,100	0.0	1,970	2,073	103	5.2	1.39	1.46
Res Hmstd: Ex-Hi Val	213,200	213,200	0.0	3,142	3,400	258	8.2	1.47	1.59
Apartment	300,000	300,000	0.0	5,714	6,342	628	11.0	1.90	2.11
Comm/Ind: Lo Val	150,000	150,000	0.0	4,475	4,852	377	8.4	2.98	3.23
Comm/Ind: Med Val	300,000	300,000	0.0	10,354	11,233	879	8.5	3.45	3.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,789	41,013	3,224	8.5	3.78	4.10

Houston County

Etizen city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,030	9,030	0	0.0	140	140	-1	-0.4	1.55	1.54
Res Non-Hmstd	777	777	0	0.0	15	18	2	15.6	1.97	2.28
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,122	1,122	0	0.0	39	44	5	12.6	3.44	3.88
Com/Ind Hi	482	482	0	0.0	22	25	3	12.7	4.53	5.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	67	67	0	0.0	3	3	0	12.7	4.44	5.00
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	577	577	0	0.0	5	6	1	17.7	0.82	0.96
Ag Non-Hmstd	83	83	0	0.0	1	2	0	17.1	1.69	1.98
<b>Total</b>	<b>12,138</b>	<b>12,138</b>	<b>0</b>	<b>0.0</b>	<b>225</b>	<b>236</b>	<b>11</b>	<b>4.9</b>	<b>1.85</b>	<b>1.94</b>

Tax Base

Tax Rates

	Taxable Market Value				Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter	
Total Tax Capacity	130	102	-27	-21.1	County	58.04	63.51	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	75.15	95.20	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.95	39.32	17.44	17.44		
(=) Taxable Tax Capacity	130	102	-27	-21.1	Special District	0.00	0.00	0.00	0.00		
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>169.14</b>	<b>198.03</b>	<b>17.44</b>	<b>17.44</b>		

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	56,600	56,600	0.0	830	771	-58	-7.0	1.47	1.36
Res Hmstd: Avg Val	84,800	84,800	0.0	1,286	1,241	-45	-3.5	1.52	1.46
Res Hmstd: Hi Val	113,100	113,100	0.0	1,840	1,901	62	3.3	1.63	1.68
Res Hmstd: Ex-Hi Val	169,600	169,600	0.0	2,945	3,219	275	9.3	1.74	1.9
Comm/Ind: Lo Val	150,000	150,000	0.0	5,166	5,816	650	12.6	3.44	3.88
Comm/Ind: Med Val	300,000	300,000	0.0	11,967	13,483	1,517	12.7	3.99	4.49
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,703	49,265	5,562	12.7	4.37	4.93

Houston County

Hokah city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	21,078	21,078	0	0.0	359	368	8	2.3	1.70	1.74
Res Non-Hmstd	2,158	2,158	0	0.0	44	50	6	14.6	2.02	2.31
Misc props	76	76	0	0.0	2	2	0	14.8	2.39	2.74
Apartments	602	602	0	0.0	14	17	2	14.8	2.39	2.74
Low-inc Apts	303	303	0	0.0	4	5	1	14.5	1.45	1.67
Seasonal Rec	127	127	0	0.0	3	3	0	14.8	2.39	2.74
Com/Ind: Lo	1,758	1,758	0	0.0	63	70	7	11.9	3.57	3.99
Com/Ind Hi	301	301	0	0.0	14	16	2	12.0	4.71	5.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	177	177	0	0.0	8	9	1	12.0	4.71	5.27
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	71	71	0	0.0	1	1	0	19.3	0.73	0.87
Ag Non-Hmstd	193	193	0	0.0	3	4	1	15.7	1.79	2.07
<b>Total</b>	<b>26,844</b>	<b>26,844</b>	<b>0</b>	<b>0.0</b>	<b>516</b>	<b>545</b>	<b>29</b>	<b>5.6</b>	<b>1.92</b>	<b>2.03</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	284	235	-48	-17.0	County	57.23	62.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.85	20.33	14.66	14.66
(=) Taxable Tax Capacity	284	235	-48	-17.0	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>179.28</b>	<b>207.48</b>	<b>14.66</b>	<b>14.66</b>

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	75,200	75,200	0.0	1,158	1,046	-111	-9.6	1.54	1.39
Res Hmstd: Avg Val	112,800	112,800	0.0	1,917	1,944	27	1.4	1.7	1.72
Res Hmstd: Hi Val	150,300	150,300	0.0	2,678	2,847	169	6.3	1.78	1.89
Res Hmstd: Ex-Hi Val	225,600	225,600	0.0	4,206	4,660	454	10.8	1.86	2.07
Apartment	300,000	300,000	0.0	7,163	8,220	1,058	14.8	2.39	2.74
Comm/Ind: Lo Val	150,000	150,000	0.0	5,352	5,987	635	11.9	3.57	3.99
Comm/Ind: Med Val	300,000	300,000	0.0	12,416	13,896	1,481	11.9	4.14	4.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	45,377	50,806	5,429	12.0	4.54	5.08

Houston County

Houston city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	27,541	27,541	0	0.0	465	468	3	0.6	1.69	1.70
Res Non-Hmstd	4,865	4,865	0	0.0	102	116	14	13.6	2.10	2.38
Misc props	131	131	0	0.0	4	4	0	13.3	2.86	3.24
Apartments	415	415	0	0.0	10	11	1	14.0	2.40	2.73
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	40	40	0	0.0	1	1	0	14.0	2.40	2.73
Com/Ind: Lo	3,642	3,642	0	0.0	129	143	15	11.4	3.53	3.93
Com/Ind Hi	2,417	2,417	0	0.0	110	123	13	11.7	4.57	5.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,062	1,062	0	0.0	49	54	6	11.7	4.57	5.11
Ag Hmstd House	170	170	0	0.0	3	3	0	8.4	1.87	2.03
Ag Hmstd Land	272	272	0	0.0	2	2	0	19.1	0.70	0.84
Ag Non-Hmstd	84	84	0	0.0	1	2	0	16.8	1.59	1.86
<b>Total</b>	<b>40,638</b>	<b>40,638</b>	<b>0</b>	<b>0.0</b>	<b>876</b>	<b>928</b>	<b>53</b>	<b>6.0</b>	<b>2.15</b>	<b>2.28</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	461	379	-82	-17.8	County	58.82	64.75	0.00	0.00
(-) TIF Tax Capacity	3	3	0	0.0	City/Town	92.74	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.91	8.50	40.38	40.38
(=) Taxable Tax Capacity	458	375	-82	-18.0	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>159.48</b>	<b>186.31</b>	<b>40.38</b>	<b>40.38</b>

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	58,500	58,500	0.0	935	890	-45	-4.8	1.6	1.52
Res Hmstd:Avg Val	87,700	87,700	0.0	1,459	1,441	-18	-1.2	1.66	1.64
Res Hmstd: Hi Val	116,900	116,900	0.0	2,069	2,152	83	4.0	1.77	1.84
Res Hmstd: Ex-Hi Val	175,400	175,400	0.0	3,291	3,576	286	8.7	1.88	2.04
Apartment	300,000	300,000	0.0	7,192	8,198	1,006	14.0	2.4	2.73
Comm/Ind: Lo Val	150,000	150,000	0.0	5,293	5,896	604	11.4	3.53	3.93
Comm/Ind: Med Val	300,000	300,000	0.0	12,148	13,557	1,409	11.6	4.05	4.52
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,137	49,303	5,166	11.7	4.41	4.93

Houston County

Spring Grove city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	38,786	38,786	0	0.0	586	604	19	3.2	1.51	1.56
Res Non-Hmstd	4,225	4,225	0	0.0	79	90	11	13.8	1.86	2.12
Misc props	135	135	0	0.0	3	4	0	14.5	2.27	2.60
Apartments	1,299	1,299	0	0.0	28	32	4	14.4	2.18	2.49
Low-inc Apts	1,493	1,493	0	0.0	20	23	3	13.7	1.37	1.55
Seasonal Rec	84	84	0	0.0	1	1	0	16.7	1.49	1.74
Com/Ind: Lo	4,035	4,035	0	0.0	132	147	15	11.5	3.26	3.64
Com/Ind Hi	2,948	2,948	0	0.0	124	139	15	11.9	4.22	4.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,369	1,369	0	0.0	58	65	7	11.9	4.22	4.72
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	359	359	0	0.0	3	4	1	18.4	0.97	1.15
Ag Non-Hmstd	159	159	0	0.0	2	3	0	17.6	1.42	1.67
<b>Total</b>	<b>54,891</b>	<b>54,891</b>	<b>0</b>	<b>0.0</b>	<b>1,036</b>	<b>1,111</b>	<b>75</b>	<b>7.2</b>	<b>1.89</b>	<b>2.02</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	610	494	-117	-19.1	County	57.33	62.84	0.00	0.00
(-) TIF Tax Capacity	17	17	0	0.0	City/Town	78.47	97.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.98	6.28	40.28	40.28
(=) Taxable Tax Capacity	593	476	-117	-19.7	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>141.78</b>	<b>166.79</b>	<b>40.28</b>	<b>40.28</b>

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	54,000	54,000	0.0	767	758	-9	-1.2	1.42	1.40
Res Hmstd:Avg Val	80,900	80,900	0.0	1,173	1,175	2	0.2	1.45	1.45
Res Hmstd: Hi Val	107,900	107,900	0.0	1,689	1,775	86	5.1	1.57	1.65
Res Hmstd: Ex-Hi Val	161,900	161,900	0.0	2,721	2,974	253	9.3	1.68	1.84
Apartment	300,000	300,000	0.0	6,525	7,463	938	14.4	2.18	2.49
Comm/Ind: Lo Val	150,000	150,000	0.0	4,893	5,456	563	11.5	3.26	3.64
Comm/Ind: Med Val	300,000	300,000	0.0	11,216	12,529	1,313	11.7	3.74	4.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,721	45,535	4,814	11.8	4.07	4.55



Houston County

La Crescent city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	273,337	273,337	0	0.0	3,710	3,922	212	5.7	1.36	1.43
Res Non-Hmstd	19,467	19,467	0	0.0	308	336	28	9.2	1.58	1.73
Misc props	1,621	1,621	0	0.0	33	36	3	8.9	2.02	2.20
Apartments	11,115	11,115	0	0.0	202	221	19	9.3	1.82	1.99
Low-inc Apts	1,205	1,205	0	0.0	13	15	1	9.1	1.11	1.21
Seasonal Rec	7,377	7,377	0	0.0	112	122	10	9.0	1.52	1.65
Com/Ind: Lo	10,340	10,340	0	0.0	298	319	21	7.0	2.88	3.09
Com/Ind Hi	14,675	14,675	0	0.0	557	597	40	7.1	3.79	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,832	4,832	0	0.0	182	195	13	7.1	3.76	4.03
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	422	422	0	0.0	6	6	1	10.1	1.34	1.47
<b>Total</b>	<b>344,391</b>	<b>344,391</b>	<b>0</b>	<b>0.0</b>	<b>5,420</b>	<b>5,767</b>	<b>347</b>	<b>6.4</b>	<b>1.57</b>	<b>1.67</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,737	3,396	-341	-9.1	County	59.33	65.42	0.00	0.00
(-) TIF Tax Capacity	96	96	0	0.0	City/Town	53.05	58.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.20	23.21	14.66	14.66
(=) Taxable Tax Capacity	<u>3,641</u>	<u>3,300</u>	<u>-341</u>	<u>-9.4</u>	Special District	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	133.58	147.08	14.66	14.66

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	115,600	115,600	0.0	1,445	1,475	30	2.1	1.25	1.28
Res Hmstd: Avg Val	173,300	173,300	0.0	2,353	2,485	132	5.6	1.36	1.43
Res Hmstd: Hi Val	231,000	231,000	0.0	3,260	3,494	234	7.2	1.41	1.51
Res Hmstd: Ex-Hi Val	346,600	346,600	0.0	5,077	5,517	439	8.7	1.46	1.59
Apartment	300,000	300,000	0.0	5,449	5,955	506	9.3	1.82	1.99
Comm/Ind: Lo Val	150,000	150,000	0.0	4,324	4,628	304	7.0	2.88	3.09
Comm/Ind: Med Val	300,000	300,000	0.0	10,016	10,725	709	7.1	3.34	3.58
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,580	39,179	2,598	7.1	3.66	3.92

Hubbard County

Akeley city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,167	9,167	0	0.0	87	88	2	2.1	0.95	0.96
Res Non-Hmstd	3,619	3,619	0	0.0	48	52	5	9.8	1.32	1.45
Misc props	114	114	0	0.0	2	2	0	9.9	1.81	1.99
Apartments	281	281	0	0.0	4	5	0	9.9	1.57	1.72
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	6,095	6,095	0	0.0	84	92	8	9.0	1.38	1.50
Com/Ind: Lo	1,613	1,613	0	0.0	42	45	3	7.1	2.61	2.79
Com/Ind Hi	173	173	0	0.0	6	6	0	7.1	3.47	3.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	649	649	0	0.0	23	24	2	7.1	3.47	3.72
Ag Hmstd House	236	236	0	0.0	2	2	0	0.9	0.94	0.95
Ag Hmstd Land	214	214	0	0.0	1	1	0	23.1	0.27	0.33
Ag Non-Hmstd	452	452	0	0.0	6	6	1	10.0	1.24	1.36
<b>Total</b>	<b>22,613</b>	<b>22,613</b>	<b>0</b>	<b>0.0</b>	<b>304</b>	<b>324</b>	<b>20</b>	<b>6.7</b>	<b>1.34</b>	<b>1.43</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	244	216	-28	-11.7	County	31.72	32.90	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	82.91	93.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.27	8.45	1.89	1.89
(=) Taxable Tax Capacity	244	216	-28	-11.7	Special District	0.84	0.88	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>123.75</b>	<b>136.09</b>	<b>1.89</b>	<b>1.89</b>

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	52,900	52,900	0.0	453	442	-11	-2.4	0.86	0.84
Res Hmstd: Avg Val	79,300	79,300	0.0	695	685	-11	-1.5	0.88	0.86
Res Hmstd: Hi Val	105,700	105,700	0.0	1,051	1,081	30	2.9	0.99	1.02
Res Hmstd: Ex-Hi Val	158,600	158,600	0.0	1,763	1,876	113	6.4	1.11	1.18
Apartment	300,000	300,000	0.0	4,697	5,160	463	9.9	1.57	1.72
Comm/Ind: Lo Val	150,000	150,000	0.0	3,911	4,189	278	7.1	2.61	2.79
Comm/Ind: Med Val	300,000	300,000	0.0	9,117	9,765	648	7.1	3.04	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,411	35,787	2,376	7.1	3.34	3.58

Hubbard County

Laporte city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,988	3,988	0	0.0	40	41	1	2.9	0.99	1.02
Res Non-Hmstd	832	832	0	0.0	11	11	1	6.6	1.28	1.37
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,989	1,989	0	0.0	26	28	2	6.1	1.31	1.39
Com/Ind: Lo	927	927	0	0.0	23	25	1	4.7	2.53	2.65
Com/Ind Hi	167	167	0	0.0	6	6	0	4.7	3.36	3.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	126	126	0	0.0	4	4	0	4.7	3.36	3.52
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	114	114	0	0.0	1	1	0	6.8	0.59	0.63
Ag Non-Hmstd	91	91	0	0.0	1	1	0	6.8	1.17	1.25
<b>Total</b>	<b>8,234</b>	<b>8,234</b>	<b>0</b>	<b>0.0</b>	<b>111</b>	<b>116</b>	<b>5</b>	<b>4.6</b>	<b>1.35</b>	<b>1.41</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	90	81	-9	-9.8	31.71	32.89	35.05	0.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	49.48	54.85	36.44	0.88	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	0.84	0.88	0.00	0.00	4.56	4.56
(=) Taxable Tax Capacity	90	81	-9	-9.8	117.09	125.07	4.56	4.56	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0					4.56	4.56

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	58,600	58,600	0.0	478	466	-12	-2.5	0.82	0.8
Res Hmstd:Avg Val	87,900	87,900	0.0	776	773	-3	-0.4	0.88	0.88
Res Hmstd: Hi Val	117,200	117,200	0.0	1,159	1,185	27	2.3	0.99	1.01
Res Hmstd: Ex-Hi Val	175,800	175,800	0.0	1,924	2,011	87	4.5	1.09	1.14
Comm/Ind: Lo Val	150,000	150,000	0.0	3,802	3,981	180	4.7	2.53	2.65
Comm/Ind: Med Val	300,000	300,000	0.0	8,848	9,267	419	4.7	2.95	3.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,396	33,932	1,536	4.7	3.24	3.39

**Hubbard County**

**Nevis city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	12,544	12,544	0	0.0	120	126	6	4.8	0.96	1.00
Res Non-Hmstd	3,459	3,459	0	0.0	45	49	4	9.5	1.30	1.42
Misc props	4	4	0	0.0	0	0	0	9.5	1.22	1.34
Apartments	515	515	0	0.0	8	9	1	9.6	1.51	1.66
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	4,740	4,740	0	0.0	62	68	6	8.9	1.31	1.43
Com/Ind: Lo	2,752	2,752	0	0.0	70	75	5	6.8	2.54	2.71
Com/Ind Hi	252	252	0	0.0	8	9	1	6.9	3.37	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	534	534	0	0.0	18	19	1	6.9	3.32	3.55
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	184	184	0	0.0	2	2	0	9.9	1.17	1.28
<b>Total</b>	<b>24,984</b>	<b>24,984</b>	<b>0</b>	<b>0.0</b>	<b>333</b>	<b>356</b>	<b>23</b>	<b>6.9</b>	<b>1.33</b>	<b>1.43</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	275	243	-32	-11.7	County	31.70	32.88	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	77.28	87.49	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.88	7.04	5.47	5.47
(=) Taxable Tax Capacity	<u>275</u>	<u>243</u>	<u>-32</u>	<u>-11.7</u>	Special District	<u>0.84</u>	<u>0.88</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>116.71</b>	<b>128.30</b>	<b>5.47</b>	<b>5.47</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	70,800	70,800	0.0	582	584	2	0.3	0.82	0.82
Res Hmstd: Avg Val	106,200	106,200	0.0	1,021	1,065	45	4.4	0.96	1.00
Res Hmstd: Hi Val	141,600	141,600	0.0	1,485	1,580	95	6.4	1.05	1.12
Res Hmstd: Ex-Hi Val	212,400	212,400	0.0	2,414	2,609	195	8.1	1.14	1.23
Apartment	300,000	300,000	0.0	4,541	4,975	435	9.6	1.51	1.66
Comm/Ind: Lo Val	150,000	150,000	0.0	3,807	4,068	261	6.8	2.54	2.71
Comm/Ind: Med Val	300,000	300,000	0.0	8,855	9,464	608	6.9	2.95	3.15
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,414	34,645	2,231	6.9	3.24	3.46

Hubbard County

Park Rapids city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	102,921	102,921	0	0.0	1,001	1,041	40	4.0	0.97	1.01
Res Non-Hmstd	30,611	30,611	0	0.0	390	408	18	4.6	1.27	1.33
Misc props	711	711	0	0.0	13	13	1	4.3	1.80	1.88
Apartments	7,717	7,717	0	0.0	112	117	5	4.6	1.45	1.52
Low-inc Apts	9,331	9,331	0	0.0	83	87	4	4.5	0.89	0.93
Seasonal Rec	16,221	16,221	0	0.0	192	201	9	4.5	1.18	1.24
Com/Ind: Lo	38,569	38,569	0	0.0	946	977	31	3.3	2.45	2.53
Com/Ind Hi	66,570	66,570	0	0.0	2,150	2,222	72	3.3	3.23	3.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,467	4,467	0	0.0	144	148	5	3.3	3.21	3.32
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	231	231	0	0.0	1	1	0	5.1	0.53	0.56
Ag Non-Hmstd	3,323	3,323	0	0.0	33	35	2	5.1	1.01	1.06
<b>Total</b>	<b>280,671</b>	<b>280,671</b>	<b>0</b>	<b>0.0</b>	<b>5,066</b>	<b>5,251</b>	<b>186</b>	<b>3.7</b>	<b>1.80</b>	<b>1.87</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,724	3,516	-207	-5.6	County	31.14	32.30	0.00	0.00
(-) TIF Tax Capacity	159	159	0	0.0	City/Town	59.29	62.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.22	15.75	12.34	12.34
(=) Taxable Tax Capacity	3,564	3,357	-207	-5.8	Special District	0.84	0.88	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>106.49</b>	<b>111.87</b>	<b>12.34</b>	<b>12.34</b>

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	84,000	84,000	0.0	701	711	10	1.4	0.83	0.85
Res Hmstd: Avg Val	126,000	126,000	0.0	1,238	1,275	37	3.0	0.98	1.01
Res Hmstd: Hi Val	167,900	167,900	0.0	1,774	1,838	64	3.6	1.06	1.09
Res Hmstd: Ex-Hi Val	252,000	252,000	0.0	2,849	2,967	118	4.2	1.13	1.18
Apartment	300,000	300,000	0.0	4,363	4,565	202	4.6	1.45	1.52
Comm/Ind: Lo Val	150,000	150,000	0.0	3,680	3,801	121	3.3	2.45	2.53
Comm/Ind: Med Val	300,000	300,000	0.0	8,525	8,807	283	3.3	2.84	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,133	32,170	1,037	3.3	3.11	3.22

<b>Isanti County</b>	<b>Cambridge city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	265,213	265,213	0	0.0	3,616	3,637	21	0.6	1.36	1.37
Res Non-Hmstd	78,897	78,897	0	0.0	1,339	1,452	113	8.4	1.70	1.84
Misc props	2,700	2,700	0	0.0	58	63	5	8.3	2.15	2.33
Apartments	15,935	15,935	0	0.0	309	335	26	8.4	1.94	2.10
Low-inc Apts	3,401	3,401	0	0.0	40	43	3	8.4	1.17	1.26
Seasonal Rec	2	2	0	0.0	0	0	0	8.1	1.61	1.74
Com/Ind: Lo	32,042	32,042	0	0.0	979	1,042	63	6.4	3.06	3.25
Com/Ind Hi	108,376	108,376	0	0.0	4,407	4,691	284	6.4	4.07	4.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,470	7,470	0	0.0	303	323	20	6.4	4.06	4.32
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	510	510	0	0.0	4	4	0	8.8	0.74	0.81
Ag Non-Hmstd	3,535	3,535	0	0.0	54	59	5	8.5	1.53	1.67
<b>Total</b>	<b>518,081</b>	<b>518,081</b>	<b>0</b>	<b>0.0</b>	<b>11,108</b>	<b>11,648</b>	<b>540</b>	<b>4.9</b>	<b>2.14</b>	<b>2.25</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	6,611	6,109	-502	-7.6	County	48.13	52.33	0.00	0.00
(-) TIF Tax Capacity	63	63	0	0.0	City/Town	71.48	77.42	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.66	36.60	2.09	2.09
(=) Taxable Tax Capacity	<u>6,548</u>	<u>6,046</u>	<u>-502</u>	<u>-7.7</u>	Special District	<u>0.18</u>	<u>0.20</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>153.45</b>	<b>166.55</b>	<b>2.09</b>	<b>2.09</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	108,400	108,400	0.0	1,411	1,370	-41	-2.9	1.30	1.26
Res Hmstd: Avg Val	162,500	162,500	0.0	2,301	2,364	62	2.7	1.42	1.45
Res Hmstd: Hi Val	216,600	216,600	0.0	3,192	3,357	166	5.2	1.47	1.55
Res Hmstd: Ex-Hi Val	325,100	325,100	0.0	4,977	5,350	373	7.5	1.53	1.65
Apartment	300,000	300,000	0.0	5,817	6,308	491	8.4	1.94	2.10
Comm/Ind: Lo Val	150,000	150,000	0.0	4,583	4,878	295	6.4	3.06	3.25
Comm/Ind: Med Val	300,000	300,000	0.0	10,683	11,370	688	6.4	3.56	3.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,149	41,671	2,522	6.4	3.91	4.17

<b>Isanti County</b>	<b>Isanti city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	201,792	201,792	0	0.0	2,448	2,542	94	3.8	1.21	1.26
Res Non-Hmstd	43,375	43,375	0	0.0	666	732	66	9.9	1.53	1.69
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	14,062	14,062	0	0.0	245	270	24	9.9	1.75	1.92
Low-inc Apts	1,817	1,817	0	0.0	19	21	2	9.9	1.05	1.15
Seasonal Rec	592	592	0	0.0	10	11	1	9.9	1.75	1.92
Com/Ind: Lo	15,162	15,162	0	0.0	428	460	31	7.4	2.82	3.03
Com/Ind Hi	26,250	26,250	0	0.0	986	1,059	73	7.4	3.76	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,900	3,900	0	0.0	147	157	11	7.4	3.76	4.03
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	468	468	0	0.0	3	4	0	10.1	0.69	0.75
Ag Non-Hmstd	6,883	6,883	0	0.0	95	105	10	10.0	1.38	1.52
<b>Total</b>	<b>314,301</b>	<b>314,301</b>	<b>0</b>	<b>0.0</b>	<b>5,048</b>	<b>5,359</b>	<b>312</b>	<b>6.2</b>	<b>1.61</b>	<b>1.71</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	3,591	3,221	-370	-10.3	County	48.20	52.40	0.00	0.00
(-) TIF Tax Capacity	123	123	0	0.0	City/Town	56.23	62.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.38	36.29	2.09	2.09
(=) Taxable Tax Capacity	<u>3,468</u>	<u>3,098</u>	<u>-370</u>	<u>-10.7</u>	Special District	<u>0.18</u>	<u>0.20</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>137.98</b>	<b>151.83</b>	<b>2.09</b>	<b>2.09</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	103,400	103,400	0.0	1,169	1,167	-2	-0.1	1.13	1.13
Res Hmstd: Avg Val	155,000	155,000	0.0	1,938	2,032	94	4.8	1.25	1.31
Res Hmstd: Hi Val	206,600	206,600	0.0	2,707	2,897	189	7.0	1.31	1.40
Res Hmstd: Ex-Hi Val	310,000	310,000	0.0	4,249	4,630	381	9.0	1.37	1.49
Comm/Ind: Lo Val	150,000	150,000	0.0	4,235	4,546	312	7.4	2.82	3.03
Comm/Ind: Med Val	300,000	300,000	0.0	9,871	10,598	727	7.4	3.29	3.53
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,172	38,837	2,666	7.4	3.62	3.88

<b>Isanti County</b>	<b>St. Francis city (part)</b>
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<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	996	996	0	0.0	12	14	1	8.9	1.25	1.36
<b>Total</b>	996	996	0	0.0	12	14	1	8.9	1.25	1.36

**Tax Base**

**Tax Rates**

	Pctg Chng					Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	10	10	0	0.0	County	48.49	52.72	#####	#####
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.12	51.79	#####	#####
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.80	31.00	#####	#####
(=) Taxable Tax Capacity	10	10	0	0.0	Special District	0.18	0.20	#####	#####
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	124.59	135.71	#####	#####



Isanti County

Braham city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	47,382	47,382	0	0.0	625	645	20	3.2	1.32	1.36
Res Non-Hmstd	8,833	8,833	0	0.0	145	164	19	12.9	1.64	1.85
Misc props	207	207	0	0.0	4	5	1	13.0	1.94	2.19
Apartments	3,318	3,318	0	0.0	64	73	8	13.0	1.94	2.19
Low-inc Apts	875	875	0	0.0	10	12	1	12.8	1.19	1.34
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,579	4,579	0	0.0	139	153	14	10.0	3.04	3.34
Com/Ind Hi	2,918	2,918	0	0.0	116	128	12	10.2	3.99	4.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,019	3,019	0	0.0	120	132	12	10.1	3.98	4.38
Ag Hmstd House	200	200	0	0.0	3	3	0	1.5	1.30	1.32
Ag Hmstd Land	131	131	0	0.0	1	1	0	19.8	0.51	0.61
Ag Non-Hmstd	65	65	0	0.0	1	1	0	14.0	1.44	1.65
<b>Total</b>	<b>71,527</b>	<b>71,527</b>	<b>0</b>	<b>0.0</b>	<b>1,228</b>	<b>1,316</b>	<b>87</b>	<b>7.1</b>	<b>1.72</b>	<b>1.84</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	806	685	-121	-15.0	County	48.30	52.50	0.00	0.00
(-) TIF Tax Capacity	46	46	0	0.0	City/Town	69.82	82.99	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.16	29.04	13.57	13.57
(=) Taxable Tax Capacity	759	639	-121	-15.9	Special District	0.18	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>144.46</b>	<b>164.73</b>	<b>13.57</b>	<b>13.57</b>

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	93,000	93,000	0.0	1,181	1,183	2	0.1	1.27	1.27
Res Hmstd: Avg Val	139,500	139,500	0.0	1,958	2,081	123	6.3	1.40	1.49
Res Hmstd: Hi Val	185,900	185,900	0.0	2,733	2,977	244	8.9	1.47	1.60
Res Hmstd: Ex-Hi Val	278,900	278,900	0.0	4,286	4,773	487	11.4	1.54	1.71
Apartment	300,000	300,000	0.0	5,824	6,584	760	13.0	1.94	2.19
Comm/Ind: Lo Val	150,000	150,000	0.0	4,553	5,009	456	10.0	3.04	3.34
Comm/Ind: Med Val	300,000	300,000	0.0	10,555	11,619	1,064	10.1	3.52	3.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,567	42,468	3,901	10.1	3.86	4.25

**Itasca County**

**Bigfork city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	7,928	7,928	0	0.0	64	65	2	2.4	0.80	0.82
Res Non-Hmstd	2,565	2,565	0	0.0	36	39	3	8.2	1.40	1.52
Misc props	143	143	0	0.0	2	3	0	8.2	1.69	1.83
Apartments	111	111	0	0.0	2	2	0	8.2	1.69	1.83
Low-inc Apts	1,036	1,036	0	0.0	11	11	1	8.2	1.02	1.10
Seasonal Rec	72	72	0	0.0	1	1	0	7.9	1.41	1.53
Com/Ind: Lo	2,529	2,529	0	0.0	70	73	3	4.6	2.77	2.90
Com/Ind Hi	989	989	0	0.0	37	38	2	4.6	3.69	3.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,325	1,325	0	0.0	46	48	2	4.6	3.48	3.65
Ag Hmstd House	33	33	0	0.0	0	0	0	8.0	0.50	0.54
Ag Hmstd Land	103	103	0	0.0	0	0	0	25.5	0.21	0.26
Ag Non-Hmstd	298	298	0	0.0	3	4	0	8.3	1.11	1.20
<b>Total</b>	<b>17,132</b>	<b>17,132</b>	<b>0</b>	<b>0.0</b>	<b>272</b>	<b>285</b>	<b>13</b>	<b>4.9</b>	<b>1.59</b>	<b>1.67</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	202	183	-19	-9.4	County	43.78	45.89	0.00	0.00
(-) TIF Tax Capacity	10	10	0	0.0	City/Town	67.15	75.42	0.00	0.00
(-) FD Contrib Tax Cap	19	19	0	0.0	School District	15.70	16.23	1.90	1.90
(=) Taxable Tax Capacity	172	153	-19	-11.0	Special District	7.18	7.43	0.00	0.00
FD Distrib Tax Cap	36	36	0	0.0	<b>Total</b>	<b>133.81</b>	<b>144.97</b>	<b>1.90</b>	<b>1.90</b>

**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	54,000	54,000	0.0	227	206	-21	-9.1	0.42	0.38
Res Hmstd: Avg Val	81,000	81,000	0.0	510	466	-44	-8.7	0.63	0.57
Res Hmstd: Hi Val	107,900	107,900	0.0	899	896	-3	-0.4	0.83	0.83
Res Hmstd: Ex-Hi Val	161,900	161,900	0.0	1,681	1,759	79	4.7	1.04	1.09
Apartment	300,000	300,000	0.0	5,075	5,493	418	8.2	1.69	1.83
Comm/Ind: Lo Val	150,000	150,000	0.0	4,161	4,353	192	4.6	2.77	2.90
Comm/Ind: Med Val	300,000	300,000	0.0	9,699	10,148	449	4.6	3.23	3.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,546	37,192	1,646	4.6	3.55	3.72

**Itasca County**

**Bovey city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	17,677	17,677	0	0.0	149	153	5	3.1	0.84	0.87
Res Non-Hmstd	4,539	4,539	0	0.0	70	81	11	15.9	1.55	1.79
Misc props	8	8	0	0.0	0	0	0	12.1	4.01	4.50
Apartments	72	72	0	0.0	1	2	0	16.0	1.91	2.21
Low-inc Apts	330	330	0	0.0	4	4	1	15.9	1.15	1.33
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,396	1,396	0	0.0	42	46	4	10.0	2.98	3.28
Com/Ind Hi	379	379	0	0.0	15	17	1	10.0	3.97	4.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	298	298	0	0.0	12	13	1	10.0	3.97	4.36
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	910	910	0	0.0	14	16	2	16.2	1.50	1.75
<b>Total</b>	<b>25,610</b>	<b>25,610</b>	<b>0</b>	<b>0.0</b>	<b>306</b>	<b>332</b>	<b>26</b>	<b>8.4</b>	<b>1.20</b>	<b>1.30</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	268	216	-52	-19.4	County	40.76	41.97	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	83.18	#####	0.00	0.00
(-) FD Contrib Tax Cap	6	6	0	0.0	School District	26.04	28.53	2.74	2.74
(=) Taxable Tax Capacity	262	210	-52	-19.9	Special District	0.40	0.42	0.00	0.00
FD Distrib Tax Cap	59	59	0	0.0	<b>Total</b>	150.38	174.72	2.74	2.74

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	43,300	43,300	0.0	175	158	-16	-9.4	0.40	0.37
Res Hmstd:Avg Val	64,900	64,900	0.0	419	383	-36	-8.6	0.65	0.59
Res Hmstd: Hi Val	86,600	86,600	0.0	716	707	-9	-1.3	0.83	0.82
Res Hmstd: Ex-Hi Val	129,900	129,900	0.0	1,418	1,544	125	8.8	1.09	1.19
Apartment	300,000	300,000	0.0	5,722	6,634	913	16.0	1.91	2.21
Comm/Ind: Lo Val	150,000	150,000	0.0	4,472	4,918	446	10.0	2.98	3.28
Comm/Ind: Med Val	300,000	300,000	0.0	10,422	11,461	1,040	10.0	3.47	3.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,185	41,997	3,812	10.0	3.82	4.2

**Itasca County**

**Calumet city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	7,146	7,146	0	0.0	66	60	-6	-9.1	0.92	0.84
Res Non-Hmstd	1,902	1,902	0	0.0	34	41	6	18.2	1.81	2.14
Misc props	138	138	0	0.0	4	4	1	18.3	2.67	3.16
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	888	888	0	0.0	29	33	4	12.1	3.30	3.70
Com/Ind Hi	430	430	0	0.0	19	21	2	12.2	4.39	4.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	284	284	0	0.0	12	14	2	12.2	4.39	4.93
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	623	623	0	0.0	11	13	2	18.5	1.76	2.09
<b>Total</b>	<b>11,411</b>	<b>11,411</b>	<b>0</b>	<b>0.0</b>	<b>176</b>	<b>186</b>	<b>10</b>	<b>5.9</b>	<b>1.54</b>	<b>1.63</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	126	100	-25	-20.2	County	39.46	40.24	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	5	5	0	0.0	School District	25.18	27.39	2.74	2.74
(=) Taxable Tax Capacity	121	96	-25	-21.0	Special District	0.40	0.42	0.00	0.00
FD Distrib Tax Cap	32	32	0	0.0	<b>Total</b>	176.33	208.94	2.74	2.74

**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	34,600	34,600	0.0	166	151	-15	-9.3	0.48	0.44
Res Hmstd: Avg Val	51,900	51,900	0.0	407	350	-57	-14.0	0.78	0.67
Res Hmstd: Hi Val	69,100	69,100	0.0	646	570	-76	-11.7	0.93	0.83
Res Hmstd: Ex-Hi Val	103,700	103,700	0.0	1,263	1,297	34	2.7	1.22	1.25
Apartment	300,000	300,000	0.0	6,695	7,918	1,223	18.3	2.23	2.64
Comm/Ind: Lo Val	150,000	150,000	0.0	4,953	5,554	602	12.1	3.30	3.70
Comm/Ind: Med Val	300,000	300,000	0.0	11,542	12,946	1,404	12.2	3.85	4.32
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,295	47,441	5,147	12.2	4.23	4.74

**Itasca County**

**Cohasset city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	223,727	223,727	0	0.0	1,569	1,651	82	5.2	0.70	0.74
Res Non-Hmstd	17,093	17,093	0	0.0	160	166	6	3.6	0.94	0.97
Misc props	898	898	0	0.0	10	11	0	3.5	1.13	1.17
Apartments	1,975	1,975	0	0.0	21	22	1	3.6	1.09	1.12
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	50,801	50,801	0	0.0	523	539	16	3.1	1.03	1.06
Com/Ind: Lo	8,323	8,323	0	0.0	169	173	4	2.3	2.03	2.08
Com/Ind Hi	9,964	9,964	0	0.0	269	275	6	2.3	2.70	2.76
Publ U: Elec Gen	217,421	217,421	0	0.0	3,751	3,886	135	3.6	1.73	1.79
Publ U: Other	57,007	57,007	0	0.0	1,538	1,573	35	2.3	2.70	2.76
Ag Hmstd House	739	739	0	0.0	4	5	1	32.1	0.53	0.69
Ag Hmstd Land	1,045	1,045	0	0.0	3	3	0	7.0	0.27	0.28
Ag Non-Hmstd	26,310	26,310	0	0.0	222	230	8	3.6	0.84	0.87
<b>Total</b>	<b>615,304</b>	<b>615,304</b>	<b>0</b>	<b>0.0</b>	<b>8,240</b>	<b>8,535</b>	<b>295</b>	<b>3.6</b>	<b>1.34</b>	<b>1.39</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	9,096	8,950	-146	-1.6	County	46.14	48.54	0.00	0.00
(-) TIF Tax Capacity	43	43	0	0.0	City/Town	21.22	21.16	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.55	18.30	1.90	1.90
(=) Taxable Tax Capacity	<u>9,053</u>	<u>8,907</u>	<u>-146</u>	<u>-1.6</u>	Special District	<u>0.40</u>	<u>0.42</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	34	34	0	0.0	<b>Total</b>	<b>85.31</b>	<b>88.42</b>	<b>1.90</b>	<b>1.90</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	167,500	167,500	0.0	924	1,002	78	8.4	0.55	0.6
Res Hmstd: Avg Val	251,100	251,100	0.0	1,729	1,824	95	5.5	0.69	0.73
Res Hmstd: Hi Val	334,700	334,700	0.0	2,533	2,645	112	4.4	0.76	0.79
Res Hmstd: Ex-Hi Val	502,200	502,200	0.0	4,070	4,226	156	3.8	0.81	0.84
Apartment	300,000	300,000	0.0	3,256	3,373	117	3.6	1.09	1.12
Comm/Ind: Lo Val	150,000	150,000	0.0	3,047	3,117	70	2.3	2.03	2.08
Comm/Ind: Med Val	300,000	300,000	0.0	7,100	7,263	163	2.3	2.37	2.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,014	26,612	598	2.3	2.60	2.66

**Itasca County**

**Coleraine city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	86,909	86,909	0	0.0	793	843	50	6.3	0.91	0.97
Res Non-Hmstd	16,881	16,881	0	0.0	235	258	23	9.8	1.39	1.53
Misc props	137	137	0	0.0	3	3	0	8.7	2.08	2.27
Apartments	1,564	1,564	0	0.0	26	28	3	9.8	1.63	1.79
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	708	708	0	0.0	10	11	1	9.1	1.41	1.54
Com/Ind: Lo	6,168	6,168	0	0.0	168	177	9	5.6	2.72	2.87
Com/Ind Hi	2,536	2,536	0	0.0	92	97	5	5.6	3.61	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,525	10,525	0	0.0	378	400	21	5.6	3.60	3.80
Ag Hmstd House	1,393	1,393	0	0.0	11	13	3	25.9	0.77	0.97
Ag Hmstd Land	2,443	2,443	0	0.0	11	13	2	17.1	0.44	0.52
Ag Non-Hmstd	8,758	8,758	0	0.0	111	122	11	10.0	1.27	1.39
<b>Total</b>	<b>138,022</b>	<b>138,022</b>	<b>0</b>	<b>0.0</b>	<b>1,837</b>	<b>1,965</b>	<b>128</b>	<b>6.9</b>	<b>1.33</b>	<b>1.42</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,541	1,390	-150	-9.7	County	43.35	45.43	0.00	0.00
(-) TIF Tax Capacity	196	196	0	0.0	City/Town	56.91	64.54	0.00	0.00
(-) FD Contrib Tax Cap	74	74	0	0.0	School District	27.74	30.81	2.74	2.74
(=) Taxable Tax Capacity	<u>1,271</u>	<u>1,121</u>	<u>-150</u>	<u>-11.8</u>	Special District	<u>0.40</u>	<u>0.42</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	59	59	0	0.0	<b>Total</b>	<b>128.41</b>	<b>141.21</b>	<b>2.74</b>	<b>2.74</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	92,200	92,200	0.0	605	603	-1	-0.2	0.66	0.65
Res Hmstd: Avg Val	138,200	138,200	0.0	1,249	1,324	75	6.0	0.90	0.96
Res Hmstd: Hi Val	184,200	184,200	0.0	1,894	2,045	151	8.0	1.03	1.11
Res Hmstd: Ex-Hi Val	276,400	276,400	0.0	3,186	3,489	303	9.5	1.15	1.26
Apartment	300,000	300,000	0.0	4,898	5,378	480	9.8	1.63	1.79
Comm/Ind: Lo Val	150,000	150,000	0.0	4,075	4,303	227	5.6	2.72	2.87
Comm/Ind: Med Val	300,000	300,000	0.0	9,495	10,026	531	5.6	3.17	3.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,788	36,734	1,946	5.6	3.48	3.67

**Itasca County**

**Deer River city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	17,236	17,236	0	0.0	200	182	-18	-8.8	1.16	1.06
Res Non-Hmstd	3,107	3,107	0	0.0	59	66	7	12.0	1.90	2.13
Misc props	243	243	0	0.0	6	7	1	11.5	2.63	2.93
Apartments	738	738	0	0.0	17	19	2	12.1	2.31	2.59
Low-inc Apts	1,271	1,271	0	0.0	18	20	2	12.0	1.39	1.56
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	5,264	5,264	0	0.0	184	202	18	9.6	3.50	3.84
Com/Ind Hi	3,175	3,175	0	0.0	148	162	14	9.6	4.66	5.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,337	1,337	0	0.0	58	64	6	9.6	4.37	4.79
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	121	121	0	0.0	2	2	0	12.3	1.82	2.05
<b>Total</b>	<b>32,493</b>	<b>32,493</b>	<b>0</b>	<b>0.0</b>	<b>693</b>	<b>725</b>	<b>32</b>	<b>4.6</b>	<b>2.13</b>	<b>2.23</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	394	341	-52	-13.3	County	44.36	46.48	0.00	0.00
(-) TIF Tax Capacity	6	6	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.73	10.01	3.51	3.51
(=) Taxable Tax Capacity	<u>387</u>	<u>335</u>	<u>-52</u>	<u>-13.5</u>	Special District	<u>0.40</u>	<u>0.42</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>182.17</b>	<b>204.51</b>	<b>3.51</b>	<b>3.51</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	54,300	54,300	0.0	501	396	-106	-21.1	0.92	0.73
Res Hmstd: Avg Val	81,500	81,500	0.0	924	794	-130	-14.1	1.13	0.97
Res Hmstd: Hi Val	108,600	108,600	0.0	1,452	1,408	-44	-3.1	1.34	1.3
Res Hmstd: Ex-Hi Val	163,000	163,000	0.0	2,511	2,639	128	5.1	1.54	1.62
Apartment	300,000	300,000	0.0	6,937	7,774	838	12.1	2.31	2.59
Comm/Ind: Lo Val	150,000	150,000	0.0	5,250	5,753	503	9.6	3.50	3.84
Comm/Ind: Med Val	300,000	300,000	0.0	12,233	13,406	1,173	9.6	4.08	4.47
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,819	49,119	4,299	9.6	4.48	4.91

**Itasca County**

**Effie city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	2,279	2,279	0	0.0	13	13	0	2.5	0.56	0.57
Res Non-Hmstd	899	899	0	0.0	12	13	1	10.1	1.31	1.44
Misc props	31	31	0	0.0	1	1	0	10.2	1.92	2.11
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	548	548	0	0.0	7	8	1	9.7	1.34	1.47
Com/Ind: Lo	315	315	0	0.0	8	9	0	5.5	2.69	2.84
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	23	23	0	0.0	1	1	0	5.5	3.58	3.78
Ag Hmstd House	20	20	0	0.0	0	0	0	152.0	0.23	0.58
Ag Hmstd Land	127	127	0	0.0	1	0	0	-6.8	0.41	0.38
Ag Non-Hmstd	803	803	0	0.0	10	11	1	10.3	1.27	1.40
<b>Total</b>	<b>5,045</b>	<b>5,045</b>	<b>0</b>	<b>0.0</b>	<b>52</b>	<b>56</b>	<b>4</b>	<b>7.4</b>	<b>1.04</b>	<b>1.11</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	52	44	-7	-14.3	County	46.14	48.53	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	55.79	65.37	0.00	0.00
(-) FD Contrib Tax Cap	1	1	0	0.0	School District	17.51	18.26	1.90	1.90
(=) Taxable Tax Capacity	50	43	-7	-14.7	Special District	7.18	7.43	0.00	0.00
FD Distrib Tax Cap	4	4	0	0.0	<b>Total</b>	126.61	139.60	1.90	1.90

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	48,700	48,700	0.0	185	179	-6	-3.2	0.38	0.37
Res Hmstd: Avg Val	73,100	73,100	0.0	357	336	-21	-5.8	0.49	0.46
Res Hmstd: Hi Val	97,400	97,400	0.0	677	691	14	2.0	0.7	0.71
Res Hmstd: Ex-Hi Val	146,100	146,100	0.0	1,347	1,441	94	7.0	0.92	0.99
Apartment	300,000	300,000	0.0	4,805	5,292	487	10.1	1.60	1.76
Comm/Ind: Lo Val	150,000	150,000	0.0	4,039	4,260	221	5.5	2.69	2.84
Comm/Ind: Med Val	300,000	300,000	0.0	9,415	9,931	516	5.5	3.14	3.31
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,504	36,396	1,893	5.5	3.45	3.64



**Itasca County**

**Grand Rapids city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	419,285	419,285	0	0.0	3,720	3,916	196	5.3	0.89	0.93
Res Non-Hmstd	66,637	66,637	0	0.0	862	917	55	6.3	1.29	1.38
Misc props	4,450	4,450	0	0.0	71	76	5	6.5	1.60	1.70
Apartments	20,823	20,823	0	0.0	324	345	20	6.3	1.56	1.65
Low-inc Apts	14,871	14,871	0	0.0	139	148	9	6.3	0.94	1.00
Seasonal Rec	4,421	4,421	0	0.0	63	67	4	5.7	1.43	1.52
Com/Ind: Lo	52,335	52,335	0	0.0	1,388	1,434	47	3.4	2.65	2.74
Com/Ind Hi	174,710	174,710	0	0.0	6,166	6,373	207	3.4	3.53	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,111	15,111	0	0.0	527	546	18	3.4	3.49	3.61
Ag Hmstd House	24	24	0	0.0	0	0	0	39.3	0.28	0.40
Ag Hmstd Land	133	133	0	0.0	0	0	0	-2.5	0.19	0.18
Ag Non-Hmstd	10,693	10,693	0	0.0	130	138	8	6.5	1.21	1.29
<b>Total</b>	<b>783,493</b>	<b>783,493</b>	<b>0</b>	<b>0.0</b>	<b>13,391</b>	<b>13,959</b>	<b>568</b>	<b>4.2</b>	<b>1.71</b>	<b>1.78</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	10,036	9,386	-650	-6.5	County	44.95	47.27	0.00	0.00
(-) TIF Tax Capacity	116	116	0	0.0	City/Town	59.93	64.71	0.00	0.00
(-) FD Contrib Tax Cap	1,125	1,125	0	0.0	School District	17.53	18.31	1.93	1.93
(=) Taxable Tax Capacity	8,795	8,145	-650	-7.4	Special District	0.22	0.23	0.00	0.00
FD Distrib Tax Cap	405	405	0	0.0	<b>Total</b>	122.62	130.52	1.93	1.93

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	98,100	98,100	0.0	648	639	-9	-1.4	0.66	0.65
Res Hmstd: Avg Val	147,100	147,100	0.0	1,302	1,345	43	3.3	0.89	0.91
Res Hmstd: Hi Val	196,100	196,100	0.0	1,957	2,052	95	4.9	1	1.05
Res Hmstd: Ex-Hi Val	294,300	294,300	0.0	3,268	3,468	200	6.1	1.11	1.18
Apartment	300,000	300,000	0.0	4,656	4,952	296	6.4	1.55	1.65
Comm/Ind: Lo Val	150,000	150,000	0.0	3,973	4,107	134	3.4	2.65	2.74
Comm/Ind: Med Val	300,000	300,000	0.0	9,260	9,572	313	3.4	3.09	3.19
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,933	35,080	1,147	3.4	3.39	3.51

**Itasca County**

**Keewatin city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	22,649	22,649	0	0.0	163	169	6	3.4	0.72	0.74
Res Non-Hmstd	3,369	3,369	0	0.0	54	65	11	20.3	1.59	1.92
Misc props	166	166	0	0.0	4	4	1	19.9	2.14	2.57
Apartments	219	219	0	0.0	4	5	1	20.7	1.94	2.34
Low-inc Apts	915	915	0	0.0	11	13	2	20.3	1.19	1.43
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,787	1,787	0	0.0	54	60	6	11.9	3.01	3.37
Com/Ind Hi	126	126	0	0.0	5	6	1	12.1	3.96	4.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	489	489	0	0.0	19	22	2	12.1	3.96	4.44
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	62	62	0	0.0	1	1	0	22.8	1.41	1.73
<b>Total</b>	<b>29,782</b>	<b>29,782</b>	<b>0</b>	<b>0.0</b>	<b>315</b>	<b>344</b>	<b>30</b>	<b>9.5</b>	<b>1.06</b>	<b>1.16</b>

**Tax Base**

**Tax Rates**

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	307	228	-79	-25.8	County	39.11	39.18	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	89.66	#####	0.00	0.00
(-) FD Contrib Tax Cap	10	10	0	0.0	School District	12.01	11.55	17.58	17.58
(=) Taxable Tax Capacity	297	218	-79	-26.6	Special District	0.40	0.42	0.00	0.00
FD Distrib Tax Cap	116	116	0	0.0	<b>Total</b>	141.19	173.38	17.58	17.58

**Tax Burdens on Hypothetical Properties**

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,600	43,600	43,600	0.0	203	215	12	6.1	0.46	0.49
Res Hmstd: Avg Val	65,400	65,400	65,400	0.0	462	480	19	4.0	0.71	0.73
Res Hmstd: Hi Val	87,200	87,200	87,200	0.0	775	840	65	8.4	0.89	0.96
Res Hmstd: Ex-Hi Val	130,900	130,900	130,900	0.0	1,509	1,743	235	15.6	1.15	1.33
Apartment	300,000	300,000	300,000	0.0	5,822	7,029	1,207	20.7	1.94	2.34
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,522	5,062	540	11.9	3.01	3.37
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	10,463	11,723	1,260	12.0	3.49	3.91
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	38,189	42,807	4,618	12.1	3.82	4.28

**Itasca County**

**La Prairie city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	29,797	29,797	0	0.0	239	264	25	10.5	0.80	0.89
Res Non-Hmstd	5,461	5,461	0	0.0	72	78	6	7.9	1.32	1.42
Misc props	506	506	0	0.0	8	8	1	7.5	1.51	1.62
Apartments	84	84	0	0.0	1	1	0	8.2	1.48	1.60
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	3,819	3,819	0	0.0	98	101	4	3.6	2.56	2.65
Com/Ind Hi	8,316	8,316	0	0.0	278	288	10	3.5	3.35	3.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,906	2,906	0	0.0	99	102	4	3.6	3.40	3.52
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	335	335	0	0.0	4	4	0	8.4	1.16	1.26
<b>Total</b>	<b>51,225</b>	<b>51,225</b>	<b>0</b>	<b>0.0</b>	<b>798</b>	<b>847</b>	<b>49</b>	<b>6.1</b>	<b>1.56</b>	<b>1.65</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	652	600	-52	-8.0	County	46.10	48.49	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	39.88	43.89	0.00	0.00
(-) FD Contrib Tax Cap	83	83	0	0.0	School District	27.24	29.73	2.59	2.59
(=) Taxable Tax Capacity	<u>569</u>	<u>517</u>	<u>-52</u>	<u>-9.1</u>	Special District	<u>0.40</u>	<u>0.42</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	7	7	0	0.0	<b>Total</b>	<b>113.63</b>	<b>122.53</b>	<b>2.59</b>	<b>2.59</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	95,800	95,800	0.0	537	558	21	3.9	0.56	0.58
Res Hmstd: Avg Val	143,700	143,700	0.0	1,137	1,210	73	6.4	0.79	0.84
Res Hmstd: Hi Val	191,500	191,500	0.0	1,736	1,861	125	7.2	0.91	0.97
Res Hmstd: Ex-Hi Val	287,300	287,300	0.0	2,935	3,165	230	7.8	1.02	1.10
Apartment	300,000	300,000	0.0	4,339	4,673	334	7.7	1.45	1.56
Comm/Ind: Lo Val	150,000	150,000	0.0	3,857	3,998	141	3.7	2.57	2.67
Comm/Ind: Med Val	300,000	300,000	0.0	8,986	9,316	330	3.7	3	3.11
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,924	34,133	1,210	3.7	3.29	3.41

**Itasca County**

**Marble city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	14,260	14,260	0	0.0	93	96	3	3.6	0.65	0.68
Res Non-Hmstd	2,393	2,393	0	0.0	35	41	6	18.1	1.47	1.73
Misc props	150	150	0	0.0	4	4	1	15.8	2.52	2.92
Apartments	154	154	0	0.0	3	3	1	18.2	1.82	2.15
Low-inc Apts	467	467	0	0.0	5	6	1	18.1	1.10	1.29
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,181	1,181	0	0.0	34	38	4	10.7	2.89	3.20
Com/Ind Hi	346	346	0	0.0	13	15	1	10.8	3.85	4.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	460	460	0	0.0	18	20	2	10.8	3.85	4.26
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	547	547	0	0.0	8	9	1	18.5	1.43	1.70
<b>Total</b>	<b>19,958</b>	<b>19,958</b>	<b>0</b>	<b>0.0</b>	<b>213</b>	<b>233</b>	<b>20</b>	<b>9.5</b>	<b>1.07</b>	<b>1.17</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	209	162	-47	-22.5	County	38.56	38.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	79.74	#####	0.00	0.00
(-) FD Contrib Tax Cap	7	7	0	0.0	School District	24.59	26.46	2.74	2.74
(=) Taxable Tax Capacity	201	154	-47	-23.4	Special District	0.40	0.42	0.00	0.00
FD Distrib Tax Cap	62	62	0	0.0	<b>Total</b>	<b>143.29</b>	<b>169.76</b>	<b>2.74</b>	<b>2.74</b>

*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	50,700	50,700	0.0	222	215	-7	-3.3	0.44	0.42
Res Hmstd:Avg Val	76,000	76,000	0.0	491	480	-11	-2.2	0.65	0.63
Res Hmstd: Hi Val	101,300	101,300	0.0	883	955	72	8.2	0.87	0.94
Res Hmstd: Ex-Hi Val	152,000	152,000	0.0	1,669	1,907	238	14.3	1.1	1.25
Apartment	300,000	300,000	0.0	5,456	6,448	993	18.2	1.82	2.15
Comm/Ind: Lo Val	150,000	150,000	0.0	4,339	4,804	465	10.7	2.89	3.20
Comm/Ind: Med Val	300,000	300,000	0.0	10,110	11,196	1,086	10.7	3.37	3.73
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,042	41,023	3,981	10.7	3.70	4.10

**Itasca County**

**Nashwauk city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	29,363	29,363	0	0.0	238	248	10	4.4	0.81	0.84
Res Non-Hmstd	4,109	4,109	0	0.0	59	64	6	9.6	1.43	1.57
Misc props	141	141	0	0.0	4	4	0	8.3	2.83	3.07
Apartments	2,510	2,510	0	0.0	43	48	4	9.8	1.73	1.90
Low-inc Apts	1,069	1,069	0	0.0	11	12	1	9.6	1.06	1.17
Seasonal Rec	79	79	0	0.0	1	1	0	10.3	1.32	1.45
Com/Ind: Lo	7,014	7,014	0	0.0	199	209	10	4.9	2.84	2.98
Com/Ind Hi	1,050	1,050	0	0.0	39	41	2	5.0	3.73	3.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,702	1,702	0	0.0	63	67	3	5.0	3.73	3.91
Ag Hmstd House	75	75	0	0.0	0	0	0	21.3	0.54	0.65
Ag Hmstd Land	39	39	0	0.0	0	0	0	49.2	0.17	0.25
Ag Non-Hmstd	5,171	5,171	0	0.0	70	78	8	11.4	1.36	1.52
<b>Total</b>	<b>52,321</b>	<b>52,321</b>	<b>0</b>	<b>0.0</b>	<b>729</b>	<b>773</b>	<b>45</b>	<b>6.1</b>	<b>1.39</b>	<b>1.48</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	588	513	-75	-12.7	County	42.07	43.80	0.00	0.00
(-) TIF Tax Capacity	1	1	0	0.0	City/Town	68.20	79.24	0.00	0.00
(-) FD Contrib Tax Cap	51	51	0	0.0	School District	14.72	15.89	17.57	17.57
(=) Taxable Tax Capacity	<u>535</u>	<u>461</u>	<u>-75</u>	<u>-13.9</u>	Special District	<u>0.40</u>	<u>0.42</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	55	55	0	0.0	<b>Total</b>	<b>125.39</b>	<b>139.35</b>	<b>17.57</b>	<b>17.57</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	49,500	49,500	0.0	195	186	-9	-4.5	0.39	0.38
Res Hmstd:Avg Val	74,200	74,200	0.0	449	436	-13	-2.9	0.60	0.59
Res Hmstd: Hi Val	98,900	98,900	0.0	815	842	27	3.3	0.82	0.85
Res Hmstd: Ex-Hi Val	148,400	148,400	0.0	1,568	1,681	113	7.2	1.06	1.13
Apartment	300,000	300,000	0.0	5,229	5,753	524	10.0	1.74	1.92
Comm/Ind: Lo Val	150,000	150,000	0.0	4,275	4,489	214	5.0	2.85	2.99
Comm/Ind: Med Val	300,000	300,000	0.0	9,888	10,387	499	5.0	3.3	3.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,080	37,910	1,831	5.1	3.61	3.79

**Itasca County**

**Squaw Lake city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,186	2,186	0	0.0	14	14	1	6.1	0.62	0.66
Res Non-Hmstd	302	302	0	0.0	3	3	0	5.5	1.04	1.10
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	350	350	0	0.0	4	5	0	5.5	1.28	1.35
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,911	1,911	0	0.0	21	22	1	5.0	1.09	1.14
Com/Ind: Lo	315	315	0	0.0	8	8	0	2.6	2.41	2.47
Com/Ind Hi	276	276	0	0.0	9	9	0	2.7	3.20	3.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20	20	0	0.0	1	1	0	2.6	2.51	2.57
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	271	271	0	0.0	3	3	0	5.6	1.01	1.07
<b>Total</b>	<b>5,631</b>	<b>5,631</b>	<b>0</b>	<b>0.0</b>	<b>62</b>	<b>65</b>	<b>3</b>	<b>4.7</b>	<b>1.10</b>	<b>1.15</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	61	57	-4	-6.1	County	46.14	48.54	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.00	39.51	0.00	0.00
(-) FD Contrib Tax Cap	3	3	0	0.0	School District	17.51	18.26	1.91	1.91
(=) Taxable Tax Capacity	<u>58</u>	<u>54</u>	<u>-4</u>	<u>-6.4</u>	Special District	<u>0.40</u>	<u>0.42</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	5	5	0	0.0	<b>Total</b>	101.05	106.73	1.91	1.91

**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	90,200	90,200	0.0	348	379	32	9.1	0.39	0.42
Res Hmstd: Avg Val	135,200	135,200	0.0	851	911	60	7.0	0.63	0.67
Res Hmstd: Hi Val	180,300	180,300	0.0	1,356	1,445	88	6.5	0.75	0.80
Res Hmstd: Ex-Hi Val	270,400	270,400	0.0	2,365	2,510	145	6.1	0.87	0.93
Comm/Ind: Lo Val	150,000	150,000	0.0	3,611	3,707	96	2.6	2.41	2.47
Comm/Ind: Med Val	300,000	300,000	0.0	8,417	8,640	223	2.7	2.81	2.88
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,842	31,660	818	2.7	3.08	3.17

**Itasca County**

**Taconite city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	8,584	8,584	0	0.0	69	64	-6	-8.2	0.81	0.74
Res Non-Hmstd	1,071	1,071	0	0.0	17	18	2	10.3	1.56	1.72
Misc props	41	41	0	0.0	2	2	0	7.9	4.05	4.37
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	629	629	0	0.0	10	11	1	9.8	1.63	1.79
Com/Ind: Lo	2,716	2,716	0	0.0	82	87	5	6.5	3.00	3.20
Com/Ind Hi	393	393	0	0.0	16	17	1	6.5	3.99	4.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	275	275	0	0.0	11	12	1	6.5	3.99	4.25
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	8,351	8,351	0	0.0	125	138	13	10.5	1.49	1.65
<b>Total</b>	<b>22,061</b>	<b>22,061</b>	<b>0</b>	<b>0.0</b>	<b>331</b>	<b>348</b>	<b>17</b>	<b>5.2</b>	<b>1.50</b>	<b>1.58</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	239	212	-27	-11.4	County	41.75	43.55	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	83.72	95.04	0.00	0.00
(-) FD Contrib Tax Cap	10	10	0	0.0	School District	26.24	29.10	2.74	2.74
(=) Taxable Tax Capacity	<u>229</u>	<u>202</u>	<u>-27</u>	<u>-11.9</u>	Special District	<u>0.40</u>	<u>0.42</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	13	13	0	0.0	<b>Total</b>	<b>152.11</b>	<b>168.11</b>	<b>2.74</b>	<b>2.74</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	51,000	51,000	0.0	271	213	-57	-21.2	0.53	0.42
Res Hmstd:Avg Val	76,400	76,400	0.0	564	480	-85	-15.0	0.74	0.63
Res Hmstd: Hi Val	101,900	101,900	0.0	982	954	-28	-2.9	0.96	0.94
Res Hmstd: Ex-Hi Val	152,900	152,900	0.0	1,818	1,903	85	4.7	1.19	1.24
Apartment	300,000	300,000	0.0	5,786	6,386	600	10.4	1.93	2.13
Comm/Ind: Lo Val	150,000	150,000	0.0	4,503	4,795	292	6.5	3.00	3.2
Comm/Ind: Med Val	300,000	300,000	0.0	10,493	11,174	681	6.5	3.5	3.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,447	40,944	2,496	6.5	3.84	4.09

Itasca County

Warba city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,820	4,820	0	0.0	27	29	3	10.2	0.55	0.61
Res Non-Hmstd	645	645	0	0.0	7	8	1	8.3	1.15	1.25
Misc props	24	24	0	0.0	0	0	0	8.3	1.32	1.43
Apartments	77	77	0	0.0	1	1	0	8.3	1.32	1.43
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	500	500	0	0.0	6	6	0	7.7	1.13	1.22
Com/Ind: Lo	312	312	0	0.0	7	8	0	5.4	2.34	2.46
Com/Ind Hi	196	196	0	0.0	6	6	0	5.4	3.11	3.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	855	855	0	0.0	26	28	1	5.4	3.08	3.24
Ag Hmstd House	227	227	0	0.0	1	2	0	29.6	0.56	0.72
Ag Hmstd Land	195	195	0	0.0	0	0	0	88.7	0.12	0.23
Ag Non-Hmstd	960	960	0	0.0	10	11	1	8.4	1.04	1.13
<b>Total</b>	<b>8,812</b>	<b>8,812</b>	<b>0</b>	<b>0.0</b>	<b>92</b>	<b>100</b>	<b>7</b>	<b>8.1</b>	<b>1.05</b>	<b>1.13</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	100	88	-12	-12.1	County	46.14	48.54	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	40.21	45.82	0.00	0.00
(-) FD Contrib Tax Cap	1	1	0	0.0	School District	17.51	18.26	1.90	1.90
(=) Taxable Tax Capacity	98	86	-12	-12.2	Special District	0.40	0.42	0.00	0.00
FD Distrib Tax Cap	10	10	0	0.0	<b>Total</b>	<b>104.26</b>	<b>113.03</b>	<b>1.90</b>	<b>1.90</b>

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	60,900	60,900	0.0	173	183	9	5.4	0.28	0.3
Res Hmstd:Avg Val	91,300	91,300	0.0	389	432	42	10.9	0.43	0.47
Res Hmstd: Hi Val	121,700	121,700	0.0	739	812	73	9.8	0.61	0.67
Res Hmstd: Ex-Hi Val	182,600	182,600	0.0	1,441	1,574	133	9.2	0.79	0.86
Apartment	300,000	300,000	0.0	3,967	4,296	329	8.3	1.32	1.43
Comm/Ind: Lo Val	150,000	150,000	0.0	3,508	3,696	188	5.4	2.34	2.46
Comm/Ind: Med Val	300,000	300,000	0.0	8,176	8,615	440	5.4	2.73	2.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,959	31,571	1,612	5.4	3	3.16



**Itasca County**

**Zemple city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	1,403	1,403	0	0.0	4	5	1	18.8	0.32	0.38
Res Non-Hmstd	162	162	0	0.0	1	1	0	6.3	0.87	0.92
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	45	45	0	0.0	1	1	0	4.1	2.02	2.10
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,397	1,397	0	0.0	37	39	2	4.1	2.68	2.79
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	35	35	0	0.0	0	0	0	6.6	0.42	0.44
Ag Non-Hmstd	191	191	0	0.0	2	2	0	6.6	0.83	0.89
<b>Total</b>	<b>3,232</b>	<b>3,232</b>	<b>0</b>	<b>0.0</b>	<b>46</b>	<b>49</b>	<b>3</b>	<b>5.7</b>	<b>1.42</b>	<b>1.50</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	46	42	-4	-9.1	County	46.14	48.53	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.89	28.50	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.92	11.39	3.51	3.51
(=) Taxable Tax Capacity	46	42	-4	-9.1	Special District	0.40	0.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>83.35</b>	<b>88.84</b>	<b>3.51</b>	<b>3.51</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	43,600	43,600	0.0	88	107	19	21.2	0.20	0.24
Res Hmstd: Avg Val	65,300	65,300	0.0	132	160	28	21.2	0.20	0.24
Res Hmstd: Hi Val	87,000	87,000	0.0	198	252	54	27.1	0.23	0.29
Res Hmstd: Ex-Hi Val	130,600	130,600	0.0	590	690	100	17.0	0.45	0.53
Comm/Ind: Lo Val	150,000	150,000	0.0	3,027	3,150	124	4.1	2.02	2.10
Comm/Ind: Med Val	300,000	300,000	0.0	7,045	7,333	288	4.1	2.35	2.44
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,796	26,853	1,057	4.1	2.58	2.69

<b>Jackson County</b>	<b>Alpha city</b>
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<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,381	1,381	0	0.0	27	25	-2	-7.1	1.98	1.84
Res Non-Hmstd	265	265	0	0.0	6	8	1	18.8	2.45	2.91
Misc props	8	8	0	0.0	0	0	0	18.8	2.43	2.89
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	316	316	0	0.0	13	16	2	16.1	4.25	4.93
Com/Ind Hi	102	102	0	0.0	6	7	1	16.4	5.57	6.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	149	149	0	0.0	3	3	1	21.2	1.93	2.34
Ag Non-Hmstd	10	10	0	0.0	0	0	0	21.2	2.16	2.62
<b>Total</b>	2,231	2,231	0	0.0	56	59	3	5.4	2.52	2.66

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	25	19	-5	-21.6	County	41.66	43.23	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.15	15.55	27.42	27.42	
(=) Taxable Tax Capacity	25	19	-5	-21.6	Special District	0.33	0.35	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	216.05	261.75	27.42	27.42	

<i>Tax Burdens on Hypothetical Properties</i>	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	19,600	19,600	0.0	399	362	-37	-9.3	2.03	1.84
Res Hmstd: Avg Val	29,400	29,400	0.0	598	542	-56	-9.3	2.03	1.84
Res Hmstd: Hi Val	39,100	39,100	0.0	796	721	-74	-9.3	2.03	1.84
Res Hmstd: Ex-Hi Val	58,700	58,700	0.0	1,194	1,083	-112	-9.3	2.03	1.84
Apartment	300,000	300,000	0.0	8,924	10,638	1,714	19.2	2.97	3.55
Comm/Ind: Lo Val	150,000	150,000	0.0	6,371	7,399	1,028	16.1	4.25	4.93
Comm/Ind: Med Val	300,000	300,000	0.0	14,729	17,128	2,399	16.3	4.91	5.71
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	53,731	62,529	8,798	16.4	5.37	6.25

<b>Jackson County</b>	<b>Heron Lake city</b>
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<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	13,792	13,792	0	0.0	249	245	-4	-1.6	1.81	1.78
Res Non-Hmstd	1,509	1,509	0	0.0	32	36	3	9.7	2.15	2.36
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	1,009	1,009	0	0.0	25	28	3	10.3	2.52	2.78
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	76	76	0	0.0	1	1	0	13.1	1.58	1.79
Com/Ind: Lo	1,305	1,305	0	0.0	47	51	4	8.6	3.63	3.95
Com/Ind Hi	2,947	2,947	0	0.0	137	149	12	9.0	4.63	5.05
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	379	379	0	0.0	18	19	2	9.0	4.63	5.05
Ag Hmstd House	237	237	0	0.0	5	5	0	2.5	1.92	1.97
Ag Hmstd Land	614	614	0	0.0	5	6	1	14.7	0.84	0.96
Ag Non-Hmstd	404	404	0	0.0	6	7	1	13.8	1.51	1.72
<b>Total</b>	22,272	22,272	0	0.0	526	547	21	4.1	2.36	2.46

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	263	216	-47	-17.9	County	45.52	47.36	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	84.38	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.70	19.20	63.80	63.80
(=) Taxable Tax Capacity	263	216	-47	-17.9	Special District	2.30	2.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	150.90	171.70	63.80	63.80

**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	39,600	39,600	0.0	692	661	-31	-4.5	1.75	1.67
Res Hmstd: Avg Val	59,400	59,400	0.0	1,038	991	-47	-4.5	1.75	1.67
Res Hmstd: Hi Val	79,200	79,200	0.0	1,399	1,348	-51	-3.7	1.77	1.70
Res Hmstd: Ex-Hi Val	118,800	118,800	0.0	2,285	2,342	57	2.5	1.92	1.97
Comm/Ind: Lo Val	150,000	150,000	0.0	5,451	5,919	468	8.6	3.63	3.95
Comm/Ind: Med Val	300,000	300,000	0.0	12,400	13,492	1,092	8.8	4.13	4.5
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,828	48,833	4,005	8.9	4.48	4.88

Jackson County

Jackson city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	86,613	86,613	0	0.0	1,052	1,086	34	3.2	1.21	1.25
Res Non-Hmstd	8,598	8,598	0	0.0	133	146	13	9.6	1.55	1.70
Misc props	54	54	0	0.0	1	1	0	9.0	2.26	2.46
Apartments	3,877	3,877	0	0.0	71	77	7	9.9	1.82	2.00
Low-inc Apts	1,346	1,346	0	0.0	15	17	1	9.5	1.13	1.24
Seasonal Rec	197	197	0	0.0	3	4	0	8.4	1.70	1.84
Com/Ind: Lo	12,409	12,409	0	0.0	355	382	27	7.5	2.86	3.07
Com/Ind Hi	21,228	21,228	0	0.0	790	851	61	7.7	3.72	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,500	2,500	0	0.0	93	100	7	7.7	3.72	4.01
Ag Hmstd House	935	935	0	0.0	13	14	1	4.5	1.39	1.45
Ag Hmstd Land	682	682	0	0.0	5	6	1	13.2	0.80	0.90
Ag Non-Hmstd	2,288	2,288	0	0.0	28	32	3	11.6	1.24	1.38
<b>Total</b>	140,729	140,729	0	0.0	2,560	2,715	154	6.0	1.82	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	1,712	1,462	-250	-14.6	County	40.18	41.85	0.00	0.00
(-) TIF Tax Capacity	69	69	0	0.0	City/Town	66.90	78.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.12	16.78	27.42	27.42
(=) Taxable Tax Capacity	1,643	1,393	-250	-15.2	Special District	0.33	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	123.53	137.88	27.42	27.42

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	53,100	53,100	0.0	589	585	-4	-0.7	1.11	1.10
Res Hmstd:Avg Val	79,600	79,600	0.0	901	901	0	0.0	1.13	1.13
Res Hmstd: Hi Val	106,100	106,100	0.0	1,325	1,372	47	3.6	1.25	1.29
Res Hmstd: Ex-Hi Val	159,300	159,300	0.0	2,176	2,317	142	6.5	1.37	1.45
Apartment	300,000	300,000	0.0	5,455	5,993	538	9.9	1.82	2
Comm/Ind: Lo Val	150,000	150,000	0.0	4,289	4,612	323	7.5	2.86	3.07
Comm/Ind: Med Val	300,000	300,000	0.0	9,872	10,625	753	7.6	3.29	3.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,922	38,684	2,762	7.7	3.59	3.87

Jackson County

Lakefield city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	47,279	47,279	0	0.0	573	603	29	5.1	1.21	1.27
Res Non-Hmstd	5,829	5,829	0	0.0	89	100	11	12.4	1.53	1.72
Misc props	48	48	0	0.0	1	1	0	11.6	2.42	2.70
Apartments	4,036	4,036	0	0.0	74	83	9	12.8	1.82	2.06
Low-inc Apts	164	164	0	0.0	2	2	0	12.3	1.13	1.27
Seasonal Rec	174	174	0	0.0	3	4	0	12.8	1.82	2.06
Com/Ind: Lo	4,953	4,953	0	0.0	142	156	14	9.8	2.86	3.14
Com/Ind Hi	2,497	2,497	0	0.0	93	102	9	10.0	3.73	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	361	361	0	0.0	13	15	1	10.0	3.73	4.10
Ag Hmstd House	119	119	0	0.0	1	1	0	3.5	1.17	1.21
Ag Hmstd Land	191	191	0	0.0	1	1	0	31.8	0.29	0.39
Ag Non-Hmstd	422	422	0	0.0	5	6	1	15.1	1.24	1.42
<b>Total</b>	66,071	66,071	0	0.0	998	1,074	76	7.6	1.51	1.63

Tax Base

Tax Rates

	Taxable Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	724	583	-140	-19.4	County	39.56	40.64	0.00	0.00	
(-) TIF Tax Capacity	31	31	0	0.0	City/Town	69.16	86.75	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.81	12.65	27.42	27.42	
(=) Taxable Tax Capacity	693	552	-140	-20.3	Special District	2.30	2.42	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	123.83	142.47	27.42	27.42	

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	50,300	50,300	0.0	560	568	8	1.5	1.11	1.13
Res Hmstd:Avg Val	75,300	75,300	0.0	838	850	12	1.5	1.11	1.13
Res Hmstd: Hi Val	100,400	100,400	0.0	1,237	1,304	67	5.4	1.23	1.3
Res Hmstd: Ex-Hi Val	150,700	150,700	0.0	2,043	2,223	180	8.8	1.36	1.48
Apartment	300,000	300,000	0.0	5,466	6,165	699	12.8	1.82	2.06
Comm/Ind: Lo Val	150,000	150,000	0.0	4,296	4,716	419	9.8	2.86	3.14
Comm/Ind: Med Val	300,000	300,000	0.0	9,888	10,866	978	9.9	3.3	3.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,980	39,568	3,588	10.0	3.6	3.96

<b>Jackson County</b>	<b>Okabena city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	3,519	3,519	0	0.0	90	87	-3	-3.4	2.54	2.46
Res Non-Hmstd	394	394	0	0.0	12	14	2	21.4	2.92	3.55
Misc props	12	12	0	0.0	1	1	0	21.6	4.34	5.28
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	357	357	0	0.0	17	20	3	19.6	4.79	5.73
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	146	146	0	0.0	9	11	2	20.2	6.17	7.42
Ag Hmstd House	70	70	0	0.0	2	2	0	-5.4	2.52	2.38
Ag Hmstd Land	388	388	0	0.0	5	6	1	30.2	1.16	1.52
Ag Non-Hmstd	129	129	0	0.0	3	4	1	27.4	2.28	2.91
<b>Total</b>	<b>5,015</b>	<b>5,015</b>	<b>0</b>	<b>0.0</b>	<b>137</b>	<b>144</b>	<b>7</b>	<b>5.0</b>	<b>2.73</b>	<b>2.86</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	52	38	-13	-25.9	County	37.22 37.15	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.06 0.61	63.80	63.80
(=) Taxable Tax Capacity	52	38	-13	-25.9	Special District	2.30 2.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	228.00 290.51	63.80	63.80

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	30,600	30,600	0.0	770	729	-42	-5.4	2.52	2.38
Res Hmstd: Avg Val	45,800	45,800	0.0	1,153	1,091	-63	-5.4	2.52	2.38
Res Hmstd: Hi Val	61,100	61,100	0.0	1,538	1,455	-84	-5.4	2.52	2.38
Res Hmstd: Ex-Hi Val	91,700	91,700	0.0	2,386	2,407	21	0.9	2.60	2.62
Apartment	300,000	300,000	0.0	10,464	12,808	2,344	22.4	3.49	4.27
Comm/Ind: Lo Val	150,000	150,000	0.0	7,186	8,592	1,407	19.6	4.79	5.73
Comm/Ind: Med Val	300,000	300,000	0.0	16,448	19,730	3,282	20.0	5.48	6.58
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	59,670	71,704	12,034	20.2	5.97	7.17

<b>Jackson County</b>	<b>Wilder city</b>
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<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	694	694	0	0.0	11	10	-1	-8.8	1.58	1.44
Res Non-Hmstd	140	140	0	0.0	3	3	0	9.1	2.09	2.28
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	155	155	0	0.0	5	6	0	7.6	3.52	3.79
Com/Ind Hi	426	426	0	0.0	19	21	2	7.8	4.57	4.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	26	26	0	0.0	1	1	0	7.8	4.57	4.93
Ag Hmstd House	187	187	0	0.0	3	3	0	-7.4	1.60	1.49
Ag Hmstd Land	718	718	0	0.0	5	6	1	12.7	0.71	0.79
Ag Non-Hmstd	129	129	0	0.0	2	2	0	11.1	1.61	1.79
<b>Total</b>	<b>2,475</b>	<b>2,475</b>	<b>0</b>	<b>0.0</b>	<b>50</b>	<b>52</b>	<b>2</b>	<b>4.0</b>	<b>2.03</b>	<b>2.11</b>

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter	
Total Tax Capacity	27	23	-3	-13.1	County	42.87	44.81	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	94.01	#####	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.31	23.94	36.53	36.53		
(=) Taxable Tax Capacity	<u>27</u>	<u>23</u>	<u>-3</u>	<u>-13.1</u>	Special District	<u>2.30</u>	<u>2.42</u>	<u>0.00</u>	<u>0.00</u>		
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	161.49	179.35	36.53	36.53		

<i>Tax Burdens on Hypothetical Properties</i>	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	21,900	21,900	0.0	346	316	-30	-8.8	1.58	1.44
Res Hmstd: Avg Val	32,900	32,900	0.0	520	474	-46	-8.8	1.58	1.44
Res Hmstd: Hi Val	43,800	43,800	0.0	692	631	-61	-8.8	1.58	1.44
Res Hmstd: Ex-Hi Val	65,700	65,700	0.0	1,038	947	-91	-8.8	1.58	1.44
Comm/Ind: Lo Val	150,000	150,000	0.0	5,280	5,682	402	7.6	3.52	3.79
Comm/Ind: Med Val	300,000	300,000	0.0	12,138	13,075	938	7.7	4.05	4.36
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,140	47,578	3,438	7.8	4.41	4.76

**Kanabec County**

**Grasston city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	5,467	5,467	0	0.0	60	62	2	4.1	1.09	1.14
Res Non-Hmstd	1,213	1,213	0	0.0	17	19	2	10.7	1.41	1.56
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	225	225	0	0.0	6	7	0	8.1	2.70	2.92
Com/Ind Hi	223	223	0	0.0	8	9	1	8.2	3.55	3.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	189	189	0	0.0	7	7	1	8.2	3.55	3.85
Ag Hmstd House	236	236	0	0.0	3	3	0	5.7	1.14	1.21
Ag Hmstd Land	695	695	0	0.0	4	4	1	14.0	0.52	0.60
Ag Non-Hmstd	176	176	0	0.0	2	2	0	12.1	1.21	1.36
<b>Total</b>	<b>8,424</b>	<b>8,424</b>	<b>0</b>	<b>0.0</b>	<b>106</b>	<b>113</b>	<b>7</b>	<b>6.5</b>	<b>1.26</b>	<b>1.34</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	86	71	-15	-17.6	County	79.86	88.42	2.05	2.05
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.02	18.22	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.97	28.79	13.57	13.57
(=) Taxable Tax Capacity	<u>86</u>	<u>71</u>	<u>-15</u>	<u>-17.6</u>	Special District	<u>0.17</u>	<u>0.19</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>121.02</b>	<b>135.61</b>	<b>15.62</b>	<b>15.62</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	74,600	74,600	0.0	721	724	3	0.4	0.97	0.97
Res Hmstd: Avg Val	111,800	111,800	0.0	1,256	1,322	66	5.3	1.12	1.18
Res Hmstd: Hi Val	149,100	149,100	0.0	1,799	1,932	133	7.4	1.21	1.3
Res Hmstd: Ex-Hi Val	223,700	223,700	0.0	2,886	3,151	266	9.2	1.29	1.41
Comm/Ind: Lo Val	150,000	150,000	0.0	4,056	4,384	328	8.1	2.70	2.92
Comm/Ind: Med Val	300,000	300,000	0.0	9,386	10,152	766	8.2	3.13	3.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,258	37,068	2,810	8.2	3.43	3.71



**Kanabec County**

**Mora city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	93,835	93,835	0	0.0	1,057	1,106	49	4.6	1.13	1.18
Res Non-Hmstd	18,754	18,754	0	0.0	268	296	28	10.3	1.43	1.58
Misc props	2,144	2,144	0	0.0	37	41	4	10.5	1.75	1.93
Apartments	14,186	14,186	0	0.0	237	262	25	10.4	1.67	1.84
Low-inc Apts	4,978	4,978	0	0.0	50	56	5	10.3	1.01	1.12
Seasonal Rec	309	309	0	0.0	5	5	0	9.5	1.58	1.73
Com/Ind: Lo	18,053	18,053	0	0.0	491	529	38	7.7	2.72	2.93
Com/Ind Hi	21,310	21,310	0	0.0	767	827	59	7.7	3.60	3.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	464	464	0	0.0	17	18	1	7.7	3.60	3.88
Ag Hmstd House	1,303	1,303	0	0.0	16	17	1	6.2	1.19	1.27
Ag Hmstd Land	1,221	1,221	0	0.0	5	6	1	16.0	0.44	0.51
Ag Non-Hmstd	1,216	1,216	0	0.0	15	17	2	11.0	1.27	1.41
<b>Total</b>	<b>177,772</b>	<b>177,772</b>	<b>0</b>	<b>0.0</b>	<b>2,967</b>	<b>3,180</b>	<b>213</b>	<b>7.2</b>	<b>1.67</b>	<b>1.79</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	2,118	1,911	-208	-9.8	County	80.26	88.90	2.05	2.05
(-) TIF Tax Capacity	143	143	0	0.0	City/Town	29.45	32.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.33	19.16	6.01	6.01
(=) Taxable Tax Capacity	<u>1,976</u>	<u>1,768</u>	<u>-208</u>	<u>-10.5</u>	Special District	<u>0.17</u>	<u>0.19</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>127.21</b>	<b>141.15</b>	<b>8.06</b>	<b>8.06</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	87,800	87,800	0.0	894	896	2	0.2	1.02	1.02
Res Hmstd: Avg Val	131,700	131,700	0.0	1,528	1,607	79	5.2	1.16	1.22
Res Hmstd: Hi Val	175,500	175,500	0.0	2,160	2,316	156	7.2	1.23	1.32
Res Hmstd: Ex-Hi Val	263,400	263,400	0.0	3,428	3,739	311	9.1	1.30	1.42
Apartment	300,000	300,000	0.0	5,012	5,535	523	10.4	1.67	1.84
Comm/Ind: Lo Val	150,000	150,000	0.0	4,082	4,396	314	7.7	2.72	2.93
Comm/Ind: Med Val	300,000	300,000	0.0	9,484	10,216	732	7.7	3.16	3.41
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,695	37,378	2,683	7.7	3.47	3.74

**Kanabec County**

**Ogilvie city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	9,040	9,040	0	0.0	106	104	-2	-1.8	1.17	1.15
Res Non-Hmstd	1,265	1,265	0	0.0	20	22	2	12.0	1.59	1.77
Misc props	184	184	0	0.0	3	4	0	12.1	1.87	2.10
Apartments	420	420	0	0.0	8	9	1	12.1	1.87	2.10
Low-inc Apts	990	990	0	0.0	11	13	1	12.0	1.13	1.27
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,383	2,383	0	0.0	71	77	6	9.1	2.97	3.24
Com/Ind Hi	882	882	0	0.0	35	38	3	9.2	3.94	4.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,032	1,032	0	0.0	41	44	4	9.2	3.94	4.30
Ag Hmstd House	165	165	0	0.0	2	2	0	-4.0	1.15	1.11
Ag Hmstd Land	388	388	0	0.0	2	2	0	16.8	0.54	0.63
Ag Non-Hmstd	150	150	0	0.0	2	2	0	12.5	1.45	1.63
<b>Total</b>	<b>16,899</b>	<b>16,899</b>	<b>0</b>	<b>0.0</b>	<b>301</b>	<b>318</b>	<b>17</b>	<b>5.7</b>	<b>1.78</b>	<b>1.88</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	196	167	-29	-14.9	County	78.44	86.77	2.05	2.05
(-) TIF Tax Capacity	3	3	0	0.0	City/Town	29.51	34.78	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.89	41.37	4.10	4.10
(=) Taxable Tax Capacity	193	164	-29	-15.1	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>145.02</b>	<b>163.11</b>	<b>6.16</b>	<b>6.16</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	63,700	63,700	0.0	708	663	-46	-6.4	1.11	1.04
Res Hmstd: Avg Val	95,400	95,400	0.0	1,156	1,147	-8	-0.7	1.21	1.20
Res Hmstd: Hi Val	127,200	127,200	0.0	1,665	1,732	67	4.0	1.31	1.36
Res Hmstd: Ex-Hi Val	190,900	190,900	0.0	2,685	2,904	219	8.1	1.41	1.52
Apartment	300,000	300,000	0.0	5,623	6,301	678	12.1	1.87	2.10
Comm/Ind: Lo Val	150,000	150,000	0.0	4,454	4,861	407	9.1	2.97	3.24
Comm/Ind: Med Val	300,000	300,000	0.0	10,362	11,312	949	9.2	3.45	3.77
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,933	41,414	3,481	9.2	3.79	4.14

**Kanabec County**

**Quamba city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,206	3,206	0	0.0	42	43	1	2.9	1.30	1.33
Res Non-Hmstd	734	734	0	0.0	12	13	2	14.6	1.59	1.82
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	115	115	0	0.0	3	4	0	11.3	3.04	3.38
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	26	26	0	0.0	1	1	0	11.3	4.03	4.48
Ag Hmstd House	332	332	0	0.0	4	4	0	-0.4	1.24	1.23
Ag Hmstd Land	309	309	0	0.0	2	2	0	22.4	0.51	0.62
Ag Non-Hmstd	273	273	0	0.0	4	5	1	15.4	1.48	1.71
<b>Total</b>	4,993	4,993	0	0.0	68	72	4	6.5	1.35	1.44

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	49	40	-10	-19.6	County	80.26	88.90	2.05	2.05
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	50.67	63.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.33	19.16	6.01	6.01
(=) Taxable Tax Capacity	49	40	-10	-19.6	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	148.43	171.26	8.06	8.06

**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	69,100	69,100	0.0	805	766	-39	-4.9	1.16	1.11
Res Hmstd:Avg Val	103,600	103,600	0.0	1,342	1,380	38	2.8	1.3	1.33
Res Hmstd: Hi Val	138,100	138,100	0.0	1,913	2,052	139	7.2	1.39	1.49
Res Hmstd: Ex-Hi Val	207,300	207,300	0.0	3,058	3,399	341	11.1	1.48	1.64
Comm/Ind: Lo Val	150,000	150,000	0.0	4,559	5,073	514	11.3	3.04	3.38
Comm/Ind: Med Val	300,000	300,000	0.0	10,598	11,797	1,199	11.3	3.53	3.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,780	43,175	4,395	11.3	3.88	4.32

**Kanabec County**

**Braham city (part)**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	150	150	0	0.0	5	6	1	10.5	3.54	3.92
Com/Ind Hi	18	18	0	0.0	1	1	0	10.6	4.67	5.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5	5	0	0.0	0	0	0	10.6	4.67	5.17
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	37	37	0	0.0	0	0	0	14.0	0.89	1.01
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	211	211	0	0.0	7	7	1	10.7	3.20	3.55

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3	3	0	0.0	County	80.59	89.27	2.02	2.02
(-) TIF Tax Capacity	3	3	0	0.0	City/Town	69.92	83.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.36	29.26	13.60	13.60
(=) Taxable Tax Capacity	0	0	0	0.0	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	177.04	201.83	15.62	15.62

*Tax Burdens on  
Hypothetical Properties*

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	150,000	0.0	5,316	5,874	558	10.5	3.54	3.92
Comm/Ind: Med Val	300,000	300,000	0.0	12,327	13,628	1,301	10.6	4.11	4.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	45,043	49,814	4,771	10.6	4.50	4.98

**Kandiyohi County**

**Atwater city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	35,504	35,504	0	0.0	485	494	9	1.8	1.37	1.39
Res Non-Hmstd	4,744	4,744	0	0.0	82	91	9	10.5	1.74	1.92
Misc props	35	35	0	0.0	1	1	0	10.7	1.98	2.20
Apartments	1,399	1,399	0	0.0	28	31	3	10.7	1.98	2.20
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,133	4,133	0	0.0	126	137	11	8.3	3.06	3.32
Com/Ind Hi	2,956	2,956	0	0.0	118	128	10	8.5	3.99	4.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,067	1,067	0	0.0	42	46	4	8.5	3.96	4.29
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	35	35	0	0.0	0	0	0	12.4	1.04	1.17
Ag Non-Hmstd	115	115	0	0.0	2	2	0	12.4	1.37	1.54
<b>Total</b>	<b>49,989</b>	<b>49,989</b>	<b>0</b>	<b>0.0</b>	<b>885</b>	<b>930</b>	<b>45</b>	<b>5.1</b>	<b>1.77</b>	<b>1.86</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	567	471	-96	-17.0	County	55.61	58.75	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	64.88	78.17	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.57	13.98	26.92	26.92
(=) Taxable Tax Capacity	<u>567</u>	<u>471</u>	<u>-96</u>	<u>-17.0</u>	Special District	<u>3.17</u>	<u>3.35</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>137.24</b>	<b>154.26</b>	<b>26.92</b>	<b>26.92</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	63,800	63,800	0.0	792	762	-30	-3.8	1.24	1.19
Res Hmstd: Avg Val	95,600	95,600	0.0	1,283	1,290	7	0.6	1.34	1.35
Res Hmstd: Hi Val	127,500	127,500	0.0	1,835	1,913	77	4.2	1.44	1.50
Res Hmstd: Ex-Hi Val	191,300	191,300	0.0	2,940	3,157	217	7.4	1.54	1.65
Apartment	300,000	300,000	0.0	5,954	6,592	638	10.7	1.98	2.2
Comm/Ind: Lo Val	150,000	150,000	0.0	4,590	4,973	383	8.3	3.06	3.32
Comm/Ind: Med Val	300,000	300,000	0.0	10,576	11,470	893	8.4	3.53	3.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,511	41,787	3,276	8.5	3.85	4.18

**Kandiyohi County**

**Blomkest city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,791	5,791	0	0.0	63	66	3	5.0	1.09	1.14
Res Non-Hmstd	304	304	0	0.0	4	5	0	10.4	1.47	1.62
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	630	630	0	0.0	17	18	1	7.8	2.70	2.91
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	68	68	0	0.0	2	3	0	7.9	3.54	3.82
Ag Hmstd House	267	267	0	0.0	3	3	0	6.6	1.18	1.26
Ag Hmstd Land	2,309	2,309	0	0.0	19	21	2	11.9	0.80	0.90
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>9,369</b>	<b>9,369</b>	<b>0</b>	<b>0.0</b>	<b>109</b>	<b>116</b>	<b>8</b>	<b>7.0</b>	<b>1.16</b>	<b>1.24</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	90	74	-16	-18.0	County	56.94	60.35	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	41.10	50.12	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.91	21.44	17.34	17.34
(=) Taxable Tax Capacity	<u>90</u>	<u>74</u>	<u>-16</u>	<u>-18.0</u>	Special District	<u>1.51</u>	<u>1.59</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	119.45	133.50	17.34	17.34

*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	61,000	61,000	0.0	590	594	4	0.7	0.97	0.97
Res Hmstd:Avg Val	91,500	91,500	0.0	962	993	31	3.3	1.05	1.09
Res Hmstd: Hi Val	122,000	122,000	0.0	1,406	1,490	83	5.9	1.15	1.22
Res Hmstd: Ex-Hi Val	183,000	183,000	0.0	2,296	2,483	188	8.2	1.25	1.36
Comm/Ind: Lo Val	150,000	150,000	0.0	4,047	4,363	316	7.8	2.7	2.91
Comm/Ind: Med Val	300,000	300,000	0.0	9,355	10,093	738	7.9	3.12	3.36
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,130	36,834	2,705	7.9	3.41	3.68

**Kandiyohi County**

**Kandiyohi city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	17,539	17,539	0	0.0	217	227	10	4.6	1.24	1.29
Res Non-Hmstd	1,120	1,120	0	0.0	17	19	2	11.4	1.51	1.68
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	1,326	1,326	0	0.0	24	27	3	11.7	1.80	2.01
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,115	1,115	0	0.0	32	35	3	8.8	2.86	3.11
Com/Ind Hi	203	203	0	0.0	8	8	1	8.9	3.75	4.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd House	170	170	0	0.0	2	2	0	7.9	1.35	1.45
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	218	218	0	0.0	3	3	0	12.9	1.30	1.47
<b>Total</b>	21,691	21,691	0	0.0	302	321	19	6.2	1.39	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	228	186	-42	-18.5	County	56.97	60.39	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	51.85	63.60	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.91	21.44	17.34	17.34
(=) Taxable Tax Capacity	228	186	-42	-18.5	Special District	1.51	1.59	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	130.23	147.02	17.34	17.34

*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	74,500	74,500	0.0	801	786	-15	-1.9	1.08	1.06
Res Hmstd:Avg Val	111,600	111,600	0.0	1,375	1,434	60	4.3	1.23	1.29
Res Hmstd: Hi Val	148,800	148,800	0.0	1,957	2,095	138	7.0	1.32	1.41
Res Hmstd: Ex-Hi Val	223,300	223,300	0.0	3,124	3,418	294	9.4	1.4	1.53
Comm/Ind: Lo Val	150,000	150,000	0.0	4,289	4,667	378	8.8	2.86	3.11
Comm/Ind: Med Val	300,000	300,000	0.0	9,921	10,803	882	8.9	3.31	3.60
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,205	39,437	3,232	8.9	3.62	3.94

**Kandiyohi County**

**Lake Lillian city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	7,219	7,219	0	0.0	97	99	1	1.4	1.35	1.37
Res Non-Hmstd	845	845	0	0.0	15	18	2	15.7	1.80	2.08
Misc props	42	42	0	0.0	1	1	0	15.9	2.06	2.39
Apartments	98	98	0	0.0	2	2	0	15.9	2.06	2.39
Low-inc Apts	251	251	0	0.0	3	4	0	15.6	1.26	1.46
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,052	1,052	0	0.0	33	38	4	12.4	3.17	3.57
Com/Ind Hi	226	226	0	0.0	9	10	1	12.9	4.07	4.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	110	110	0	0.0	5	5	1	12.6	4.18	4.70
Ag Hmstd House	190	190	0	0.0	3	3	0	2.6	1.39	1.43
Ag Hmstd Land	306	306	0	0.0	2	2	0	22.4	0.59	0.72
Ag Non-Hmstd	154	154	0	0.0	2	3	0	17.3	1.52	1.78
<b>Total</b>	<b>10,493</b>	<b>10,493</b>	<b>0</b>	<b>0.0</b>	<b>173</b>	<b>184</b>	<b>12</b>	<b>6.7</b>	<b>1.64</b>	<b>1.75</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	112	89	-24	-21.2	County	56.60	59.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	83.54	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.32	10.76	16.04	16.04
(=) Taxable Tax Capacity	112	89	-24	-21.2	Special District	1.51	1.59	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	151.96	178.24	16.04	16.04

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	52,500	52,500	0.0	672	646	-26	-3.9	1.28	1.23
Res Hmstd: Avg Val	78,700	78,700	0.0	1,021	991	-29	-2.9	1.3	1.26
Res Hmstd: Hi Val	104,900	104,900	0.0	1,484	1,542	58	3.9	1.41	1.47
Res Hmstd: Ex-Hi Val	157,400	157,400	0.0	2,414	2,647	233	9.7	1.53	1.68
Apartment	300,000	300,000	0.0	6,180	7,165	985	15.9	2.06	2.39
Comm/Ind: Lo Val	150,000	150,000	0.0	4,758	5,350	591	12.4	3.17	3.57
Comm/Ind: Med Val	300,000	300,000	0.0	11,023	12,402	1,380	12.5	3.67	4.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,257	45,315	5,058	12.6	4.03	4.53



**Kandiyohi County**

**New London city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	46,420	46,420	0	0.0	557	573	17	3.0	1.20	1.24
Res Non-Hmstd	6,666	6,666	0	0.0	100	108	8	7.8	1.51	1.62
Misc props	57	57	0	0.0	1	1	0	7.7	1.40	1.51
Apartments	3,692	3,692	0	0.0	63	68	5	7.9	1.72	1.85
Low-inc Apts	598	598	0	0.0	6	7	0	7.7	1.05	1.13
Seasonal Rec	246	246	0	0.0	4	4	0	7.6	1.43	1.53
Com/Ind: Lo	6,909	6,909	0	0.0	191	203	11	5.9	2.77	2.93
Com/Ind Hi	5,265	5,265	0	0.0	192	204	11	5.9	3.65	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	777	777	0	0.0	28	30	2	5.9	3.63	3.85
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	58	58	0	0.0	0	0	0	8.5	0.64	0.69
Ag Non-Hmstd	284	284	0	0.0	4	4	0	8.5	1.27	1.38
<b>Total</b>	<b>70,971</b>	<b>70,971</b>	<b>0</b>	<b>0.0</b>	<b>1,147</b>	<b>1,202</b>	<b>55</b>	<b>4.8</b>	<b>1.62</b>	<b>1.69</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	817	725	-92	-11.2	County	56.86	60.27	0.00	0.00
(-) TIF Tax Capacity	35	35	0	0.0	City/Town	48.78	55.25	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.36	19.15	12.91	12.91
(=) Taxable Tax Capacity	<u>782</u>	<u>690</u>	<u>-92</u>	<u>-11.7</u>	Special District	<u>3.17</u>	<u>3.35</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>127.18</b>	<b>138.02</b>	<b>12.91</b>	<b>12.91</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	82,400	82,400	0.0	856	832	-24	-2.8	1.04	1.01
Res Hmstd: Avg Val	123,600	123,600	0.0	1,470	1,505	35	2.4	1.19	1.22
Res Hmstd: Hi Val	164,700	164,700	0.0	2,083	2,176	93	4.5	1.26	1.32
Res Hmstd: Ex-Hi Val	247,200	247,200	0.0	3,313	3,524	211	6.4	1.34	1.43
Apartment	300,000	300,000	0.0	5,157	5,563	407	7.9	1.72	1.85
Comm/Ind: Lo Val	150,000	150,000	0.0	4,154	4,398	244	5.9	2.77	2.93
Comm/Ind: Med Val	300,000	300,000	0.0	9,628	10,197	569	5.9	3.21	3.4
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,173	37,260	2,087	5.9	3.52	3.73

**Kandiyohi County**

**Pennock city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	12,776	12,776	0	0.0	175	178	3	1.7	1.37	1.40
Res Non-Hmstd	1,325	1,325	0	0.0	22	25	3	13.3	1.67	1.89
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	329	329	0	0.0	7	8	1	13.5	2.03	2.30
Low-inc Apts	170	170	0	0.0	2	2	0	13.2	1.24	1.41
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,015	1,015	0	0.0	32	35	3	10.5	3.13	3.46
Com/Ind Hi	184	184	0	0.0	8	8	1	10.7	4.11	4.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	221	221	0	0.0	9	10	1	10.7	4.11	4.55
Ag Hmstd House	96	96	0	0.0	1	1	0	0.9	1.36	1.37
Ag Hmstd Land	585	585	0	0.0	4	5	1	15.6	0.70	0.81
Ag Non-Hmstd	1,041	1,041	0	0.0	15	18	2	14.8	1.48	1.70
<b>Total</b>	<b>17,742</b>	<b>17,742</b>	<b>0</b>	<b>0.0</b>	<b>276</b>	<b>291</b>	<b>15</b>	<b>5.5</b>	<b>1.55</b>	<b>1.64</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	184	148	-36	-19.5	County	56.73	60.09	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.25	87.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.65	21.12	17.34	17.34
(=) Taxable Tax Capacity	<u>184</u>	<u>148</u>	<u>-36</u>	<u>-19.5</u>	Special District	<u>1.51</u>	<u>1.59</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>148.14</b>	<b>170.06</b>	<b>17.34</b>	<b>17.34</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	67,200	67,200	0.0	843	802	-41	-4.9	1.25	1.19
Res Hmstd: Avg Val	100,700	100,700	0.0	1,385	1,408	23	1.7	1.38	1.4
Res Hmstd: Hi Val	134,300	134,300	0.0	1,971	2,089	118	6.0	1.47	1.56
Res Hmstd: Ex-Hi Val	201,400	201,400	0.0	3,142	3,449	308	9.8	1.56	1.71
Comm/Ind: Lo Val	150,000	150,000	0.0	4,692	5,185	493	10.5	3.13	3.46
Comm/Ind: Med Val	300,000	300,000	0.0	10,861	12,012	1,151	10.6	3.62	4.00
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,652	43,871	4,219	10.6	3.97	4.39

Kandiyohi County

Prinsburg city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	18,475	18,475	0	0.0	269	272	3	1.3	1.46	1.47
Res Non-Hmstd	1,150	1,150	0	0.0	20	23	3	12.8	1.73	1.96
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	244	244	0	0.0	5	6	1	13.1	2.12	2.39
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,510	1,510	0	0.0	49	54	5	10.3	3.24	3.57
Com/Ind Hi	2,304	2,304	0	0.0	98	108	10	10.4	4.26	4.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	207	207	0	0.0	9	10	1	10.4	4.26	4.71
Ag Hmstd House	136	136	0	0.0	2	2	0	5.0	1.54	1.62
Ag Hmstd Land	543	543	0	0.0	8	9	1	14.6	1.40	1.60
Ag Non-Hmstd	1,249	1,249	0	0.0	19	22	3	14.2	1.56	1.78
<b>Total</b>	<b>25,817</b>	<b>25,817</b>	<b>0</b>	<b>0.0</b>	<b>479</b>	<b>506</b>	<b>27</b>	<b>5.6</b>	<b>1.86</b>	<b>1.96</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter
Total Tax Capacity	291	242	-49	-16.9	County	56.76 60.13	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	88.95 #####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.77 9.41	16.61	16.61
(=) Taxable Tax Capacity	291	242	-49	-16.9	Special District	1.51 1.59	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	155.98 178.12	16.61	16.61

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	64,700	64,700	0.0	858	799	-59	-6.9	1.33	1.23
Res Hmstd: Avg Val	97,000	97,000	0.0	1,389	1,381	-8	-0.6	1.43	1.42
Res Hmstd: Hi Val	129,300	129,300	0.0	1,976	2,062	86	4.4	1.53	1.59
Res Hmstd: Ex-Hi Val	194,000	194,000	0.0	3,151	3,425	275	8.7	1.62	1.77
Comm/Ind: Lo Val	150,000	150,000	0.0	4,858	5,356	498	10.3	3.24	3.57
Comm/Ind: Med Val	300,000	300,000	0.0	11,251	12,413	1,162	10.3	3.75	4.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,089	45,349	4,260	10.4	4.11	4.53

**Kandiyohi County**

**Raymond city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	21,437	21,437	0	0.0	341	349	8	2.5	1.59	1.63
Res Non-Hmstd	2,858	2,858	0	0.0	55	61	6	10.8	1.91	2.12
Misc props	51	51	0	0.0	1	1	0	11.3	2.21	2.46
Apartments	221	221	0	0.0	5	5	1	11.3	2.21	2.46
Low-inc Apts	751	751	0	0.0	11	12	1	10.7	1.40	1.55
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,785	1,785	0	0.0	59	64	5	9.1	3.30	3.60
Com/Ind Hi	1,036	1,036	0	0.0	44	48	4	9.4	4.24	4.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	259	259	0	0.0	11	12	1	9.4	4.24	4.64
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	222	222	0	0.0	2	2	0	14.3	0.84	0.96
Ag Non-Hmstd	287	287	0	0.0	4	5	1	14.3	1.40	1.60
<b>Total</b>	<b>28,904</b>	<b>28,904</b>	<b>0</b>	<b>0.0</b>	<b>532</b>	<b>559</b>	<b>27</b>	<b>5.2</b>	<b>1.84</b>	<b>1.93</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	310	251	-58	-18.8	County	56.11	59.33	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.54	86.91	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.46	11.78	46.86	46.86
(=) Taxable Tax Capacity	<u>310</u>	<u>251</u>	<u>-58</u>	<u>-18.8</u>	Special District	<u>1.51</u>	<u>1.59</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	139.61	159.61	46.86	46.86

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	69,000	69,000	0.0	1,011	984	-27	-2.6	1.46	1.43
Res Hmstd: Avg Val	103,400	103,400	0.0	1,649	1,689	40	2.4	1.59	1.63
Res Hmstd: Hi Val	137,900	137,900	0.0	2,323	2,451	128	5.5	1.68	1.78
Res Hmstd: Ex-Hi Val	206,900	206,900	0.0	3,672	3,975	303	8.2	1.77	1.92
Apartment	300,000	300,000	0.0	6,641	7,391	750	11.3	2.21	2.46
Comm/Ind: Lo Val	150,000	150,000	0.0	4,943	5,393	450	9.1	3.3	3.6
Comm/Ind: Med Val	300,000	300,000	0.0	11,299	12,349	1,050	9.3	3.77	4.12
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,961	44,811	3,850	9.4	4.1	4.48

**Kandiyohi County**

**Regal city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	996	996	0	0.0	8	9	0	5.1	0.85	0.89
Res Non-Hmstd	269	269	0	0.0	3	3	0	7.6	1.19	1.28
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	222	222	0	0.0	5	6	0	5.6	2.43	2.56
Com/Ind Hi	137	137	0	0.0	4	5	0	5.6	3.20	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	27	27	0	0.0	1	1	0	5.6	3.20	3.38
Ag Hmstd House	344	344	0	0.0	4	4	0	6.9	1.04	1.12
Ag Hmstd Land	539	539	0	0.0	3	3	0	10.1	0.54	0.59
Ag Non-Hmstd	75	75	0	0.0	1	1	0	8.5	1.06	1.15
<b>Total</b>	<b>2,608</b>	<b>2,608</b>	<b>0</b>	<b>0.0</b>	<b>30</b>	<b>31</b>	<b>2</b>	<b>6.4</b>	<b>1.13</b>	<b>1.20</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	27	23	-4	-13.7	County	56.98	60.40	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	26.25	30.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.64	18.78	11.88	11.88
(=) Taxable Tax Capacity	<u>27</u>	<u>23</u>	<u>-4</u>	<u>-13.7</u>	Special District	<u>4.50</u>	<u>4.77</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>105.38</b>	<b>114.39</b>	<b>11.88</b>	<b>11.88</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	51,500	51,500	0.0	398	415	17	4.2	0.77	0.81
Res Hmstd:Avg Val	77,200	77,200	0.0	602	628	26	4.3	0.78	0.81
Res Hmstd: Hi Val	102,900	102,900	0.0	927	979	52	5.7	0.90	0.95
Res Hmstd: Ex-Hi Val	154,400	154,400	0.0	1,577	1,683	106	6.7	1.02	1.09
Comm/Ind: Lo Val	150,000	150,000	0.0	3,648	3,851	203	5.6	2.43	2.57
Comm/Ind: Med Val	300,000	300,000	0.0	8,453	8,926	473	5.6	2.82	2.98
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,874	32,609	1,735	5.6	3.09	3.26

**Kandiyohi County**

**Spicer city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	82,559	82,559	0	0.0	1,261	1,291	30	2.4	1.53	1.56
Res Non-Hmstd	11,085	11,085	0	0.0	183	192	9	5.0	1.65	1.73
Misc props	622	622	0	0.0	16	17	1	4.6	2.58	2.70
Apartments	1,800	1,800	0	0.0	35	37	2	5.1	1.93	2.03
Low-inc Apts	1,949	1,949	0	0.0	23	24	1	5.0	1.18	1.24
Seasonal Rec	22,829	22,829	0	0.0	378	396	18	4.9	1.66	1.74
Com/Ind: Lo	8,808	8,808	0	0.0	267	277	10	3.9	3.03	3.15
Com/Ind Hi	9,007	9,007	0	0.0	360	374	14	3.9	3.99	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,553	1,553	0	0.0	62	64	2	3.9	3.99	4.15
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	349	349	0	0.0	5	5	0	5.4	1.44	1.52
<b>Total</b>	<b>140,562</b>	<b>140,562</b>	<b>0</b>	<b>0.0</b>	<b>2,589</b>	<b>2,677</b>	<b>89</b>	<b>3.4</b>	<b>1.84</b>	<b>1.90</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,590	1,521	-69	-4.4	County	56.46	59.86	0.00	0.00
(-) TIF Tax Capacity	205	205	0	0.0	City/Town	66.86	70.38	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.90	18.68	12.91	12.91
(=) Taxable Tax Capacity	<u>1,385</u>	<u>1,316</u>	<u>-69</u>	<u>-5.0</u>	Special District	<u>3.17</u>	<u>3.35</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>144.40</b>	<b>152.27</b>	<b>12.91</b>	<b>12.91</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	154,800	154,800	0.0	2,202	2,202	0	0.0	1.42	1.42
Res Hmstd:Avg Val	232,000	232,000	0.0	3,486	3,583	97	2.8	1.50	1.54
Res Hmstd: Hi Val	309,300	309,300	0.0	4,772	4,966	194	4.1	1.54	1.61
Res Hmstd: Ex-Hi Val	464,100	464,100	0.0	7,301	7,666	365	5.0	1.57	1.65
Apartment	300,000	300,000	0.0	5,802	6,097	295	5.1	1.93	2.03
Comm/Ind: Lo Val	150,000	150,000	0.0	4,541	4,718	177	3.9	3.03	3.15
Comm/Ind: Med Val	300,000	300,000	0.0	10,532	10,945	413	3.9	3.51	3.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,489	40,003	1,514	3.9	3.85	4.00

Kandiyohi County

Sunburg city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,683	1,683	0	0.0	27	25	-2	-8.3	1.61	1.48
Res Non-Hmstd	217	217	0	0.0	4	5	1	13.3	2.04	2.31
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	288	288	0	0.0	7	8	1	13.6	2.44	2.77
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	487	487	0	0.0	18	20	2	11.0	3.61	4.01
Com/Ind Hi	78	78	0	0.0	4	4	0	11.2	4.75	5.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	72	72	0	0.0	3	4	0	11.2	4.75	5.28
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	303	303	0	0.0	3	3	0	14.8	0.94	1.08
Ag Non-Hmstd	146	146	0	0.0	3	3	0	14.8	1.78	2.05
<b>Total</b>	<b>3,274</b>	<b>3,274</b>	<b>0</b>	<b>0.0</b>	<b>69</b>	<b>72</b>	<b>3</b>	<b>4.1</b>	<b>2.10</b>	<b>2.19</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	36	30	-6	-17.7	County	56.87	60.26	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.46	17.14	20.47	20.47
(=) Taxable Tax Capacity	36	30	-6	-17.7	Special District	1.51	1.59	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>178.43</b>	<b>204.91</b>	<b>20.47</b>	<b>20.47</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	28,200	28,200	0.0	448	404	-44	-9.7	1.59	1.43	
Res Hmstd: Avg Val	42,300	42,300	0.0	672	607	-65	-9.7	1.59	1.43	
Res Hmstd: Hi Val	56,300	56,300	0.0	895	807	-87	-9.7	1.59	1.43	
Res Hmstd: Ex-Hi Val	84,500	84,500	0.0	1,384	1,297	-87	-6.3	1.64	1.54	
Comm/Ind: Lo Val	150,000	150,000	0.0	5,421	6,016	596	11.0	3.61	4.01	
Comm/Ind: Med Val	300,000	300,000	0.0	12,546	13,936	1,390	11.1	4.18	4.65	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	45,796	50,894	5,098	11.1	4.58	5.09	

**Kandiyohi County**

**Willmar city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	604,800	604,800	0	0.0	6,404	6,711	307	4.8	1.06	1.11
Res Non-Hmstd	84,799	84,799	0	0.0	1,110	1,181	70	6.3	1.31	1.39
Misc props	4,042	4,042	0	0.0	70	74	4	6.3	1.73	1.84
Apartments	50,565	50,565	0	0.0	767	816	50	6.5	1.52	1.61
Low-inc Apts	13,598	13,598	0	0.0	127	135	8	6.3	0.94	0.99
Seasonal Rec	1,200	1,200	0	0.0	18	19	1	6.5	1.52	1.61
Com/Ind: Lo	67,965	67,965	0	0.0	1,711	1,791	80	4.7	2.52	2.64
Com/Ind Hi	205,733	205,733	0	0.0	6,788	7,111	323	4.8	3.30	3.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,721	5,721	0	0.0	187	196	9	4.7	3.27	3.42
Ag Hmstd House	351	351	0	0.0	4	4	0	5.9	1.20	1.27
Ag Hmstd Land	1,958	1,958	0	0.0	13	14	1	7.7	0.66	0.72
Ag Non-Hmstd	7,564	7,564	0	0.0	81	87	6	7.3	1.07	1.15
<b>Total</b>	<b>1,048,297</b>	<b>1,048,297</b>	<b>0</b>	<b>0.0</b>	<b>17,281</b>	<b>18,140</b>	<b>859</b>	<b>5.0</b>	<b>1.65</b>	<b>1.73</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	13,082	11,953	-1,129	-8.6	County	55.91	59.27	0.00	0.00
(-) TIF Tax Capacity	23	23	0	0.0	City/Town	29.07	31.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.02	21.55	17.34	17.34
(=) Taxable Tax Capacity	<u>13,059</u>	<u>11,930</u>	<u>-1,129</u>	<u>-8.6</u>	Special District	<u>2.46</u>	<u>2.65</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>107.46</b>	<b>115.30</b>	<b>17.34</b>	<b>17.34</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	86,800	86,800	0.0	789	812	23	2.9	0.91	0.94
Res Hmstd: Avg Val	130,100	130,100	0.0	1,368	1,431	63	4.6	1.05	1.10
Res Hmstd: Hi Val	173,500	173,500	0.0	1,949	2,052	103	5.3	1.12	1.18
Res Hmstd: Ex-Hi Val	260,200	260,200	0.0	3,109	3,292	183	5.9	1.19	1.27
Apartment	300,000	300,000	0.0	4,550	4,844	294	6.5	1.52	1.61
Comm/Ind: Lo Val	150,000	150,000	0.0	3,777	3,953	176	4.7	2.52	2.64
Comm/Ind: Med Val	300,000	300,000	0.0	8,726	9,138	412	4.7	2.91	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,822	33,331	1,509	4.7	3.18	3.33



**Kittson County**

**Lake Bronson city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	1,452	1,452	0	0.0	29	26	-4	-12.2	2.00	1.76
Res Non-Hmstd	438	438	0	0.0	11	13	2	16.5	2.45	2.86
Misc props	19	19	0	0.0	1	1	0	15.7	3.84	4.44
Apartments	102	102	0	0.0	3	4	1	16.7	2.99	3.50
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	14	14	0	0.0	0	0	0	17.3	2.31	2.71
Com/Ind: Lo	253	253	0	0.0	11	12	2	14.0	4.29	4.89
Com/Ind Hi	207	207	0	0.0	12	13	2	14.2	5.65	6.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	155	155	0	0.0	9	10	1	14.2	5.65	6.45
Ag Hmstd House	54	54	0	0.0	1	1	0	9.0	1.63	1.78
Ag Hmstd Land	94	94	0	0.0	1	1	0	20.2	0.99	1.19
Ag Non-Hmstd	12	12	0	0.0	0	0	0	17.9	2.24	2.64
<b>Total</b>	<b>2,800</b>	<b>2,800</b>	<b>0</b>	<b>0.0</b>	<b>77</b>	<b>81</b>	<b>4</b>	<b>4.7</b>	<b>2.76</b>	<b>2.89</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	33	27	-6	-18.4	County	30.37 30.71	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.91 11.80	19.71	19.71
(=) Taxable Tax Capacity	33	27	-6	-18.4	Special District	7.02 7.45	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	223.76 263.84	19.71	19.71

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	12,600	12,600	0.0	256	224	-32	-12.5	2.03	1.78
Res Hmstd:Avg Val	18,900	18,900	0.0	385	336	-48	-12.5	2.03	1.78
Res Hmstd: Hi Val	25,200	25,200	0.0	513	449	-64	-12.5	2.03	1.78
Res Hmstd: Ex-Hi Val	37,800	37,800	0.0	769	673	-96	-12.5	2.03	1.78
Apartment	300,000	300,000	0.0	8,982	10,485	1,503	16.7	2.99	3.5
Comm/Ind: Lo Val	150,000	150,000	0.0	6,429	7,331	902	14.0	4.29	4.89
Comm/Ind: Med Val	300,000	300,000	0.0	14,902	17,006	2,104	14.1	4.97	5.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	54,444	62,160	7,716	14.2	5.44	6.22

**Kittson County**

**Donaldson city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	152	152	0	0.0	2	2	0	-5.9	1.06	1.00
Res Non-Hmstd	109	109	0	0.0	2	2	0	2.6	1.48	1.52
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	154	154	0	0.0	4	4	0	2.1	2.80	2.86
Com/Ind Hi	467	467	0	0.0	17	17	0	2.1	3.66	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	115	115	0	0.0	4	4	0	2.1	3.66	3.73
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	2	2	0	0.0	0	0	0	0.0	#####	#####
Ag Non-Hmstd	511	511	0	0.0	6	6	0	3.2	1.22	1.25
<b>Total</b>	1,509	1,509	0	0.0	35	35	1	2.0	2.30	2.34

**Tax Base**

**Tax Rates**

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	22	21	-1	-2.8	County	33.97	35.10	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.05	74.13	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.48	8.68	24.81	24.81
(=) Taxable Tax Capacity	22	21	-1	-2.8	Special District	7.02	7.45	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	121.52	125.35	24.81	24.81

**Tax Burdens on Hypothetical Properties**

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	8,900	8,900	8,900	0.0	95	89	-6	-5.9	1.06	1.00
Res Hmstd:Avg Val	13,400	13,400	13,400	0.0	142	134	-8	-5.9	1.06	1.00
Res Hmstd: Hi Val	17,800	17,800	17,800	0.0	189	178	-11	-5.9	1.06	1.00
Res Hmstd: Ex-Hi Val	26,700	26,700	26,700	0.0	284	267	-17	-5.9	1.06	1.00
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,205	4,291	86	2.1	2.80	2.86
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,688	9,889	201	2.1	3.23	3.3
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	35,273	36,012	739	2.1	3.53	3.60

**Kittson County**

**Hallock city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	22,946	22,946	0	0.0	342	347	5	1.6	1.49	1.51
Res Non-Hmstd	1,960	1,960	0	0.0	36	41	5	15.0	1.83	2.11
Misc props	85	85	0	0.0	2	3	0	14.4	2.65	3.04
Apartments	1,091	1,091	0	0.0	24	28	4	15.3	2.19	2.52
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	33	33	0	0.0	1	1	0	16.4	1.66	1.94
Com/Ind: Lo	3,981	3,981	0	0.0	132	148	16	12.2	3.31	3.71
Com/Ind Hi	1,078	1,078	0	0.0	47	52	6	12.4	4.33	4.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	961	961	0	0.0	42	47	5	12.4	4.33	4.86
Ag Hmstd House	160	160	0	0.0	2	3	0	3.0	1.53	1.57
Ag Hmstd Land	303	303	0	0.0	2	2	0	23.1	0.63	0.78
Ag Non-Hmstd	498	498	0	0.0	8	9	1	17.3	1.55	1.82
<b>Total</b>	<b>33,095</b>	<b>33,095</b>	<b>0</b>	<b>0.0</b>	<b>636</b>	<b>680</b>	<b>44</b>	<b>6.9</b>	<b>1.92</b>	<b>2.06</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	373	303	-70	-18.7	County	33.62	34.68	0.00	0.00
(-) TIF Tax Capacity	10	10	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.05	8.14	24.80	24.80
(=) Taxable Tax Capacity	363	293	-70	-19.2	Special District	7.02	7.45	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	155.07	181.91	24.80	24.80

*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	40,900	40,900	0.0	572	548	-24	-4.2	1.4	1.34
Res Hmstd:Avg Val	61,300	61,300	0.0	857	821	-36	-4.2	1.4	1.34
Res Hmstd: Hi Val	81,700	81,700	0.0	1,171	1,145	-26	-2.2	1.43	1.40
Res Hmstd: Ex-Hi Val	122,600	122,600	0.0	1,943	2,058	114	5.9	1.58	1.68
Apartment	300,000	300,000	0.0	6,559	7,566	1,007	15.3	2.19	2.52
Comm/Ind: Lo Val	150,000	150,000	0.0	4,960	5,564	604	12.2	3.31	3.71
Comm/Ind: Med Val	300,000	300,000	0.0	11,449	12,858	1,409	12.3	3.82	4.29
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,732	46,899	5,167	12.4	4.17	4.69

**Kittson County**

**Halma city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	619	619	0	0.0	8	8	0	-0.7	1.24	1.24
Res Non-Hmstd	84	84	0	0.0	1	2	0	16.8	1.68	1.97
Misc props	2	2	0	0.0	0	0	0	17.2	2.01	2.36
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	8	8	0	0.0	0	0	0	18.1	1.53	1.81
Com/Ind: Lo	54	54	0	0.0	2	2	0	13.4	3.11	3.53
Com/Ind Hi	77	77	0	0.0	3	4	0	13.6	4.08	4.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	51	51	0	0.0	2	2	0	13.6	4.08	4.64
Ag Hmstd House	50	50	0	0.0	1	1	0	-1.1	1.25	1.24
Ag Hmstd Land	111	111	0	0.0	0	1	0	32.1	0.43	0.57
Ag Non-Hmstd	40	40	0	0.0	1	1	0	19.1	1.45	1.73
<b>Total</b>	1,097	1,097	0	0.0	18	19	1	7.9	1.63	1.76

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	12	9	-3	-22.3	County	33.41	34.39	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	88.31	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.62	17.53	19.70	19.70
(=) Taxable Tax Capacity	12	9	-3	-22.3	Special District	7.02	7.45	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	145.36	173.08	19.70	19.70

**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	18,000	18,000	0.0	225	222	-3	-1.2	1.25	1.24
Res Hmstd: Avg Val	27,000	27,000	0.0	338	334	-4	-1.2	1.25	1.24
Res Hmstd: Hi Val	36,000	36,000	0.0	450	445	-5	-1.2	1.25	1.24
Res Hmstd: Ex-Hi Val	54,000	54,000	0.0	675	667	-8	-1.2	1.25	1.24
Apartment	300,000	300,000	0.0	6,042	7,082	1,040	17.2	2.01	2.36
Comm/Ind: Lo Val	150,000	150,000	0.0	4,665	5,289	624	13.4	3.11	3.53
Comm/Ind: Med Val	300,000	300,000	0.0	10,786	12,242	1,456	13.5	3.6	4.08
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,352	44,689	5,337	13.6	3.94	4.47

**Kittson County**

**Humboldt city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	257	257	0	0.0	1	2	0	35.2	0.48	0.65
Res Non-Hmstd	91	91	0	0.0	1	1	0	4.3	0.92	0.96
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	32	32	0	0.0	1	1	0	2.9	1.93	1.99
Com/Ind Hi	220	220	0	0.0	5	6	0	3.0	2.49	2.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	72	72	0	0.0	2	2	0	3.0	2.49	2.57
Ag Hmstd House	86	86	0	0.0	0	1	0	35.2	0.48	0.65
Ag Hmstd Land	20	20	0	0.0	0	0	0	7.5	0.39	0.42
Ag Non-Hmstd	34	34	0	0.0	0	0	0	5.9	0.63	0.67
<b>Total</b>	813	813	0	0.0	11	12	1	8.2	1.31	1.42

**Tax Base**

**Tax Rates**

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	11	10	-1	-12.2	County	34.00	35.13	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	16.80	19.14	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.48	8.68	24.80	24.80
(=) Taxable Tax Capacity	11	10	-1	-12.2	Special District	4.02	4.09	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	63.30	67.04	24.80	24.80

**Tax Burdens on Hypothetical Properties**

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	12,900	12,900	0.0	62	84	22	35.2	0.48	0.65	
Res Hmstd:Avg Val	19,300	19,300	0.0	93	126	33	35.2	0.48	0.65	
Res Hmstd: Hi Val	25,800	25,800	0.0	124	168	44	35.2	0.48	0.65	
Res Hmstd: Ex-Hi Val	38,600	38,600	0.0	186	251	65	35.2	0.48	0.65	
Comm/Ind: Lo Val	150,000	150,000	0.0	2,895	2,979	84	2.9	1.93	1.99	
Comm/Ind: Med Val	300,000	300,000	0.0	6,631	6,827	196	3.0	2.21	2.28	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,066	24,786	720	3.0	2.41	2.48	

**Kittson County**

**Karlstad city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	10,426	10,426	0	0.0	114	115	1	0.7	1.09	1.10
Res Non-Hmstd	2,374	2,374	0	0.0	35	39	4	11.4	1.48	1.65
Misc props	44	44	0	0.0	1	1	0	10.8	2.20	2.44
Apartments	1,952	1,952	0	0.0	35	39	4	11.7	1.78	1.99
Low-inc Apts	628	628	0	0.0	7	8	1	11.4	1.10	1.23
Seasonal Rec	36	36	0	0.0	0	1	0	12.4	1.35	1.51
Com/Ind: Lo	1,839	1,839	0	0.0	52	57	5	8.9	2.83	3.09
Com/Ind Hi	641	641	0	0.0	24	26	2	9.0	3.71	4.05
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,221	1,221	0	0.0	45	49	4	9.0	3.71	4.05
Ag Hmstd House	51	51	0	0.0	1	1	0	-0.7	1.07	1.06
Ag Hmstd Land	31	31	0	0.0	0	0	0	24.9	0.34	0.42
Ag Non-Hmstd	62	62	0	0.0	1	1	0	13.2	1.27	1.44
<b>Total</b>	<b>19,305</b>	<b>19,305</b>	<b>0</b>	<b>0.0</b>	<b>315</b>	<b>336</b>	<b>21</b>	<b>6.6</b>	<b>1.63</b>	<b>1.74</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	224	186	-38	-17.0	County	33.51	34.55	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	69.66	83.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.65	17.63	19.71	19.71
(=) Taxable Tax Capacity	224	186	-38	-17.0	Special District	7.18	7.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>127.00</b>	<b>143.73</b>	<b>19.71</b>	<b>19.71</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	30,600	30,600	0.0	327	324	-2	-0.7	1.07	1.06
Res Hmstd:Avg Val	45,900	45,900	0.0	490	486	-3	-0.7	1.07	1.06
Res Hmstd: Hi Val	61,100	61,100	0.0	652	647	-5	-0.7	1.07	1.06
Res Hmstd: Ex-Hi Val	91,700	91,700	0.0	1,055	1,082	27	2.5	1.15	1.18
Apartment	300,000	300,000	0.0	5,354	5,981	627	11.7	1.78	1.99
Comm/Ind: Lo Val	150,000	150,000	0.0	4,252	4,628	376	8.9	2.83	3.09
Comm/Ind: Med Val	300,000	300,000	0.0	9,822	10,701	878	8.9	3.27	3.57
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,818	39,039	3,220	9.0	3.58	3.90

**Kittson County**

**Kennedy city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,557	2,557	0	0.0	51	47	-4	-7.7	2.00	1.85
Res Non-Hmstd	352	352	0	0.0	8	10	2	20.5	2.41	2.90
Misc props	62	62	0	0.0	2	3	0	19.7	3.76	4.50
Apartments	21	21	0	0.0	1	1	0	21.0	2.94	3.55
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	415	415	0	0.0	17	21	3	17.6	4.21	4.94
Com/Ind Hi	225	225	0	0.0	12	15	2	17.8	5.52	6.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	244	244	0	0.0	13	16	2	17.8	5.52	6.51
Ag Hmstd House	181	181	0	0.0	4	3	0	-7.9	2.00	1.84
Ag Hmstd Land	19	19	0	0.0	0	0	0	26.8	0.92	1.16
Ag Non-Hmstd	57	57	0	0.0	1	2	0	22.9	2.15	2.64
<b>Total</b>	<b>4,133</b>	<b>4,133</b>	<b>0</b>	<b>0.0</b>	<b>111</b>	<b>117</b>	<b>6</b>	<b>5.5</b>	<b>2.69</b>	<b>2.84</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	48	38	-11	-22.3	County	31.76	32.27	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.02	5.51	24.80	24.80
(=) Taxable Tax Capacity	48	38	-11	-22.3	Special District	7.02	7.45	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	214.97	264.19	24.80	24.80

*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	18,600	18,600	0.0	372	341	-31	-8.2	2	1.83
Res Hmstd: Avg Val	27,900	27,900	0.0	557	511	-46	-8.2	2	1.83
Res Hmstd: Hi Val	37,200	37,200	0.0	743	682	-61	-8.2	2	1.83
Res Hmstd: Ex-Hi Val	55,800	55,800	0.0	1,115	1,023	-92	-8.2	2	1.83
Apartment	300,000	300,000	0.0	8,806	10,651	1,846	21.0	2.94	3.55
Comm/Ind: Lo Val	150,000	150,000	0.0	6,308	7,415	1,107	17.6	4.21	4.94
Comm/Ind: Med Val	300,000	300,000	0.0	14,594	17,178	2,584	17.7	4.86	5.73
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	53,263	62,738	9,475	17.8	5.33	6.27

**Kittson County**

**Lancaster city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,753	5,753	0	0.0	98	103	5	5.3	1.70	1.79
Res Non-Hmstd	775	775	0	0.0	16	18	2	11.2	2.07	2.30
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	137	137	0	0.0	3	4	0	12.2	2.35	2.64
Low-inc Apts	299	299	0	0.0	5	5	1	11.2	1.55	1.72
Seasonal Rec	84	84	0	0.0	1	1	0	18.4	1.25	1.48
Com/Ind: Lo	417	417	0	0.0	14	16	1	10.2	3.38	3.73
Com/Ind Hi	118	118	0	0.0	5	6	1	10.9	4.21	4.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	290	290	0	0.0	12	14	1	10.9	4.21	4.67
Ag Hmstd House	196	196	0	0.0	3	3	0	4.1	1.66	1.73
Ag Hmstd Land	339	339	0	0.0	1	1	0	37.3	0.31	0.42
Ag Non-Hmstd	99	99	0	0.0	1	1	0	19.6	1.17	1.40
<b>Total</b>	<b>8,507</b>	<b>8,507</b>	<b>0</b>	<b>0.0</b>	<b>160</b>	<b>172</b>	<b>12</b>	<b>7.6</b>	<b>1.88</b>	<b>2.02</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	89	68	-21	-23.3	County	33.83	34.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	69.74	90.96	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.83	7.12	88.71	88.71
(=) Taxable Tax Capacity	89	68	-21	-23.3	Special District	7.02	7.45	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>117.42</b>	<b>140.46</b>	<b>88.71</b>	<b>88.71</b>

**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	36,400	36,400	0.0	605	630	25	4.1	1.66	1.73
Res Hmstd:Avg Val	54,600	54,600	0.0	907	945	37	4.1	1.66	1.73
Res Hmstd: Hi Val	72,800	72,800	0.0	1,209	1,259	50	4.1	1.66	1.73
Res Hmstd: Ex-Hi Val	109,200	109,200	0.0	1,977	2,118	141	7.1	1.81	1.94
Comm/Ind: Lo Val	150,000	150,000	0.0	5,071	5,590	518	10.2	3.38	3.73
Comm/Ind: Med Val	300,000	300,000	0.0	11,390	12,599	1,210	10.6	3.8	4.2
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,875	45,310	4,435	10.8	4.09	4.53



**Kittson County**

**St. Vincent city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	881	881	0	0.0	7	8	1	14.2	0.78	0.90
Res Non-Hmstd	382	382	0	0.0	5	5	0	10.1	1.19	1.31
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	30	30	0	0.0	1	1	0	7.5	2.39	2.57
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	49	49	0	0.0	2	2	0	7.7	3.10	3.34
Ag Hmstd House	79	79	0	0.0	1	1	0	12.2	0.79	0.88
Ag Hmstd Land	166	166	0	0.0	0	0	0	37.0	0.16	0.22
Ag Non-Hmstd	472	472	0	0.0	4	5	1	12.8	0.94	1.06
<b>Total</b>	<b>2,058</b>	<b>2,058</b>	<b>0</b>	<b>0.0</b>	<b>19</b>	<b>21</b>	<b>2</b>	<b>12.4</b>	<b>0.92</b>	<b>1.04</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	20	17	-4	-18.3	County	34.30	35.44	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.20	57.80	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.48	8.68	24.81	24.81
(=) Taxable Tax Capacity	<u>20</u>	<u>17</u>	<u>-4</u>	<u>-18.3</u>	Special District	<u>4.02</u>	<u>4.09</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	94.01	106.01	24.81	24.81

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	23,500	23,500	0.0	185	208	23	12.2	0.79	0.88
Res Hmstd:Avg Val	35,200	35,200	0.0	277	311	34	12.2	0.79	0.88
Res Hmstd: Hi Val	46,900	46,900	0.0	370	415	45	12.2	0.79	0.88
Res Hmstd: Ex-Hi Val	70,400	70,400	0.0	555	622	68	12.2	0.79	0.88
Comm/Ind: Lo Val	150,000	150,000	0.0	3,586	3,856	270	7.5	2.39	2.57
Comm/Ind: Med Val	300,000	300,000	0.0	8,243	8,874	630	7.6	2.75	2.96
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,977	32,288	2,311	7.7	3	3.23

**Koochiching County**

**Big Falls city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	3,460	3,460	0	0.0	46	43	-3	-5.7	1.33	1.26
Res Non-Hmstd	472	472	0	0.0	9	10	2	17.8	1.81	2.14
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	135	135	0	0.0	3	3	1	17.9	2.16	2.55
Low-inc Apts	260	260	0	0.0	3	4	1	17.8	1.30	1.54
Seasonal Rec	368	368	0	0.0	6	8	1	17.6	1.76	2.07
Com/Ind: Lo	261	261	0	0.0	9	10	1	14.0	3.31	3.78
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	333	333	0	0.0	15	17	2	14.1	4.40	5.02
Ag Hmstd House	139	139	0	0.0	2	2	0	-1.9	1.28	1.25
Ag Hmstd Land	77	77	0	0.0	0	1	0	28.5	0.54	0.70
Ag Non-Hmstd	441	441	0	0.0	7	9	1	18.4	1.68	1.99
<b>Total</b>	<b>5,946</b>	<b>5,946</b>	<b>0</b>	<b>0.0</b>	<b>100</b>	<b>106</b>	<b>6</b>	<b>5.9</b>	<b>1.69</b>	<b>1.79</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	63	49	-14	-21.8	County	37.19	40.54	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	84.41	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	39.63	43.41	5.70	5.70
(=) Taxable Tax Capacity	<u>63</u>	<u>49</u>	<u>-14</u>	<u>-21.8</u>	Special District	<u>6.99</u>	<u>7.23</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>168.22</b>	<b>199.16</b>	<b>5.70</b>	<b>5.70</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	24,800	24,800	0.0	332	310	-22	-6.5	1.34	1.25
Res Hmstd:Avg Val	37,100	37,100	0.0	497	464	-32	-6.5	1.34	1.25
Res Hmstd: Hi Val	49,500	49,500	0.0	663	620	-43	-6.5	1.34	1.25
Res Hmstd: Ex-Hi Val	74,200	74,200	0.0	994	929	-65	-6.5	1.34	1.25
Comm/Ind: Lo Val	150,000	150,000	0.0	4,969	5,665	696	14.0	3.31	3.78
Comm/Ind: Med Val	300,000	300,000	0.0	11,566	13,191	1,625	14.0	3.86	4.4
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,353	48,309	5,957	14.1	4.24	4.83

**Koochiching County**

**International Falls city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	139,759	139,759	0	0.0	1,326	1,423	97	7.3	0.95	1.02
Res Non-Hmstd	19,572	19,572	0	0.0	257	288	31	11.9	1.32	1.47
Misc props	885	885	0	0.0	16	18	2	11.4	1.79	2.00
Apartments	3,061	3,061	0	0.0	47	53	6	12.1	1.55	1.74
Low-inc Apts	1,914	1,914	0	0.0	18	20	2	11.8	0.95	1.07
Seasonal Rec	260	260	0	0.0	2	3	0	12.1	0.88	0.98
Com/Ind: Lo	19,377	19,377	0	0.0	496	540	44	8.8	2.56	2.79
Com/Ind Hi	48,824	48,824	0	0.0	1,642	1,788	146	8.9	3.36	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,145	7,145	0	0.0	239	260	21	8.9	3.34	3.64
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	1,805	1,805	0	0.0	20	23	3	13.4	1.12	1.27
<b>Total</b>	<b>242,603</b>	<b>242,603</b>	<b>0</b>	<b>0.0</b>	<b>4,064</b>	<b>4,415</b>	<b>352</b>	<b>8.7</b>	<b>1.67</b>	<b>1.82</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	3,085	2,652	-433	-14.0	County	31.02	33.89	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	66.39	77.23	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.00	15.30	15.47	15.47
(=) Taxable Tax Capacity	<u>3,085</u>	<u>2,652</u>	<u>-433</u>	<u>-14.0</u>	Special District	<u>0.15</u>	<u>0.16</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>111.57</b>	<b>126.57</b>	<b>15.47</b>	<b>15.47</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	47,100	47,100	0.0	410	431	21	5.0	0.87	0.91
Res Hmstd:Avg Val	70,700	70,700	0.0	615	646	31	5.0	0.87	0.91
Res Hmstd: Hi Val	94,200	94,200	0.0	909	974	65	7.1	0.97	1.03
Res Hmstd: Ex-Hi Val	141,300	141,300	0.0	1,550	1,697	147	9.5	1.1	1.20
Apartment	300,000	300,000	0.0	4,648	5,210	562	12.1	1.55	1.74
Comm/Ind: Lo Val	150,000	150,000	0.0	3,841	4,179	337	8.8	2.56	2.79
Comm/Ind: Med Val	300,000	300,000	0.0	8,885	9,673	787	8.9	2.96	3.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,424	35,312	2,887	8.9	3.24	3.53

**Koochiching County**

**Littlefork city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	15,040	15,040	0	0.0	164	173	9	5.2	1.09	1.15
Res Non-Hmstd	2,691	2,691	0	0.0	39	45	6	16.1	1.45	1.68
Misc props	88	88	0	0.0	2	2	0	14.6	2.20	2.52
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	239	239	0	0.0	3	3	0	16.0	1.04	1.21
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	735	735	0	0.0	21	23	2	12.0	2.79	3.13
Com/Ind Hi	10	10	0	0.0	0	0	0	12.0	3.71	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	909	909	0	0.0	32	36	4	12.0	3.54	3.96
Ag Hmstd House	539	539	0	0.0	6	7	1	8.4	1.17	1.27
Ag Hmstd Land	204	204	0	0.0	1	1	0	30.0	0.37	0.48
Ag Non-Hmstd	15	15	0	0.0	0	0	0	16.7	1.34	1.56
<b>Total</b>	<b>20,471</b>	<b>20,471</b>	<b>0</b>	<b>0.0</b>	<b>268</b>	<b>291</b>	<b>23</b>	<b>8.5</b>	<b>1.31</b>	<b>1.42</b>

*Tax Base*

*Tax Rates*

	Taxable Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alter	Base	Alter	Base	Alter
Total Tax Capacity	216	171	-46	-21.1	County	37.77	41.30	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	55.55	70.39	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	40.12	44.05	5.70	5.70	
(=) Taxable Tax Capacity	216	171	-46	-21.1	Special District	0.15	0.16	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>133.58</b>	<b>155.90</b>	<b>5.70</b>	<b>5.70</b>	

*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	44,600	44,600	0.0	443	443	0	0.0	0.99	0.99
Res Hmstd:Avg Val	66,800	66,800	0.0	663	663	0	0.0	0.99	0.99
Res Hmstd: Hi Val	89,100	89,100	0.0	949	984	36	3.7	1.06	1.10
Res Hmstd: Ex-Hi Val	133,700	133,700	0.0	1,610	1,768	158	9.8	1.20	1.32
Apartment	300,000	300,000	0.0	5,180	6,017	837	16.2	1.73	2.01
Comm/Ind: Lo Val	150,000	150,000	0.0	4,190	4,692	502	12.0	2.79	3.13
Comm/Ind: Med Val	300,000	300,000	0.0	9,748	10,920	1,172	12.0	3.25	3.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,685	39,981	4,297	12.0	3.57	4

**Koochiching County**

**Mizpah city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	608	608	0	0.0	3	4	1	14.9	0.57	0.65
Res Non-Hmstd	107	107	0	0.0	1	1	0	9.3	0.96	1.05
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	141	141	0	0.0	1	1	0	9.3	0.95	1.04
Com/Ind: Lo	105	105	0	0.0	2	2	0	6.2	2.12	2.25
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6	6	0	0.0	0	0	0	6.3	2.80	2.98
Ag Hmstd House	264	264	0	0.0	1	2	0	25.9	0.52	0.66
Ag Hmstd Land	613	613	0	0.0	1	1	0	22.4	0.20	0.24
Ag Non-Hmstd	563	563	0	0.0	5	5	0	10.1	0.87	0.96
<b>Total</b>	<b>2,406</b>	<b>2,406</b>	<b>0</b>	<b>0.0</b>	<b>16</b>	<b>18</b>	<b>2</b>	<b>12.7</b>	<b>0.65</b>	<b>0.74</b>

*Tax Base*

*Tax Rates*

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	21	18	-3	-15.1	County	35.68	39.29	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.72	13.80	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.59	39.44	7.88	7.88
(=) Taxable Tax Capacity	21	18	-3	-15.1	Special District	3.32	3.57	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>87.31</b>	<b>96.10</b>	<b>7.88</b>	<b>7.88</b>

*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	22,200	22,200	0.0	123	146	23	18.8	0.55	0.66
Res Hmstd:Avg Val	33,300	33,300	0.0	184	218	34	18.8	0.55	0.66
Res Hmstd: Hi Val	44,300	44,300	0.0	244	290	46	18.8	0.55	0.66
Res Hmstd: Ex-Hi Val	66,500	66,500	0.0	367	436	69	18.8	0.55	0.66
Comm/Ind: Lo Val	150,000	150,000	0.0	3,181	3,379	198	6.2	2.12	2.25
Comm/Ind: Med Val	300,000	300,000	0.0	7,384	7,846	462	6.3	2.46	2.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,995	28,689	1,694	6.3	2.7	2.87

**Koochiching County**

**Northome city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,606	3,606	0	0.0	44	44	0	0.3	1.22	1.22
Res Non-Hmstd	671	671	0	0.0	11	12	2	15.0	1.61	1.86
Misc props	2	2	0	0.0	0	0	0	15.2	1.95	2.24
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	253	253	0	0.0	3	3	0	15.0	1.18	1.36
Seasonal Rec	5	5	0	0.0	0	0	0	15.0	1.57	1.80
Com/Ind: Lo	920	920	0	0.0	28	31	3	11.6	3.05	3.40
Com/Ind Hi	58	58	0	0.0	2	3	0	11.7	4.04	4.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	84	84	0	0.0	3	4	0	11.7	4.04	4.51
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	37	37	0	0.0	1	1	0	15.8	1.49	1.73
<b>Total</b>	<b>5,637</b>	<b>5,637</b>	<b>0</b>	<b>0.0</b>	<b>92</b>	<b>99</b>	<b>6</b>	<b>6.7</b>	<b>1.64</b>	<b>1.75</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	62	50	-12	-19.4	County	30.24	32.55	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	78.09	96.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.21	34.00	7.88	7.88
(=) Taxable Tax Capacity	62	50	-12	-19.4	Special District	8.76	9.45	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>149.30</b>	<b>172.90</b>	<b>7.88</b>	<b>7.88</b>

**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	35,100	35,100	0.0	411	392	-20	-4.7	1.17	1.12
Res Hmstd:Avg Val	52,600	52,600	0.0	616	587	-29	-4.7	1.17	1.12
Res Hmstd: Hi Val	70,100	70,100	0.0	821	782	-39	-4.7	1.17	1.12
Res Hmstd: Ex-Hi Val	105,100	105,100	0.0	1,374	1,420	45	3.3	1.31	1.35
Apartment	300,000	300,000	0.0	5,835	6,720	885	15.2	1.95	2.24
Comm/Ind: Lo Val	150,000	150,000	0.0	4,576	5,107	531	11.6	3.05	3.40
Comm/Ind: Med Val	300,000	300,000	0.0	10,639	11,877	1,239	11.6	3.55	3.96
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,929	43,472	4,542	11.7	3.89	4.35

**Koochiching County**

**Ranier city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	6,387	6,387	0	0.0	49	56	7	14.8	0.77	0.88
Res Non-Hmstd	1,177	1,177	0	0.0	12	13	1	10.0	1.01	1.11
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	161	161	0	0.0	2	2	0	10.3	1.20	1.32
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	823	823	0	0.0	8	9	1	9.5	0.96	1.06
Com/Ind: Lo	350	350	0	0.0	7	8	1	6.9	2.14	2.29
Com/Ind Hi	704	704	0	0.0	20	21	1	7.1	2.80	3.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	374	374	0	0.0	10	11	1	7.1	2.80	3.00
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>9,976</b>	<b>9,976</b>	<b>0</b>	<b>0.0</b>	<b>108</b>	<b>120</b>	<b>12</b>	<b>11.1</b>	<b>1.09</b>	<b>1.21</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	112	98	-14	-12.7	County	35.67	39.29	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.51	32.65	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.12	21.26	15.47	15.47
(=) Taxable Tax Capacity	<u>112</u>	<u>98</u>	<u>-14</u>	<u>-12.7</u>	Special District	<u>0.15</u>	<u>0.16</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>83.46</b>	<b>93.36</b>	<b>15.47</b>	<b>15.47</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	70,700	70,700	0.0	417	505	89	21.3	0.59	0.71
Res Hmstd:Avg Val	106,000	106,000	0.0	772	895	123	16.0	0.73	0.84
Res Hmstd: Hi Val	141,400	141,400	0.0	1,154	1,310	156	13.5	0.82	0.93
Res Hmstd: Ex-Hi Val	212,100	212,100	0.0	1,917	2,139	222	11.6	0.90	1.01
Comm/Ind: Lo Val	150,000	150,000	0.0	3,209	3,431	223	6.9	2.14	2.29
Comm/Ind: Med Val	300,000	300,000	0.0	7,409	7,929	520	7.0	2.47	2.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,013	28,919	1,906	7.1	2.70	2.89

Lac qui Parle County

Bellingham city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,718	2,718	0	0.0	20	23	3	14.5	0.73	0.84
Res Non-Hmstd	660	660	0	0.0	8	8	1	6.7	1.19	1.27
Misc props	10	10	0	0.0	0	0	0	6.2	1.89	2.01
Apartments	37	37	0	0.0	1	1	0	7.0	1.39	1.48
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	14	14	0	0.0	0	0	0	8.1	0.96	1.04
Com/Ind: Lo	422	422	0	0.0	10	10	0	5.0	2.34	2.46
Com/Ind Hi	1,677	1,677	0	0.0	51	53	3	5.1	3.03	3.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	189	189	0	0.0	6	6	0	5.1	3.03	3.18
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	156	156	0	0.0	1	2	0	8.8	0.88	0.96
Ag Non-Hmstd	101	101	0	0.0	1	1	0	8.8	0.88	0.96
<b>Total</b>	<b>5,984</b>	<b>5,984</b>	<b>0</b>	<b>0.0</b>	<b>97</b>	<b>104</b>	<b>7</b>	<b>7.3</b>	<b>1.62</b>	<b>1.74</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	80	70	-11	-13.2	County	33.75	35.24	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	32.47	37.41	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.08	20.27	28.44	28.44
(=) Taxable Tax Capacity	80	70	-11	-13.2	Special District	2.92	3.07	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>88.23</b>	<b>95.99</b>	<b>28.44</b>	<b>28.44</b>

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	27,400	27,400	0.0	210	236	26	12.2	0.77	0.86
Res Hmstd:Avg Val	41,100	41,100	0.0	315	354	38	12.2	0.77	0.86
Res Hmstd: Hi Val	54,700	54,700	0.0	419	471	51	12.2	0.77	0.86
Res Hmstd: Ex-Hi Val	82,100	82,100	0.0	659	735	76	11.5	0.80	0.9
Apartment	300,000	300,000	0.0	4,162	4,453	291	7.0	1.39	1.48
Comm/Ind: Lo Val	150,000	150,000	0.0	3,510	3,685	175	5.0	2.34	2.46
Comm/Ind: Med Val	300,000	300,000	0.0	8,049	8,456	407	5.1	2.68	2.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,228	30,722	1,494	5.1	2.92	3.07



Lac qui Parle County

Boyd city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,800	1,800	0	0.0	45	39	-6	-13.4	2.52	2.19
Res Non-Hmstd	541	541	0	0.0	16	19	3	18.6	2.98	3.53
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	10	10	0	0.0	0	0	0	18.8	3.61	4.28
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	302	302	0	0.0	15	18	2	16.2	5.02	5.83
Com/Ind Hi	79	79	0	0.0	5	6	1	16.4	6.63	7.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	161	161	0	0.0	11	12	2	16.4	6.63	7.71
Ag Hmstd House	51	51	0	0.0	1	1	0	-14.5	2.53	2.16
Ag Hmstd Land	334	334	0	0.0	8	10	2	20.1	2.48	2.97
Ag Non-Hmstd	245	245	0	0.0	7	8	1	19.9	2.72	3.27
<b>Total</b>	<b>3,522</b>	<b>3,522</b>	<b>0</b>	<b>0.0</b>	<b>109</b>	<b>114</b>	<b>5</b>	<b>4.4</b>	<b>3.10</b>	<b>3.24</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	39	32	-7	-18.5	County	24.52	24.03	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.81	0.00	20.03	20.03
(=) Taxable Tax Capacity	39	32	-7	-18.5	Special District	2.92	3.07	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	272.46	326.69	20.03	20.03

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	18,000	18,000	18,000	0.0	454	389	-66	-14.4	2.52	2.16
Res Hmstd: Avg Val	27,000	27,000	27,000	0.0	682	583	-98	-14.4	2.52	2.16
Res Hmstd: Hi Val	36,000	36,000	36,000	0.0	909	778	-131	-14.4	2.52	2.16
Res Hmstd: Ex-Hi Val	54,000	54,000	54,000	0.0	1,363	1,167	-197	-14.4	2.52	2.16
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	7,530	8,750	1,220	16.2	5.02	5.83
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	17,469	20,316	2,847	16.3	5.82	6.77
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	63,852	74,292	10,440	16.4	6.39	7.43

Lac qui Parle County

Dawson city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	29,907	29,907	0	0.0	556	531	-25	-4.4	1.86	1.78
Res Non-Hmstd	4,205	4,205	0	0.0	95	107	13	13.2	2.25	2.55
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	1,322	1,322	0	0.0	36	40	5	13.7	2.69	3.06
Low-inc Apts	702	702	0	0.0	12	13	2	13.2	1.67	1.89
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,497	4,497	0	0.0	175	195	20	11.4	3.89	4.33
Com/Ind Hi	5,133	5,133	0	0.0	260	290	30	11.6	5.06	5.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,670	2,670	0	0.0	135	151	16	11.6	5.05	5.64
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	391	391	0	0.0	5	6	1	16.7	1.24	1.45
Ag Non-Hmstd	446	446	0	0.0	8	10	1	15.9	1.85	2.15
<b>Total</b>	<b>49,273</b>	<b>49,273</b>	<b>0</b>	<b>0.0</b>	<b>1,280</b>	<b>1,343</b>	<b>62</b>	<b>4.9</b>	<b>2.60</b>	<b>2.72</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	590	490	-100	-16.9	28.64	29.29	7.54	6.69	0.00	0.00
(-) TIF Tax Capacity	7	7	0	0.0	#####	#####	7.03	7.38	17.76	17.76
(-) FD Contrib Tax Cap	0	0	0	0.0					20.03	20.03
(=) Taxable Tax Capacity	583	484	-100	-17.1					0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	185.24	214.68		37.79	37.79

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	42,900	42,900	0.0	785	715	-70	-9.0	1.83	1.67
Res Hmstd:Avg Val	64,300	64,300	0.0	1,177	1,071	-106	-9.0	1.83	1.67
Res Hmstd: Hi Val	85,700	85,700	0.0	1,616	1,530	-86	-5.3	1.89	1.79
Res Hmstd: Ex-Hi Val	128,600	128,600	0.0	2,611	2,696	84	3.2	2.03	2.1
Comm/Ind: Lo Val	150,000	150,000	0.0	5,833	6,496	663	11.4	3.89	4.33
Comm/Ind: Med Val	300,000	300,000	0.0	13,422	14,968	1,546	11.5	4.47	4.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	48,837	54,506	5,669	11.6	4.88	5.45

Lac qui Parle County

Louisburg city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	429	429	0	0.0	5	5	0	-4.5	1.21	1.15
Res Non-Hmstd	119	119	0	0.0	2	2	0	7.2	1.64	1.75
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	56	56	0	0.0	1	1	0	8.2	1.41	1.52
Com/Ind: Lo	16	16	0	0.0	0	1	0	5.8	3.02	3.19
Com/Ind Hi	382	382	0	0.0	15	16	1	5.9	3.93	4.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	22	22	0	0.0	1	1	0	5.9	3.93	4.16
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	57	57	0	0.0	0	0	0	8.7	0.67	0.72
Ag Non-Hmstd	275	275	0	0.0	4	4	0	8.7	1.33	1.45
<b>Total</b>	1,356	1,356	0	0.0	28	30	1	4.5	2.09	2.18

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	17	16	-2	-9.9	County	33.75	35.35	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	77.57	86.05	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.09	20.44	28.44	28.44
(=) Taxable Tax Capacity	17	16	-2	-9.9	Special District	2.92	3.07	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	133.33	144.91	28.44	28.44

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	17,200	17,200	17,200	0.0	209	198	-11	-5.2	1.22	1.15
Res Hmstd: Avg Val	25,800	25,800	25,800	0.0	314	298	-16	-5.2	1.22	1.15
Res Hmstd: Hi Val	34,400	34,400	34,400	0.0	419	397	-22	-5.2	1.22	1.15
Res Hmstd: Ex-Hi Val	51,500	51,500	51,500	0.0	627	594	-33	-5.2	1.22	1.15
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,525	4,786	261	5.8	3.02	3.19
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	10,417	11,025	608	5.8	3.47	3.67
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	37,911	40,139	2,229	5.9	3.79	4.01

Lac qui Parle County

Madison city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	33,397	33,397	0	0.0	484	513	29	5.9	1.45	1.54
Res Non-Hmstd	3,287	3,287	0	0.0	60	72	12	20.2	1.82	2.19
Misc props	95	95	0	0.0	3	3	1	19.4	2.78	3.32
Apartments	445	445	0	0.0	10	12	2	21.0	2.16	2.62
Low-inc Apts	665	665	0	0.0	9	11	2	20.2	1.35	1.62
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,073	4,073	0	0.0	133	155	22	16.7	3.26	3.81
Com/Ind Hi	1,251	1,251	0	0.0	53	62	9	17.2	4.24	4.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	553	553	0	0.0	23	27	4	17.2	4.24	4.96
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	162	162	0	0.0	1	1	0	24.9	0.74	0.92
Ag Non-Hmstd	106	106	0	0.0	2	2	0	24.9	1.46	1.82
<b>Total</b>	<b>44,031</b>	<b>44,031</b>	<b>0</b>	<b>0.0</b>	<b>777</b>	<b>858</b>	<b>81</b>	<b>10.4</b>	<b>1.77</b>	<b>1.95</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	478	363	-114	-23.9	County	28.84	29.08	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	-0.01	0.00	34.06	34.06
(=) Taxable Tax Capacity	478	363	-114	-23.9	Special District	2.92	3.07	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	145.90	182.23	34.06	34.06

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	38,100	38,100	0.0	533	546	13	2.5	1.4	1.43
Res Hmstd:Avg Val	57,100	57,100	0.0	799	819	20	2.5	1.4	1.43
Res Hmstd: Hi Val	76,100	76,100	0.0	1,066	1,092	27	2.5	1.40	1.44
Res Hmstd: Ex-Hi Val	114,200	114,200	0.0	1,786	1,979	193	10.8	1.56	1.73
Apartment	300,000	300,000	0.0	6,493	7,855	1,362	21.0	2.16	2.62
Comm/Ind: Lo Val	150,000	150,000	0.0	4,892	5,710	817	16.7	3.26	3.81
Comm/Ind: Med Val	300,000	300,000	0.0	11,246	13,153	1,907	17.0	3.75	4.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,893	47,886	6,993	17.1	4.09	4.79

Lac qui Parle County

Marietta city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,924	1,924	0	0.0	17	20	3	16.9	0.88	1.02
Res Non-Hmstd	307	307	0	0.0	4	5	1	16.0	1.29	1.50
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	16	16	0	0.0	0	0	0	20.1	1.01	1.21
Com/Ind: Lo	298	298	0	0.0	7	8	1	12.3	2.48	2.78
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	140	140	0	0.0	4	5	1	12.8	3.16	3.56
Ag Hmstd House	42	42	0	0.0	0	0	0	16.8	0.88	1.02
Ag Hmstd Land	172	172	0	0.0	1	1	0	22.4	0.45	0.56
Ag Non-Hmstd	85	85	0	0.0	1	1	0	21.8	0.93	1.14
<b>Total</b>	<b>2,984</b>	<b>2,984</b>	<b>0</b>	<b>0.0</b>	<b>35</b>	<b>40</b>	<b>5</b>	<b>15.6</b>	<b>1.16</b>	<b>1.35</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	32	24	-8	-24.6	County	29.46	29.66	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	61.11	81.09	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	-0.01	0.00	34.06	34.06
(=) Taxable Tax Capacity	<u>32</u>	<u>24</u>	<u>-8</u>	<u>-24.6</u>	Special District	<u>2.92</u>	<u>3.07</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	93.48	113.82	34.06	34.06

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	17,000	17,000	0.0	149	174	25	16.9	0.88	1.02
Res Hmstd:Avg Val	25,500	25,500	0.0	223	261	38	16.9	0.88	1.02
Res Hmstd: Hi Val	34,000	34,000	0.0	298	348	50	16.9	0.88	1.02
Res Hmstd: Ex-Hi Val	51,000	51,000	0.0	446	522	76	16.9	0.88	1.02
Comm/Ind: Lo Val	150,000	150,000	0.0	3,713	4,171	458	12.3	2.48	2.78
Comm/Ind: Med Val	300,000	300,000	0.0	8,493	9,561	1,068	12.6	2.83	3.19
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,802	34,717	3,915	12.7	3.08	3.47

Lac qui Parle County

Nassau city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	951	951	0	0.0	8	9	1	13.5	0.79	0.90
Res Non-Hmstd	219	219	0	0.0	3	3	0	6.1	1.18	1.25
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	132	132	0	0.0	3	3	0	4.6	2.33	2.44
Com/Ind Hi	946	946	0	0.0	28	30	1	4.8	2.99	3.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	106	106	0	0.0	3	3	0	4.8	2.99	3.14
Ag Hmstd House	76	76	0	0.0	1	1	0	13.9	0.78	0.89
Ag Hmstd Land	18	18	0	0.0	0	0	0	9.2	0.72	0.79
Ag Non-Hmstd	20	20	0	0.0	0	0	0	8.6	0.84	0.91
<b>Total</b>	<b>2,468</b>	<b>2,468</b>	<b>0</b>	<b>0.0</b>	<b>46</b>	<b>49</b>	<b>3</b>	<b>6.5</b>	<b>1.85</b>	<b>1.97</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	36	32	-4	-11.1	County	33.74	35.34	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	41.96	47.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.14	5.36	34.07	34.07
(=) Taxable Tax Capacity	<u>36</u>	<u>32</u>	<u>-4</u>	<u>-11.1</u>	Special District	<u>2.92</u>	<u>3.07</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>83.76</b>	<b>90.96</b>	<b>34.07</b>	<b>34.07</b>

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	20,500	20,500	0.0	160	182	22	13.9	0.78	0.89
Res Hmstd:Avg Val	30,700	30,700	0.0	239	272	33	13.9	0.78	0.89
Res Hmstd: Hi Val	40,900	40,900	0.0	318	363	44	13.9	0.78	0.89
Res Hmstd: Ex-Hi Val	61,300	61,300	0.0	477	543	66	13.9	0.78	0.89
Comm/Ind: Lo Val	150,000	150,000	0.0	3,494	3,656	162	4.6	2.33	2.44
Comm/Ind: Med Val	300,000	300,000	0.0	7,983	8,361	378	4.7	2.66	2.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,932	30,317	1,385	4.8	2.89	3.03

Lake County

Beaver Bay city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	8,743	8,743	0	0.0	94	92	-1	-1.5	1.07	1.05
Res Non-Hmstd	2,069	2,069	0	0.0	28	29	1	3.3	1.34	1.38
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	200	200	0	0.0	3	3	0	3.3	1.64	1.70
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	23,253	23,253	0	0.0	342	352	10	2.9	1.47	1.51
Com/Ind: Lo	1,393	1,393	0	0.0	38	39	1	1.5	2.74	2.79
Com/Ind Hi	3,002	3,002	0	0.0	110	111	2	1.5	3.65	3.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	97	97	0	0.0	4	4	0	1.5	3.65	3.71
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	4,144	4,144	0	0.0	54	56	2	3.3	1.30	1.34
<b>Total</b>	<b>42,900</b>	<b>42,900</b>	<b>0</b>	<b>0.0</b>	<b>671</b>	<b>685</b>	<b>14</b>	<b>2.1</b>	<b>1.56</b>	<b>1.60</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	470	460	-9	-2.0	County	39.69	41.52	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	71.71	73.28	0.00	0.00
(-) FD Contrib Tax Cap	29	29	0	0.0	School District	16.66	17.46	1.73	1.73
(=) Taxable Tax Capacity	440	431	-9	-2.1	Special District	2.01	2.13	0.00	0.00
FD Distrib Tax Cap	2	2	0	0.0	<b>Total</b>	<b>130.08</b>	<b>134.39</b>	<b>1.73</b>	<b>1.73</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	126,500	126,500	0.0	1,119	1,085	-34	-3.1	0.88	0.86	
Res Hmstd: Avg Val	189,700	189,700	0.0	2,009	2,021	12	0.6	1.06	1.07	
Res Hmstd: Hi Val	252,900	252,900	0.0	2,899	2,958	59	2.0	1.15	1.17	
Res Hmstd: Ex-Hi Val	379,400	379,400	0.0	4,680	4,833	153	3.3	1.23	1.27	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,116	4,178	63	1.5	2.74	2.79	
Comm/Ind: Med Val	300,000	300,000	0.0	9,595	9,741	146	1.5	3.2	3.25	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,163	35,700	537	1.5	3.52	3.57	

Lake County

Two Harbors city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	132,751	132,751	0	0.0	958	1,026	68	7.1	0.72	0.77
Res Non-Hmstd	24,815	24,815	0	0.0	306	334	29	9.4	1.23	1.35
Misc props	849	849	0	0.0	17	18	1	8.2	2.01	2.18
Apartments	5,281	5,281	0	0.0	78	85	7	9.4	1.47	1.61
Low-inc Apts	2,992	2,992	0	0.0	27	29	2	9.4	0.89	0.97
Seasonal Rec	19,724	19,724	0	0.0	255	277	22	8.6	1.29	1.40
Com/Ind: Lo	15,023	15,023	0	0.0	391	408	17	4.3	2.60	2.71
Com/Ind Hi	23,049	23,049	0	0.0	798	833	35	4.3	3.46	3.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	2,687	2,687	0	0.0	31	34	3	9.5	1.16	1.28
<b>Total</b>	<b>227,171</b>	<b>227,171</b>	<b>0</b>	<b>0.0</b>	<b>2,860</b>	<b>3,044</b>	<b>185</b>	<b>6.5</b>	<b>1.26</b>	<b>1.34</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,591	2,312	-279	-10.8	County	35.91	37.11	0.00	0.00
(-) TIF Tax Capacity	176	176	0	0.0	City/Town	63.59	72.85	0.00	0.00
(-) FD Contrib Tax Cap	221	221	0	0.0	School District	15.43	15.98	1.73	1.73
(=) Taxable Tax Capacity	2,193	1,914	-279	-12.7	Special District	1.50	1.59	0.00	0.00
FD Distrib Tax Cap	155	155	0	0.0	<b>Total</b>	<b>116.43</b>	<b>127.53</b>	<b>1.73</b>	<b>1.73</b>

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	81,200	81,200	0.0	370	378	8	2.1	0.46	0.47
Res Hmstd: Avg Val	121,800	121,800	0.0	887	950	63	7.1	0.73	0.78
Res Hmstd: Hi Val	162,300	162,300	0.0	1,402	1,520	118	8.4	0.86	0.94
Res Hmstd: Ex-Hi Val	243,600	243,600	0.0	2,435	2,664	228	9.4	1	1.09
Apartment	300,000	300,000	0.0	4,418	4,835	416	9.4	1.47	1.61
Comm/Ind: Lo Val	150,000	150,000	0.0	3,902	4,071	169	4.3	2.60	2.71
Comm/Ind: Med Val	300,000	300,000	0.0	9,096	9,491	395	4.3	3.03	3.16
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,336	34,784	1,448	4.3	3.33	3.48



Lake County

Silver Bay city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	74,210	74,210	0	0.0	535	567	32	5.9	0.72	0.76
Res Non-Hmstd	11,844	11,844	0	0.0	157	176	19	12.4	1.32	1.49
Misc props	62	62	0	0.0	1	1	0	12.4	1.95	2.20
Apartments	394	394	0	0.0	6	7	1	12.4	1.63	1.83
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	3,252	3,252	0	0.0	46	51	5	11.6	1.40	1.56
Com/Ind: Lo	3,595	3,595	0	0.0	98	104	6	6.1	2.73	2.90
Com/Ind Hi	4,913	4,913	0	0.0	178	189	11	6.1	3.63	3.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,549	13,549	0	0.0	491	521	30	6.1	3.62	3.85
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	1,970	1,970	0	0.0	25	29	3	12.6	1.29	1.45
<b>Total</b>	<b>113,790</b>	<b>113,790</b>	<b>0</b>	<b>0.0</b>	<b>1,538</b>	<b>1,646</b>	<b>108</b>	<b>7.0</b>	<b>1.35</b>	<b>1.45</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,339	1,144	-195	-14.6	County	35.59	36.52	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	76.12	90.82	0.00	0.00
(-) FD Contrib Tax Cap	132	132	0	0.0	School District	15.30	15.74	1.73	1.73
(=) Taxable Tax Capacity	<u>1,207</u>	<u>1,012</u>	<u>-195</u>	<u>-16.2</u>	Special District	<u>2.01</u>	<u>2.13</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	95	95	0	0.0	<b>Total</b>	<b>129.01</b>	<b>145.21</b>	<b>1.73</b>	<b>1.73</b>

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	61,800	61,800	0.0	246	234	-12	-4.7	0.4	0.38
Res Hmstd:Avg Val	92,600	92,600	0.0	607	626	19	3.2	0.66	0.68
Res Hmstd: Hi Val	123,500	123,500	0.0	1,038	1,120	82	7.9	0.84	0.91
Res Hmstd: Ex-Hi Val	185,300	185,300	0.0	1,902	2,109	207	10.9	1.03	1.14
Apartment	300,000	300,000	0.0	4,890	5,497	607	12.4	1.63	1.83
Comm/Ind: Lo Val	150,000	150,000	0.0	4,092	4,343	251	6.1	2.73	2.9
Comm/Ind: Med Val	300,000	300,000	0.0	9,539	10,124	585	6.1	3.18	3.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,958	37,104	2,146	6.1	3.5	3.71

Lake of the Woods County

Baudette city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	24,058	24,058	0	0.0	263	266	2	0.9	1.10	1.11
Res Non-Hmstd	4,927	4,927	0	0.0	73	78	5	7.3	1.47	1.58
Misc props	386	386	0	0.0	8	9	1	6.9	2.18	2.33
Apartments	268	268	0	0.0	5	5	0	7.4	1.71	1.84
Low-inc Apts	1,378	1,378	0	0.0	14	16	1	7.2	1.05	1.13
Seasonal Rec	92	92	0	0.0	1	1	0	7.8	1.30	1.40
Com/Ind: Lo	7,792	7,792	0	0.0	214	226	12	5.5	2.75	2.90
Com/Ind Hi	13,120	13,120	0	0.0	473	500	27	5.6	3.61	3.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	428	428	0	0.0	15	16	1	5.6	3.61	3.81
Ag Hmstd House	259	259	0	0.0	3	3	0	-0.7	1.07	1.06
Ag Hmstd Land	598	598	0	0.0	3	3	0	10.5	0.52	0.58
Ag Non-Hmstd	315	315	0	0.0	4	4	0	8.2	1.23	1.33
<b>Total</b>	<b>53,619</b>	<b>53,619</b>	<b>0</b>	<b>0.0</b>	<b>1,077</b>	<b>1,127</b>	<b>50</b>	<b>4.6</b>	<b>2.01</b>	<b>2.10</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	708	637	-71	-10.0	County	45.11	48.17	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.63	39.61	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	41.68	44.74	17.49	17.49
(=) Taxable Tax Capacity	708	637	-71	-10.0	Special District	0.30	0.31	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>122.72</b>	<b>132.83</b>	<b>17.49</b>	<b>17.49</b>

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	54,900	54,900	0.0	550	534	-17	-3.0	1.00	0.97
Res Hmstd:Avg Val	82,300	82,300	0.0	856	841	-15	-1.7	1.04	1.02
Res Hmstd: Hi Val	109,700	109,700	0.0	1,264	1,286	21	1.7	1.15	1.17
Res Hmstd: Ex-Hi Val	164,500	164,500	0.0	2,082	2,175	93	4.5	1.27	1.32
Apartment	300,000	300,000	0.0	5,127	5,506	379	7.4	1.71	1.84
Comm/Ind: Lo Val	150,000	150,000	0.0	4,122	4,350	228	5.5	2.75	2.9
Comm/Ind: Med Val	300,000	300,000	0.0	9,531	10,062	531	5.6	3.18	3.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,773	36,720	1,947	5.6	3.48	3.67

Lake of the Woods County

Williams city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,545	2,545	0	0.0	42	37	-4	-10.8	1.64	1.46
Res Non-Hmstd	1,037	1,037	0	0.0	22	24	3	11.8	2.11	2.36
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	91	91	0	0.0	2	2	0	12.4	1.94	2.18
Com/Ind: Lo	617	617	0	0.0	23	25	2	9.7	3.71	4.07
Com/Ind Hi	640	640	0	0.0	31	34	3	9.8	4.88	5.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	121	121	0	0.0	6	6	1	9.8	4.88	5.36
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	202	202	0	0.0	2	2	0	15.2	0.80	0.92
Ag Non-Hmstd	219	219	0	0.0	4	5	1	12.9	1.87	2.11
<b>Total</b>	<b>5,470</b>	<b>5,470</b>	<b>0</b>	<b>0.0</b>	<b>131</b>	<b>136</b>	<b>5</b>	<b>3.8</b>	<b>2.39</b>	<b>2.48</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	65	55	-10	-15.3	County	45.11	48.10	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	99.42	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	41.71	44.70	17.49	17.49
(=) Taxable Tax Capacity	<u>65</u>	<u>55</u>	<u>-10</u>	<u>-15.3</u>	Special District	<u>0.30</u>	<u>0.31</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	186.54	210.53	17.49	17.49

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	24,300	24,300	0.0	399	349	-49	-12.3	1.64	1.44
Res Hmstd:Avg Val	36,500	36,500	0.0	599	525	-74	-12.3	1.64	1.44
Res Hmstd: Hi Val	48,600	48,600	0.0	797	699	-98	-12.3	1.64	1.44
Res Hmstd: Ex-Hi Val	73,000	73,000	0.0	1,197	1,050	-148	-12.3	1.64	1.44
Comm/Ind: Lo Val	150,000	150,000	0.0	5,558	6,098	540	9.7	3.71	4.07
Comm/Ind: Med Val	300,000	300,000	0.0	12,882	14,142	1,260	9.8	4.29	4.71
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	47,059	51,678	4,619	9.8	4.71	5.17

Lake of the Woods County

Roosevelt city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	29	29	0	0.0	0	0	0	1.9	0.94	0.96
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	150	150	0	0.0	4	4	0	8.9	2.67	2.91
Com/Ind Hi	7	7	0	0.0	0	0	0	9.0	3.52	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4	4	0	0.0	0	0	0	9.0	3.52	3.83
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	3	3	0	0.0	0	0	0	13.3	1.19	1.35
<b>Total</b>	192	192	0	0.0	5	5	0	8.5	2.44	2.65

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	3	3	0	-4.1	County	46.20	49.39	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.96	33.29	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	47.04	52.36	14.92	14.92
(=) Taxable Tax Capacity	3	3	0	-4.1	Special District	0.30	0.31	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	119.49	135.35	14.92	14.92

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	19,100	19,100	0.0	180	184	3	1.8	0.94	0.96	
Res Hmstd:Avg Val	28,700	28,700	0.0	271	276	5	1.8	0.94	0.96	
Res Hmstd: Hi Val	38,300	38,300	0.0	362	368	7	1.8	0.94	0.96	
Res Hmstd: Ex-Hi Val	57,400	57,400	0.0	542	552	10	1.8	0.94	0.96	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,011	4,368	357	8.9	2.67	2.91	
Comm/Ind: Med Val	300,000	300,000	0.0	9,285	10,117	832	9.0	3.09	3.37	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,895	36,947	3,052	9.0	3.39	3.69	

Le Sueur County

Cleveland city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	32,079	32,079	0	0.0	299	330	31	10.3	0.93	1.03
Res Non-Hmstd	2,895	2,895	0	0.0	34	37	4	10.4	1.17	1.29
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	134	134	0	0.0	2	2	0	10.6	1.37	1.52
Low-inc Apts	218	218	0	0.0	2	2	0	10.4	0.84	0.93
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,483	1,483	0	0.0	35	38	3	7.4	2.35	2.53
Com/Ind Hi	317	317	0	0.0	10	11	1	7.5	3.10	3.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	352	352	0	0.0	11	12	1	7.5	3.10	3.33
Ag Hmstd House	263	263	0	0.0	2	3	0	10.2	0.93	1.03
Ag Hmstd Land	488	488	0	0.0	2	3	0	13.9	0.48	0.55
Ag Non-Hmstd	457	457	0	0.0	5	5	1	11.7	0.99	1.11
<b>Total</b>	<b>38,685</b>	<b>38,685</b>	<b>0</b>	<b>0.0</b>	<b>402</b>	<b>442</b>	<b>40</b>	<b>10.0</b>	<b>1.04</b>	<b>1.14</b>

Tax Base

Tax Rates

	Taxable Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alter	Base	Alter	Base	Alter
Total Tax Capacity	400	338	-61	-15.4	County	37.85	39.82	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.27	62.96	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.13	8.11	13.01	13.01	
(=) Taxable Tax Capacity	400	338	-61	-15.4	Special District	0.19	0.20	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>99.45</b>	<b>111.09</b>	<b>13.01</b>	<b>13.01</b>	

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	91,000	91,000	0.0	733	807	74	10.1	0.81	0.89
Res Hmstd: Avg Val	136,400	136,400	0.0	1,284	1,415	131	10.2	0.94	1.04
Res Hmstd: Hi Val	181,800	181,800	0.0	1,836	2,024	188	10.3	1.01	1.11
Res Hmstd: Ex-Hi Val	272,800	272,800	0.0	2,941	3,244	303	10.3	1.08	1.19
Comm/Ind: Lo Val	150,000	150,000	0.0	3,531	3,793	262	7.4	2.35	2.53
Comm/Ind: Med Val	300,000	300,000	0.0	8,175	8,786	611	7.5	2.73	2.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,845	32,086	2,241	7.5	2.98	3.21

Le Sueur County

Heidelberg city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,469	9,469	0	0.0	100	104	4	4.5	1.05	1.10
Res Non-Hmstd	992	992	0	0.0	11	12	1	4.5	1.13	1.18
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	347	347	0	0.0	8	9	0	3.2	2.38	2.45
Com/Ind Hi	94	94	0	0.0	3	3	0	3.2	3.14	3.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	35	35	0	0.0	1	1	0	3.2	3.14	3.24
Ag Hmstd House	277	277	0	0.0	3	3	0	4.3	1.09	1.13
Ag Hmstd Land	372	372	0	0.0	2	2	0	5.8	0.44	0.46
Ag Non-Hmstd	364	364	0	0.0	4	4	0	4.9	1.03	1.08
<b>Total</b>	<b>11,949</b>	<b>11,949</b>	<b>0</b>	<b>0.0</b>	<b>132</b>	<b>138</b>	<b>6</b>	<b>4.4</b>	<b>1.10</b>	<b>1.15</b>

Tax Base

Tax Rates

	Taxable Market Value				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	121	113	-7	-6.0	County	39.57	41.85	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	24.87	24.92	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.19	40.90	10.40	10.40
(=) Taxable Tax Capacity	121	113	-7	-6.0	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>102.81</b>	<b>107.87</b>	<b>10.40</b>	<b>10.40</b>

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	145,900	145,900	0.0	1,411	1,465	55	3.9	0.97	1.00
Res Hmstd:Avg Val	218,800	218,800	0.0	2,302	2,398	97	4.2	1.05	1.1
Res Hmstd: Hi Val	291,600	291,600	0.0	3,191	3,330	139	4.3	1.09	1.14
Res Hmstd: Ex-Hi Val	437,500	437,500	0.0	4,953	5,174	221	4.5	1.13	1.18
Comm/Ind: Lo Val	150,000	150,000	0.0	3,568	3,682	114	3.2	2.38	2.45
Comm/Ind: Med Val	300,000	300,000	0.0	8,274	8,539	265	3.2	2.76	2.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,232	31,205	973	3.2	3.02	3.12

Le Sueur County

Kasota city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	27,935	27,935	0	0.0	195	227	32	16.4	0.70	0.81
Res Non-Hmstd	1,552	1,552	0	0.0	14	16	1	8.7	0.93	1.01
Misc props	112	112	0	0.0	1	1	0	9.0	1.11	1.21
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	729	729	0	0.0	5	5	0	8.6	0.69	0.75
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,158	1,158	0	0.0	24	25	1	5.9	2.04	2.16
Com/Ind Hi	1,272	1,272	0	0.0	34	36	2	6.0	2.66	2.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	198	198	0	0.0	5	6	0	6.0	2.66	2.82
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	49	49	0	0.0	0	0	0	10.4	0.38	0.42
Ag Non-Hmstd	472	472	0	0.0	4	4	0	10.4	0.76	0.84
<b>Total</b>	<b>33,477</b>	<b>33,477</b>	<b>0</b>	<b>0.0</b>	<b>282</b>	<b>320</b>	<b>38</b>	<b>13.4</b>	<b>0.84</b>	<b>0.96</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	352	291	-61	-17.3	County	39.57	41.85	0.00	0.00
(-) TIF Tax Capacity	4	4	0	0.0	City/Town	20.99	25.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.66	16.90	15.81	15.81
(=) Taxable Tax Capacity	348	287	-61	-17.5	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>76.42</b>	<b>84.39</b>	<b>15.81</b>	<b>15.81</b>

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	78,400	78,400	0.0	421	531	110	26.0	0.54	0.68
Res Hmstd:Avg Val	117,600	117,600	0.0	818	953	135	16.5	0.7	0.81
Res Hmstd: Hi Val	156,700	156,700	0.0	1,214	1,375	161	13.3	0.77	0.88
Res Hmstd: Ex-Hi Val	235,200	235,200	0.0	2,009	2,221	213	10.6	0.85	0.94
Apartment	300,000	300,000	0.0	3,340	3,639	299	9.0	1.11	1.21
Comm/Ind: Lo Val	150,000	150,000	0.0	3,055	3,235	179	5.9	2.04	2.16
Comm/Ind: Med Val	300,000	300,000	0.0	7,050	7,469	419	5.9	2.35	2.49
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,692	27,227	1,535	6.0	2.57	2.72

Le Sueur County

Kilkenny city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,621	5,621	0	0.0	60	64	4	6.0	1.07	1.14
Res Non-Hmstd	1,298	1,298	0	0.0	18	21	2	12.7	1.42	1.60
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	261	261	0	0.0	7	8	1	9.6	2.72	2.98
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	91	91	0	0.0	3	4	0	9.7	3.53	3.87
Ag Hmstd House	56	56	0	0.0	0	1	0	13.1	0.84	0.96
Ag Hmstd Land	135	135	0	0.0	1	1	0	14.5	0.60	0.69
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>7,462</b>	<b>7,462</b>	<b>0</b>	<b>0.0</b>	<b>90</b>	<b>97</b>	<b>7</b>	<b>7.9</b>	<b>1.21</b>	<b>1.31</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	77	61	-16	-20.2	County	38.55	40.57	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	52.22	65.46	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.43	29.71	15.34	15.34
(=) Taxable Tax Capacity	<u>77</u>	<u>61</u>	<u>-16</u>	<u>-20.2</u>	Special District	<u>0.19</u>	<u>0.20</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>119.38</b>	<b>135.94</b>	<b>15.34</b>	<b>15.34</b>

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	62,800	62,800	0.0	595	609	14	2.3	0.95	0.97
Res Hmstd: Avg Val	94,200	94,200	0.0	982	1,034	53	5.4	1.04	1.1
Res Hmstd: Hi Val	125,600	125,600	0.0	1,433	1,548	115	8.0	1.14	1.23
Res Hmstd: Ex-Hi Val	188,400	188,400	0.0	2,335	2,574	239	10.2	1.24	1.37
Comm/Ind: Lo Val	150,000	150,000	0.0	4,015	4,388	372	9.3	2.68	2.93
Comm/Ind: Med Val	300,000	300,000	0.0	9,292	10,161	869	9.4	3.1	3.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,916	37,103	3,187	9.4	3.39	3.71



Le Sueur County

Le Center city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	82,247	82,247	0	0.0	928	973	45	4.9	1.13	1.18
Res Non-Hmstd	12,140	12,140	0	0.0	169	184	15	8.6	1.40	1.52
Misc props	577	577	0	0.0	11	12	1	8.3	1.86	2.02
Apartments	3,804	3,804	0	0.0	62	67	5	8.8	1.63	1.77
Low-inc Apts	2,079	2,079	0	0.0	21	23	2	8.6	1.00	1.09
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	11,182	11,182	0	0.0	297	316	19	6.5	2.66	2.83
Com/Ind Hi	7,288	7,288	0	0.0	255	271	17	6.6	3.49	3.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,184	1,184	0	0.0	41	44	3	6.6	3.49	3.72
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	161	161	0	0.0	1	1	0	9.7	0.59	0.65
Ag Non-Hmstd	1,462	1,462	0	0.0	17	19	2	9.7	1.18	1.30
<b>Total</b>	<b>122,124</b>	<b>122,124</b>	<b>0</b>	<b>0.0</b>	<b>1,802</b>	<b>1,911</b>	<b>108</b>	<b>6.0</b>	<b>1.48</b>	<b>1.56</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,372	1,205	-167	-12.2	County	39.08	41.29	0.00	0.00
(-) TIF Tax Capacity	27	27	0	0.0	City/Town	54.40	62.12	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.48	25.99	15.34	15.34
(=) Taxable Tax Capacity	1,345	1,178	-167	-12.4	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>118.14</b>	<b>129.60</b>	<b>15.34</b>	<b>15.34</b>

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	93,400	93,400	0.0	958	980	22	2.3	1.03	1.05
Res Hmstd: Avg Val	140,100	140,100	0.0	1,624	1,711	88	5.4	1.16	1.22
Res Hmstd: Hi Val	186,700	186,700	0.0	2,288	2,441	153	6.7	1.23	1.31
Res Hmstd: Ex-Hi Val	280,200	280,200	0.0	3,620	3,905	286	7.9	1.29	1.39
Apartment	300,000	300,000	0.0	4,891	5,320	430	8.8	1.63	1.77
Comm/Ind: Lo Val	150,000	150,000	0.0	3,987	4,245	258	6.5	2.66	2.83
Comm/Ind: Med Val	300,000	300,000	0.0	9,227	9,828	602	6.5	3.08	3.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,677	35,883	2,206	6.6	3.37	3.59

Le Sueur County

Le Sueur city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	160,359	160,359	0	0.0	1,869	1,951	81	4.3	1.17	1.22
Res Non-Hmstd	24,023	24,023	0	0.0	331	356	25	7.6	1.38	1.48
Misc props	664	664	0	0.0	11	12	1	7.7	1.67	1.80
Apartments	8,193	8,193	0	0.0	134	144	10	7.7	1.63	1.76
Low-inc Apts	2,727	2,727	0	0.0	27	29	2	7.5	1.00	1.08
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	14,934	14,934	0	0.0	398	421	23	5.7	2.67	2.82
Com/Ind Hi	28,823	28,823	0	0.0	1,011	1,069	58	5.7	3.51	3.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,025	1,025	0	0.0	36	38	2	5.7	3.51	3.71
Ag Hmstd House	705	705	0	0.0	9	9	0	5.3	1.22	1.28
Ag Hmstd Land	680	680	0	0.0	4	5	0	10.1	0.61	0.68
Ag Non-Hmstd	2,642	2,642	0	0.0	32	34	3	8.4	1.19	1.29
<b>Total</b>	<b>244,773</b>	<b>244,773</b>	<b>0</b>	<b>0.0</b>	<b>3,862</b>	<b>4,067</b>	<b>206</b>	<b>5.3</b>	<b>1.58</b>	<b>1.66</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,841	2,568	-272	-9.6	County	39.25	41.49	0.00	0.00
(-) TIF Tax Capacity	92	92	0	0.0	City/Town	58.53	64.97	4.93	4.93
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.41	22.77	9.33	9.33
(=) Taxable Tax Capacity	<u>2,749</u>	<u>2,476</u>	<u>-272</u>	<u>-9.9</u>	Special District	<u>0.19</u>	<u>0.20</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>119.38</b>	<b>129.43</b>	<b>14.25</b>	<b>14.25</b>

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	97,400	97,400	0.0	1,017	1,031	14	1.4	1.04	1.06
Res Hmstd: Avg Val	146,100	146,100	0.0	1,711	1,787	76	4.4	1.17	1.22
Res Hmstd: Hi Val	194,700	194,700	0.0	2,405	2,542	138	5.7	1.24	1.31
Res Hmstd: Ex-Hi Val	292,200	292,200	0.0	3,795	4,057	262	6.9	1.3	1.39
Apartment	300,000	300,000	0.0	4,904	5,281	377	7.7	1.63	1.76
Comm/Ind: Lo Val	150,000	150,000	0.0	3,999	4,225	226	5.7	2.67	2.82
Comm/Ind: Med Val	300,000	300,000	0.0	9,259	9,787	528	5.7	3.09	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,806	35,742	1,936	5.7	3.38	3.57

Le Sueur County

Montgomery city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	118,247	118,247	0	0.0	1,693	1,709	16	0.9	1.43	1.44
Res Non-Hmstd	32,973	32,973	0	0.0	586	639	53	9.0	1.78	1.94
Misc props	614	614	0	0.0	14	15	1	8.6	2.30	2.50
Apartments	4,397	4,397	0	0.0	89	97	8	9.0	2.02	2.20
Low-inc Apts	492	492	0	0.0	6	7	1	8.9	1.23	1.34
Seasonal Rec	821	821	0	0.0	17	18	1	9.0	2.02	2.20
Com/Ind: Lo	10,053	10,053	0	0.0	315	337	22	7.0	3.13	3.35
Com/Ind Hi	13,870	13,870	0	0.0	575	615	40	7.0	4.14	4.44
Publ U: Elec Gen	1,127	1,127	0	0.0	36	39	3	9.2	3.17	3.46
Publ U: Other	2,745	2,745	0	0.0	114	122	8	7.0	4.14	4.43
Ag Hmstd House	281	281	0	0.0	4	4	0	8.8	1.37	1.49
Ag Hmstd Land	888	888	0	0.0	8	8	1	10.6	0.85	0.94
Ag Non-Hmstd	775	775	0	0.0	12	13	1	9.5	1.53	1.68
<b>Total</b>	<b>187,283</b>	<b>187,283</b>	<b>0</b>	<b>0.0</b>	<b>3,467</b>	<b>3,623</b>	<b>155</b>	<b>4.5</b>	<b>1.85</b>	<b>1.93</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,140	1,904	-236	-11.0	County	38.35	40.48	0.00	0.00
(-) TIF Tax Capacity	49	49	0	0.0	City/Town	77.62	87.50	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.99	39.55	10.40	10.40
(=) Taxable Tax Capacity	2,092	1,856	-236	-11.3	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>153.16</b>	<b>167.73</b>	<b>10.40</b>	<b>10.40</b>

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	97,700	97,700	0.0	1,313	1,263	-50	-3.8	1.34	1.29
Res Hmstd: Avg Val	146,500	146,500	0.0	2,156	2,206	51	2.3	1.47	1.51
Res Hmstd: Hi Val	195,200	195,200	0.0	2,996	3,147	151	5.1	1.53	1.61
Res Hmstd: Ex-Hi Val	292,900	292,900	0.0	4,682	5,035	353	7.5	1.6	1.72
Apartment	300,000	300,000	0.0	6,055	6,602	547	9.0	2.02	2.20
Comm/Ind: Lo Val	150,000	150,000	0.0	4,701	5,029	328	7.0	3.13	3.35
Comm/Ind: Med Val	300,000	300,000	0.0	10,916	11,682	765	7.0	3.64	3.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,923	42,729	2,806	7.0	3.99	4.27

Le Sueur County

Waterville city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	81,438	81,438	0	0.0	906	968	62	6.8	1.11	1.19
Res Non-Hmstd	11,623	11,623	0	0.0	152	163	11	7.0	1.31	1.40
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	2,375	2,375	0	0.0	37	39	3	7.3	1.54	1.65
Low-inc Apts	529	529	0	0.0	5	5	0	7.0	0.97	1.03
Seasonal Rec	19,821	19,821	0	0.0	229	247	18	7.8	1.15	1.24
Com/Ind: Lo	6,944	6,944	0	0.0	175	185	9	5.4	2.52	2.66
Com/Ind Hi	2,868	2,868	0	0.0	94	99	5	5.5	3.27	3.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,830	1,830	0	0.0	60	63	3	5.5	3.27	3.45
Ag Hmstd House	312	312	0	0.0	4	4	0	6.7	1.14	1.22
Ag Hmstd Land	398	398	0	0.0	1	2	0	12.1	0.37	0.42
Ag Non-Hmstd	760	760	0	0.0	8	8	1	9.0	1.00	1.09
<b>Total</b>	128,897	128,897	0	0.0	1,670	1,782	112	6.7	1.30	1.38

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,373	1,232	-141	-10.3	County	38.59	40.76	0.00	0.00
(-) TIF Tax Capacity	28	28	0	0.0	City/Town	57.45	64.16	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.96	4.11	28.66	28.66
(=) Taxable Tax Capacity	1,345	1,204	-141	-10.5	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	100.19	109.23	28.66	28.66

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	95,700	95,700	0.0	947	1,007	60	6.3	0.99	1.05
Res Hmstd: Avg Val	143,500	143,500	0.0	1,606	1,713	107	6.7	1.12	1.19
Res Hmstd: Hi Val	191,200	191,200	0.0	2,263	2,418	154	6.8	1.18	1.26
Res Hmstd: Ex-Hi Val	286,900	286,900	0.0	3,583	3,831	249	6.9	1.25	1.34
Comm/Ind: Lo Val	150,000	150,000	0.0	3,783	3,986	203	5.4	2.52	2.66
Comm/Ind: Med Val	300,000	300,000	0.0	8,684	9,158	474	5.5	2.89	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,554	33,294	1,740	5.5	3.16	3.33

Le Sueur County

Elysian city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	44,750	44,750	0	0.0	492	518	26	5.2	1.10	1.16
Res Non-Hmstd	9,667	9,667	0	0.0	130	136	6	4.7	1.34	1.40
Misc props	221	221	0	0.0	4	4	0	4.4	1.74	1.82
Apartments	275	275	0	0.0	4	4	0	4.8	1.44	1.51
Low-inc Apts	168	168	0	0.0	2	2	0	4.5	0.91	0.95
Seasonal Rec	24,573	24,573	0	0.0	269	282	14	5.1	1.09	1.15
Com/Ind: Lo	3,416	3,416	0	0.0	82	85	3	3.4	2.41	2.49
Com/Ind Hi	725	725	0	0.0	23	23	1	3.5	3.12	3.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	488	488	0	0.0	15	16	1	3.5	3.12	3.23
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	333	333	0	0.0	2	2	0	6.0	0.46	0.49
Ag Non-Hmstd	489	489	0	0.0	5	5	0	5.9	0.93	0.98
<b>Total</b>	<b>85,105</b>	<b>85,105</b>	<b>0</b>	<b>0.0</b>	<b>1,026</b>	<b>1,076</b>	<b>50</b>	<b>4.9</b>	<b>1.21</b>	<b>1.26</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	896	844	-52	-5.8	County	38.80	41.04	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	49.46	52.49	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.17	4.39	28.67	28.67
(=) Taxable Tax Capacity	896	844	-52	-5.8	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>92.62</b>	<b>98.12</b>	<b>28.67</b>	<b>28.67</b>

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	122,600	122,600	0.0	1,225	1,297	72	5.9	1	1.06
Res Hmstd: Avg Val	183,800	183,800	0.0	2,022	2,127	105	5.2	1.10	1.16
Res Hmstd: Hi Val	245,000	245,000	0.0	2,820	2,957	137	4.9	1.15	1.21
Res Hmstd: Ex-Hi Val	367,500	367,500	0.0	4,416	4,618	203	4.6	1.20	1.26
Apartment	300,000	300,000	0.0	4,333	4,539	206	4.8	1.44	1.51
Comm/Ind: Lo Val	150,000	150,000	0.0	3,613	3,736	124	3.4	2.41	2.49
Comm/Ind: Med Val	300,000	300,000	0.0	8,286	8,575	288	3.5	2.76	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,097	31,155	1,058	3.5	3.01	3.12

Le Sueur County

New Prague city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	168,133	168,133	0	0.0	2,404	2,474	71	2.9	1.43	1.47
Res Non-Hmstd	30,951	30,951	0	0.0	506	536	30	5.9	1.64	1.73
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	961	961	0	0.0	18	19	1	6.0	1.88	1.99
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	10,266	10,266	0	0.0	303	317	14	4.6	2.95	3.08
Com/Ind Hi	18,401	18,401	0	0.0	711	744	33	4.7	3.86	4.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,349	1,349	0	0.0	52	54	2	4.7	3.86	4.04
Ag Hmstd House	117	117	0	0.0	2	2	0	-0.6	1.32	1.31
Ag Hmstd Land	489	489	0	0.0	3	3	0	7.3	0.62	0.67
Ag Non-Hmstd	1,056	1,056	0	0.0	14	15	1	6.7	1.34	1.43
<b>Total</b>	<b>231,724</b>	<b>231,724</b>	<b>0</b>	<b>0.0</b>	<b>4,012</b>	<b>4,164</b>	<b>152</b>	<b>3.8</b>	<b>1.73</b>	<b>1.80</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,585	2,390	-195	-7.5	County	39.79	42.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	64.01	69.36	1.05	1.05
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.74	31.10	20.03	20.03
(=) Taxable Tax Capacity	<u>2,585</u>	<u>2,390</u>	<u>-195</u>	<u>-7.5</u>	Special District	<u>0.19</u>	<u>0.20</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>133.72</b>	<b>142.74</b>	<b>21.07</b>	<b>21.07</b>

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	133,800	133,800	0.0	1,819	1,832	13	0.7	1.36	1.37
Res Hmstd: Avg Val	200,700	200,700	0.0	2,915	3,014	99	3.4	1.45	1.50
Res Hmstd: Hi Val	267,500	267,500	0.0	4,009	4,194	185	4.6	1.5	1.57
Res Hmstd: Ex-Hi Val	401,300	401,300	0.0	6,201	6,558	357	5.8	1.55	1.63
Comm/Ind: Lo Val	150,000	150,000	0.0	4,424	4,626	203	4.6	2.95	3.08
Comm/Ind: Med Val	300,000	300,000	0.0	10,216	10,690	473	4.6	3.41	3.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,250	38,985	1,735	4.7	3.72	3.9

Lincoln County

Arco city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	826	826	0	0.0	19	16	-3	-14.2	2.29	1.96
Res Non-Hmstd	118	118	0	0.0	3	4	0	13.5	2.73	3.10
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	134	134	0	0.0	6	7	1	11.9	4.65	5.20
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	44	44	0	0.0	2	3	0	12.0	5.50	6.16
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	250	250	0	0.0	6	6	1	15.4	2.24	2.58
Ag Non-Hmstd	407	407	0	0.0	10	11	1	15.4	2.38	2.75
<b>Total</b>	1,778	1,778	0	0.0	46	47	1	2.5	2.59	2.65

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	19	15	-3	-17.7	County	33.14	32.89	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.67	30.79	33.09	33.09
(=) Taxable Tax Capacity	19	15	-3	-17.7	Special District	1.95	2.04	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	237.26	274.10	33.09	33.09

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	15,900	15,900	15,900	0.0	366	314	-52	-14.2	2.30	1.98
Res Hmstd: Avg Val	23,800	23,800	23,800	0.0	548	470	-78	-14.2	2.30	1.98
Res Hmstd: Hi Val	31,700	31,700	31,700	0.0	730	626	-104	-14.2	2.30	1.98
Res Hmstd: Ex-Hi Val	47,600	47,600	47,600	0.0	1,096	940	-156	-14.2	2.30	1.98
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	6,933	7,762	829	12.0	4.62	5.17
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	16,013	17,947	1,934	12.1	5.34	5.98
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	58,382	65,474	7,092	12.1	5.84	6.55

Lincoln County

Hendricks city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	11,545	11,545	0	0.0	224	218	-7	-3.0	1.94	1.89
Res Non-Hmstd	2,213	2,213	0	0.0	54	63	9	16.6	2.43	2.84
Misc props	8	8	0	0.0	0	0	0	17.5	3.26	3.83
Apartments	259	259	0	0.0	7	8	1	17.1	2.79	3.26
Low-inc Apts	198	198	0	0.0	3	4	1	16.4	1.74	2.02
Seasonal Rec	205	205	0	0.0	4	5	1	19.2	1.99	2.37
Com/Ind: Lo	1,480	1,480	0	0.0	59	68	8	14.3	3.99	4.56
Com/Ind Hi	768	768	0	0.0	40	46	6	14.7	5.18	5.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	417	417	0	0.0	21	24	3	14.7	5.10	5.85
Ag Hmstd House	146	146	0	0.0	3	3	0	7.9	2.15	2.32
Ag Hmstd Land	503	503	0	0.0	5	6	1	20.2	0.94	1.13
Ag Non-Hmstd	60	60	0	0.0	1	1	0	20.1	1.89	2.27
<b>Total</b>	<b>17,800</b>	<b>17,800</b>	<b>0</b>	<b>0.0</b>	<b>422</b>	<b>446</b>	<b>24</b>	<b>5.6</b>	<b>2.37</b>	<b>2.51</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	195	155	-40	-20.6	County	43.78	45.85	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.97	5.13	42.38	42.38
(=) Taxable Tax Capacity	195	155	-40	-20.6	Special District	2.49	2.62	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>189.06</b>	<b>227.13</b>	<b>42.38</b>	<b>42.38</b>

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	35,100	35,100	0.0	672	627	-45	-6.7	1.91	1.79
Res Hmstd: Avg Val	52,600	52,600	0.0	1,007	940	-67	-6.7	1.91	1.79
Res Hmstd: Hi Val	70,100	70,100	0.0	1,342	1,252	-90	-6.7	1.91	1.79
Res Hmstd: Ex-Hi Val	105,100	105,100	0.0	2,155	2,202	47	2.2	2.05	2.09
Apartment	300,000	300,000	0.0	8,361	9,789	1,428	17.1	2.79	3.26
Comm/Ind: Lo Val	150,000	150,000	0.0	5,988	6,845	857	14.3	3.99	4.56
Comm/Ind: Med Val	300,000	300,000	0.0	13,761	15,759	1,999	14.5	4.59	5.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	50,032	57,361	7,329	14.6	5.00	5.74



Lincoln County

Ivanhoe city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	11,376	11,376	0	0.0	254	238	-16	-6.2	2.23	2.09
Res Non-Hmstd	915	915	0	0.0	24	29	5	20.2	2.61	3.14
Misc props	34	34	0	0.0	1	2	0	19.7	4.02	4.81
Apartments	294	294	0	0.0	9	11	2	20.8	3.17	3.83
Low-inc Apts	504	504	0	0.0	10	12	2	20.2	1.95	2.35
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,478	1,478	0	0.0	66	78	12	17.7	4.47	5.26
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	558	558	0	0.0	32	38	6	18.0	5.72	6.75
Ag Hmstd House	135	135	0	0.0	3	3	0	-4.0	2.26	2.17
Ag Hmstd Land	428	428	0	0.0	5	6	1	24.7	1.07	1.33
Ag Non-Hmstd	229	229	0	0.0	5	6	1	23.3	2.27	2.79
<b>Total</b>	15,950	15,950	0	0.0	409	422	13	3.2	2.56	2.64

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	170	127	-43	-25.3	County	41.37	42.56	0.00	0.00
(-) TIF Tax Capacity	4	4	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	39.57	40.69	34.09	34.09
(=) Taxable Tax Capacity	165	122	-43	-26.0	Special District	1.95	2.04	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	226.53	279.29	34.09	34.09

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	31,200	31,200	0.0	688	629	-59	-8.6	2.21	2.02
Res Hmstd: Avg Val	46,700	46,700	0.0	1,030	942	-89	-8.6	2.21	2.02
Res Hmstd: Hi Val	62,300	62,300	0.0	1,374	1,256	-118	-8.6	2.21	2.02
Res Hmstd: Ex-Hi Val	93,400	93,400	0.0	2,146	2,122	-24	-1.1	2.3	2.27
Apartment	300,000	300,000	0.0	9,518	11,496	1,979	20.8	3.17	3.83
Comm/Ind: Lo Val	150,000	150,000	0.0	6,707	7,894	1,187	17.7	4.47	5.26
Comm/Ind: Med Val	300,000	300,000	0.0	15,479	18,249	2,770	17.9	5.16	6.08
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	56,417	66,574	10,157	18.0	5.64	6.66

Lincoln County

Lake Benton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	14,438	14,438	0	0.0	216	222	6	2.6	1.50	1.54
Res Non-Hmstd	2,771	2,771	0	0.0	51	58	7	13.8	1.84	2.10
Misc props	115	115	0	0.0	3	4	0	13.4	2.82	3.19
Apartments	230	230	0	0.0	5	6	1	14.4	2.18	2.49
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	203	203	0	0.0	2	2	0	13.7	0.92	1.04
Com/Ind: Lo	1,668	1,668	0	0.0	54	61	6	11.5	3.26	3.64
Com/Ind Hi	486	486	0	0.0	20	23	2	11.9	4.21	4.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	567	567	0	0.0	23	26	3	11.9	4.14	4.63
Ag Hmstd House	681	681	0	0.0	11	11	0	4.7	1.56	1.63
Ag Hmstd Land	1,683	1,683	0	0.0	16	19	3	19.5	0.94	1.12
Ag Non-Hmstd	759	759	0	0.0	11	13	2	17.9	1.40	1.65
<b>Total</b>	<b>23,599</b>	<b>23,599</b>	<b>0</b>	<b>0.0</b>	<b>413</b>	<b>444</b>	<b>31</b>	<b>7.5</b>	<b>1.75</b>	<b>1.88</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	250	201	-49	-19.7	County	39.52	40.43	0.00	0.00
(-) TIF Tax Capacity	20	20	0	0.0	City/Town	91.45	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.14	7.45	42.92	42.92
(=) Taxable Tax Capacity	231	181	-49	-21.4	Special District	1.00	1.06	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	140.12	165.23	42.92	42.92

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	46,000	46,000	0.0	658	653	-5	-0.7	1.43	1.42
Res Hmstd: Avg Val	68,900	68,900	0.0	986	979	-7	-0.7	1.43	1.42
Res Hmstd: Hi Val	91,900	91,900	0.0	1,392	1,434	42	3.0	1.52	1.56
Res Hmstd: Ex-Hi Val	137,900	137,900	0.0	2,276	2,460	184	8.1	1.65	1.78
Apartment	300,000	300,000	0.0	6,542	7,484	942	14.4	2.18	2.49
Comm/Ind: Lo Val	150,000	150,000	0.0	4,895	5,460	565	11.5	3.26	3.64
Comm/Ind: Med Val	300,000	300,000	0.0	11,208	12,526	1,319	11.8	3.74	4.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,665	45,500	4,835	11.9	4.07	4.55

Lincoln County

Tyler city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	27,969	27,969	0	0.0	260	290	30	11.4	0.93	1.04
Res Non-Hmstd	3,210	3,210	0	0.0	41	48	6	14.7	1.29	1.48
Misc props	17	17	0	0.0	0	0	0	13.2	2.07	2.34
Apartments	422	422	0	0.0	6	7	1	15.0	1.52	1.75
Low-inc Apts	303	303	0	0.0	3	3	0	14.6	0.94	1.07
Seasonal Rec	249	249	0	0.0	4	4	1	15.0	1.52	1.75
Com/Ind: Lo	3,878	3,878	0	0.0	98	108	11	10.8	2.52	2.79
Com/Ind Hi	154	154	0	0.0	5	6	1	11.0	3.30	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	277	277	0	0.0	8	9	1	10.9	2.77	3.07
Ag Hmstd House	279	279	0	0.0	3	3	0	11.2	0.96	1.07
Ag Hmstd Land	704	704	0	0.0	5	5	1	18.8	0.65	0.78
Ag Non-Hmstd	846	846	0	0.0	9	11	2	16.9	1.07	1.26
<b>Total</b>	<b>38,307</b>	<b>38,307</b>	<b>0</b>	<b>0.0</b>	<b>442</b>	<b>494</b>	<b>52</b>	<b>11.9</b>	<b>1.15</b>	<b>1.29</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	405	317	-88	-21.7	County	41.24	42.58	0.00	0.00
(-) TIF Tax Capacity	13	13	0	0.0	City/Town	59.29	76.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.95	5.62	17.41	17.41
(=) Taxable Tax Capacity	392	304	-88	-22.4	Special District	1.00	1.06	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>107.49</b>	<b>125.70</b>	<b>17.41</b>	<b>17.41</b>

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	46,100	46,100	0.0	391	428	37	9.3	0.85	0.93
Res Hmstd: Avg Val	69,200	69,200	0.0	587	642	55	9.3	0.85	0.93
Res Hmstd: Hi Val	92,200	92,200	0.0	862	956	94	10.8	0.94	1.04
Res Hmstd: Ex-Hi Val	138,400	138,400	0.0	1,481	1,669	188	12.7	1.07	1.21
Apartment	300,000	300,000	0.0	4,553	5,236	683	15.0	1.52	1.75
Comm/Ind: Lo Val	150,000	150,000	0.0	3,778	4,188	410	10.8	2.52	2.79
Comm/Ind: Med Val	300,000	300,000	0.0	8,729	9,685	956	11.0	2.91	3.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,833	35,338	3,505	11.0	3.18	3.53

**Lyon County**

**Balaton city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	15,199	15,199	0	0.0	227	234	7	3.2	1.49	1.54
Res Non-Hmstd	2,605	2,605	0	0.0	48	57	9	17.7	1.86	2.19
Misc props	3	3	0	0.0	0	0	0	18.1	2.20	2.59
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	318	318	0	0.0	4	5	1	17.6	1.35	1.59
Seasonal Rec	255	255	0	0.0	4	5	1	18.6	1.70	2.02
Com/Ind: Lo	1,385	1,385	0	0.0	46	53	7	14.3	3.32	3.80
Com/Ind Hi	58	58	0	0.0	3	3	0	14.6	4.35	4.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	266	266	0	0.0	12	13	2	14.6	4.35	4.98
Ag Hmstd House	158	158	0	0.0	2	2	0	4.0	1.51	1.58
Ag Hmstd Land	1,270	1,270	0	0.0	14	17	3	20.9	1.09	1.32
Ag Non-Hmstd	70	70	0	0.0	1	1	0	20.2	1.57	1.89
<b>Total</b>	<b>21,587</b>	<b>21,587</b>	<b>0</b>	<b>0.0</b>	<b>362</b>	<b>391</b>	<b>29</b>	<b>8.1</b>	<b>1.67</b>	<b>1.81</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	222	175	-47	-21.1	County	42.07	44.29	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.23	4.21	23.46	23.46
(=) Taxable Tax Capacity	222	175	-47	-21.1	Special District	0.32	0.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	156.89	188.62	23.46	23.46

*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	46,200	46,200	0.0	648	631	-17	-2.7	1.40	1.37
Res Hmstd: Avg Val	69,200	69,200	0.0	971	946	-26	-2.7	1.40	1.37
Res Hmstd: Hi Val	92,300	92,300	0.0	1,375	1,412	36	2.6	1.49	1.53
Res Hmstd: Ex-Hi Val	138,400	138,400	0.0	2,248	2,468	219	9.8	1.62	1.78
Apartment	300,000	300,000	0.0	6,587	7,777	1,190	18.1	2.2	2.59
Comm/Ind: Lo Val	150,000	150,000	0.0	4,981	5,695	714	14.3	3.32	3.8
Comm/Ind: Med Val	300,000	300,000	0.0	11,505	13,170	1,666	14.5	3.83	4.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,949	48,056	6,108	14.6	4.19	4.81

**Lyon County**

**Cottonwood city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	50,079	50,079	0	0.0	653	676	23	3.5	1.30	1.35
Res Non-Hmstd	5,131	5,131	0	0.0	80	85	6	6.9	1.55	1.66
Misc props	109	109	0	0.0	2	2	0	7.0	1.77	1.90
Apartments	1,001	1,001	0	0.0	18	19	1	7.0	1.77	1.90
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	3,148	3,148	0	0.0	89	94	5	5.3	2.82	2.97
Com/Ind Hi	7,654	7,654	0	0.0	283	298	15	5.4	3.69	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	904	904	0	0.0	33	35	2	5.4	3.69	3.89
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	80	80	0	0.0	1	1	0	8.0	1.25	1.35
Ag Non-Hmstd	29	29	0	0.0	0	0	0	8.0	1.25	1.35
<b>Total</b>	<b>68,135</b>	<b>68,135</b>	<b>0</b>	<b>0.0</b>	<b>1,159</b>	<b>1,210</b>	<b>52</b>	<b>4.4</b>	<b>1.70</b>	<b>1.78</b>

*Tax Base*

*Tax Rates*

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	789	711	-78	-9.9	County	42.65	45.05	0.00	0.00
(-) TIF Tax Capacity	13	13	0	0.0	City/Town	58.94	65.56	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.56	23.48	20.76	20.76
(=) Taxable Tax Capacity	<u>777</u>	<u>698</u>	<u>-78</u>	<u>-10.1</u>	Special District	<u>1.23</u>	<u>1.29</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>125.38</b>	<b>135.39</b>	<b>20.76</b>	<b>20.76</b>

*Tax Burdens on Hypothetical Properties*

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,100	96,100	96,100	0.0	1,119	1,114	-5	-0.4	1.16	1.16
Res Hmstd: Avg Val	144,100	144,100	144,100	0.0	1,863	1,922	58	3.1	1.29	1.33
Res Hmstd: Hi Val	192,000	192,000	192,000	0.0	2,606	2,728	122	4.7	1.36	1.42
Res Hmstd: Ex-Hi Val	288,100	288,100	288,100	0.0	4,097	4,346	248	6.1	1.42	1.51
Apartment	300,000	300,000	300,000	0.0	5,325	5,700	375	7.0	1.77	1.9
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,231	4,456	225	5.3	2.82	2.97
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,769	10,295	525	5.4	3.26	3.43
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	35,613	37,539	1,926	5.4	3.56	3.75

**Lyon County**

**Florence city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	357	357	0	0.0	5	5	0	-7.0	1.45	1.35
Res Non-Hmstd	147	147	0	0.0	3	3	0	11.3	1.96	2.18
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	13	13	0	0.0	0	1	0	9.2	3.50	3.82
Com/Ind Hi	78	78	0	0.0	4	4	0	9.3	4.61	5.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	49	49	0	0.0	2	2	0	9.3	4.61	5.04
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	130	130	0	0.0	2	3	0	12.4	1.73	1.94
Ag Non-Hmstd	156	156	0	0.0	3	3	0	12.4	1.73	1.94
<b>Total</b>	930	930	0	0.0	19	20	1	6.0	2.08	2.20

**Tax Base**

**Tax Rates**

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	11	9	-1	-13.3	County	42.56	44.94	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.34	8.78	17.41	17.41
(=) Taxable Tax Capacity	11	9	-1	-13.3	Special District	0.32	0.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	172.98	194.46	17.41	17.41

**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	21,100	21,100	0.0	317	283	-34	-10.8	1.50	1.34
Res Hmstd:Avg Val	31,600	31,600	0.0	475	424	-52	-10.8	1.50	1.34
Res Hmstd: Hi Val	42,100	42,100	0.0	633	564	-69	-10.8	1.50	1.34
Res Hmstd: Ex-Hi Val	63,200	63,200	0.0	950	847	-103	-10.8	1.50	1.34
Comm/Ind: Lo Val	150,000	150,000	0.0	5,252	5,735	483	9.2	3.50	3.82
Comm/Ind: Med Val	300,000	300,000	0.0	12,168	13,295	1,128	9.3	4.06	4.43
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,440	48,575	4,135	9.3	4.44	4.86

**Lyon County**

**Garvin city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,687	1,687	0	0.0	35	32	-2	-7.0	2.06	1.92
Res Non-Hmstd	492	492	0	0.0	13	15	3	21.3	2.57	3.11
Misc props	6	6	0	0.0	0	0	0	21.9	3.57	4.35
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	208	208	0	0.0	9	11	2	18.2	4.30	5.08
Com/Ind Hi	57	57	0	0.0	3	4	1	18.4	5.66	6.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	140	140	0	0.0	8	9	1	18.4	5.66	6.70
Ag Hmstd House	54	54	0	0.0	1	1	0	-8.6	2.06	1.88
Ag Hmstd Land	138	138	0	0.0	2	2	0	25.6	1.24	1.56
Ag Non-Hmstd	56	56	0	0.0	1	2	0	23.4	2.22	2.74
<b>Total</b>	<b>2,837</b>	<b>2,837</b>	<b>0</b>	<b>0.0</b>	<b>72</b>	<b>76</b>	<b>5</b>	<b>6.4</b>	<b>2.53</b>	<b>2.69</b>

*Tax Base*

*Tax Rates*

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	31	24	-7	-21.6	County	37.54	38.52	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	-0.14	0.00	23.46	23.46
(=) Taxable Tax Capacity	31	24	-7	-21.6	Special District	0.32	0.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>222.33</b>	<b>274.41</b>	<b>23.46</b>	<b>23.46</b>

*Tax Burdens on Hypothetical Properties*

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	25,300	25,300	25,300	0.0	521	476	-45	-8.6	2.06	1.88
Res Hmstd: Avg Val	38,000	38,000	38,000	0.0	782	715	-67	-8.6	2.06	1.88
Res Hmstd: Hi Val	50,600	50,600	50,600	0.0	1,041	952	-89	-8.6	2.06	1.88
Res Hmstd: Ex-Hi Val	76,000	76,000	76,000	0.0	1,564	1,430	-134	-8.6	2.06	1.88
Apartment	300,000	300,000	300,000	0.0	9,041	10,994	1,953	21.6	3.01	3.66
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	6,453	7,625	1,172	18.2	4.30	5.08
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	14,940	17,674	2,734	18.3	4.98	5.89
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	54,545	64,570	10,025	18.4	5.45	6.46

**Lyon County**

**Ghent city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	13,170	13,170	0	0.0	196	217	21	10.9	1.49	1.65
Res Non-Hmstd	914	914	0	0.0	17	21	4	23.6	1.85	2.29
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	58	58	0	0.0	1	2	0	23.8	2.15	2.66
Low-inc Apts	163	163	0	0.0	2	3	0	23.3	1.31	1.62
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,063	1,063	0	0.0	34	41	6	18.9	3.22	3.83
Com/Ind Hi	195	195	0	0.0	8	10	2	19.1	4.24	5.05
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	149	149	0	0.0	6	8	1	19.1	4.25	5.06
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	137	137	0	0.0	1	1	0	26.6	0.76	0.96
Ag Non-Hmstd	143	143	0	0.0	2	3	1	25.7	1.59	1.99
<b>Total</b>	<b>15,994</b>	<b>15,994</b>	<b>0</b>	<b>0.0</b>	<b>268</b>	<b>304</b>	<b>36</b>	<b>13.5</b>	<b>1.68</b>	<b>1.90</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	168	135	-33	-19.7	County	42.65 44.99	0.00	0.00
(-) TIF Tax Capacity	57	57	0	0.0	City/Town	86.96 #####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.21 27.22	16.86	16.86
(=) Taxable Tax Capacity	111	78	-33	-29.8	Special District	0.32 0.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	156.14 196.36	16.86	16.86

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	63,600	63,600	0.0	846	857	11	1.3	1.33	1.35
Res Hmstd:Avg Val	95,300	95,300	0.0	1,362	1,469	107	7.9	1.43	1.54
Res Hmstd: Hi Val	127,100	127,100	0.0	1,941	2,203	263	13.5	1.53	1.73
Res Hmstd: Ex-Hi Val	190,700	190,700	0.0	3,098	3,672	573	18.5	1.62	1.93
Comm/Ind: Lo Val	150,000	150,000	0.0	4,865	5,770	905	18.6	3.24	3.85
Comm/Ind: Med Val	300,000	300,000	0.0	11,267	13,378	2,111	18.7	3.76	4.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,144	48,886	7,741	18.8	4.11	4.89



**Lyon County**

**Lynd city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	19,951	19,951	0	0.0	244	258	14	5.6	1.22	1.29
Res Non-Hmstd	3,139	3,139	0	0.0	47	49	3	5.5	1.49	1.57
Misc props	66	66	0	0.0	1	1	0	5.5	1.48	1.56
Apartments	47	47	0	0.0	1	1	0	5.6	1.58	1.67
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	793	793	0	0.0	13	13	1	5.6	1.58	1.67
Com/Ind: Lo	399	399	0	0.0	10	11	0	4.2	2.55	2.65
Com/Ind Hi	148	148	0	0.0	5	5	0	4.3	3.27	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	253	253	0	0.0	8	9	0	4.3	3.27	3.41
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	503	503	0	0.0	5	5	0	7.4	0.95	1.02
<b>Total</b>	<b>25,298</b>	<b>25,298</b>	<b>0</b>	<b>0.0</b>	<b>333</b>	<b>352</b>	<b>18</b>	<b>5.5</b>	<b>1.32</b>	<b>1.39</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	266	243	-23	-8.6	County	42.29	44.67	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	48.82	53.39	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.74	3.85	38.76	38.76
(=) Taxable Tax Capacity	266	243	-23	-8.6	Special District	0.32	0.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	95.17	102.24	38.76	38.76

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	109,700	109,700	0.0	1,196	1,267	71	6.0	1.09	1.15
Res Hmstd: Avg Val	164,500	164,500	0.0	1,979	2,090	111	5.6	1.20	1.27
Res Hmstd: Hi Val	219,300	219,300	0.0	2,762	2,913	151	5.5	1.26	1.33
Res Hmstd: Ex-Hi Val	329,000	329,000	0.0	4,330	4,561	231	5.3	1.32	1.39
Apartment	300,000	300,000	0.0	4,732	4,997	265	5.6	1.58	1.67
Comm/Ind: Lo Val	150,000	150,000	0.0	3,821	3,981	159	4.2	2.55	2.65
Comm/Ind: Med Val	300,000	300,000	0.0	8,723	9,094	371	4.3	2.91	3.03
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,597	32,959	1,362	4.3	3.16	3.3

**Lyon County**

**Marshall city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	433,746	433,746	0	0.0	5,280	5,431	152	2.9	1.22	1.25
Res Non-Hmstd	57,896	57,896	0	0.0	854	903	49	5.8	1.47	1.56
Misc props	1,102	1,102	0	0.0	19	21	1	5.8	1.76	1.86
Apartments	47,151	47,151	0	0.0	790	837	46	5.9	1.68	1.77
Low-inc Apts	12,296	12,296	0	0.0	127	134	7	5.7	1.03	1.09
Seasonal Rec	50	50	0	0.0	1	1	0	5.9	1.68	1.77
Com/Ind: Lo	54,159	54,159	0	0.0	1,468	1,532	64	4.4	2.71	2.83
Com/Ind Hi	200,921	200,921	0	0.0	7,151	7,467	316	4.4	3.56	3.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,200	2,200	0	0.0	77	80	3	4.4	3.50	3.65
Ag Hmstd House	219	219	0	0.0	3	3	0	4.3	1.29	1.35
Ag Hmstd Land	2,888	2,888	0	0.0	30	32	2	6.5	1.05	1.12
Ag Non-Hmstd	5,104	5,104	0	0.0	62	66	4	6.5	1.21	1.29
<b>Total</b>	<b>817,732</b>	<b>817,732</b>	<b>0</b>	<b>0.0</b>	<b>15,861</b>	<b>16,507</b>	<b>646</b>	<b>4.1</b>	<b>1.94</b>	<b>2.02</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	10,611	9,937	-675	-6.4	County	41.66	44.02	0.00	0.00
(-) TIF Tax Capacity	937	937	0	0.0	City/Town	49.69	53.42	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.12	30.89	16.65	16.65
(=) Taxable Tax Capacity	9,675	9,000	-675	-7.0	Special District	0.32	0.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>120.79</b>	<b>128.65</b>	<b>16.65</b>	<b>16.65</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	99,200	99,200	0.0	1,080	1,077	-3	-0.3	1.09	1.09
Res Hmstd:Avg Val	148,700	148,700	0.0	1,805	1,854	49	2.7	1.21	1.25
Res Hmstd: Hi Val	198,200	198,200	0.0	2,530	2,630	100	4.0	1.28	1.33
Res Hmstd: Ex-Hi Val	297,300	297,300	0.0	3,981	4,185	204	5.1	1.34	1.41
Apartment	300,000	300,000	0.0	5,029	5,324	295	5.9	1.68	1.77
Comm/Ind: Lo Val	150,000	150,000	0.0	4,066	4,243	177	4.4	2.71	2.83
Comm/Ind: Med Val	300,000	300,000	0.0	9,404	9,818	413	4.4	3.13	3.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,317	35,831	1,514	4.4	3.43	3.58

**Lyon County**

**Minneota city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	41,572	41,572	0	0.0	568	589	21	3.6	1.37	1.42
Res Non-Hmstd	3,238	3,238	0	0.0	53	60	7	13.0	1.65	1.86
Misc props	46	46	0	0.0	1	1	0	13.2	1.97	2.23
Apartments	3,502	3,502	0	0.0	69	78	9	13.2	1.98	2.24
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	376	376	0	0.0	7	8	1	13.2	1.98	2.24
Com/Ind: Lo	3,394	3,394	0	0.0	104	115	11	10.2	3.07	3.39
Com/Ind Hi	1,191	1,191	0	0.0	48	53	5	10.4	4.03	4.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	642	642	0	0.0	26	29	3	10.4	4.03	4.45
Ag Hmstd House	138	138	0	0.0	2	2	0	6.5	1.44	1.53
Ag Hmstd Land	961	961	0	0.0	11	13	2	14.8	1.17	1.35
Ag Non-Hmstd	221	221	0	0.0	3	4	0	14.6	1.44	1.65
<b>Total</b>	<b>55,280</b>	<b>55,280</b>	<b>0</b>	<b>0.0</b>	<b>894</b>	<b>952</b>	<b>58</b>	<b>6.5</b>	<b>1.62</b>	<b>1.72</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	596	493	-103	-17.3	County	41.18	43.44	0.00	0.00
(-) TIF Tax Capacity	27	27	0	0.0	City/Town	79.55	97.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.89	22.98	18.04	18.04
(=) Taxable Tax Capacity	569	466	-103	-18.1	Special District	1.23	1.29	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>143.86</b>	<b>164.81</b>	<b>18.04</b>	<b>18.04</b>

*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	63,600	63,600	0.0	775	744	-32	-4.1	1.22	1.17
Res Hmstd: Avg Val	95,300	95,300	0.0	1,256	1,270	14	1.1	1.32	1.33
Res Hmstd: Hi Val	127,000	127,000	0.0	1,798	1,897	99	5.5	1.42	1.49
Res Hmstd: Ex-Hi Val	190,600	190,600	0.0	2,885	3,154	269	9.3	1.51	1.65
Apartment	300,000	300,000	0.0	5,936	6,722	786	13.2	1.98	2.24
Comm/Ind: Lo Val	150,000	150,000	0.0	4,606	5,078	471	10.2	3.07	3.39
Comm/Ind: Med Val	300,000	300,000	0.0	10,658	11,758	1,100	10.3	3.55	3.92
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,897	42,931	4,034	10.4	3.89	4.29

**Lyon County**

**Russell city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	10,325	10,325	0	0.0	96	108	12	12.6	0.93	1.05
Res Non-Hmstd	1,633	1,633	0	0.0	21	24	3	15.7	1.26	1.46
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	126	126	0	0.0	2	2	0	16.1	1.52	1.76
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	20	20	0	0.0	0	0	0	17.0	1.15	1.34
Com/Ind: Lo	602	602	0	0.0	15	17	2	11.7	2.52	2.81
Com/Ind Hi	266	266	0	0.0	9	10	1	11.9	3.30	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	106	106	0	0.0	3	4	0	11.9	3.30	3.69
Ag Hmstd House	109	109	0	0.0	1	1	0	12.9	1.00	1.13
Ag Hmstd Land	219	219	0	0.0	1	1	0	21.2	0.52	0.63
Ag Non-Hmstd	256	256	0	0.0	3	3	1	18.2	1.07	1.27
<b>Total</b>	<b>13,662</b>	<b>13,662</b>	<b>0</b>	<b>0.0</b>	<b>151</b>	<b>171</b>	<b>20</b>	<b>13.1</b>	<b>1.11</b>	<b>1.25</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	142	110	-32	-22.4	County	41.07	42.98	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	62.13	80.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.83	3.55	17.41	17.41
(=) Taxable Tax Capacity	142	110	-32	-22.4	Special District	0.32	0.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>107.34</b>	<b>126.89</b>	<b>17.41</b>	<b>17.41</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	50,700	50,700	0.0	430	474	45	10.4	0.85	0.94
Res Hmstd:Avg Val	76,000	76,000	0.0	644	711	67	10.4	0.85	0.94
Res Hmstd: Hi Val	101,300	101,300	0.0	983	1,105	122	12.5	0.97	1.09
Res Hmstd: Ex-Hi Val	152,100	152,100	0.0	1,662	1,896	234	14.1	1.09	1.25
Comm/Ind: Lo Val	150,000	150,000	0.0	3,775	4,215	440	11.7	2.52	2.81
Comm/Ind: Med Val	300,000	300,000	0.0	8,722	9,748	1,026	11.8	2.91	3.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,805	35,568	3,763	11.8	3.18	3.56

**Lyon County**

**Taunton city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,948	2,948	0	0.0	32	32	1	1.9	1.08	1.10
Res Non-Hmstd	423	423	0	0.0	6	7	1	11.6	1.45	1.62
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	508	508	0	0.0	14	15	1	8.9	2.79	3.04
Com/Ind Hi	209	209	0	0.0	8	8	1	9.1	3.66	4.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	161	161	0	0.0	6	6	1	9.1	3.66	4.00
Ag Hmstd House	76	76	0	0.0	1	1	0	-0.1	1.03	1.03
Ag Hmstd Land	1,731	1,731	0	0.0	12	13	2	14.2	0.67	0.77
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>6,055</b>	<b>6,055</b>	<b>0</b>	<b>0.0</b>	<b>78</b>	<b>84</b>	<b>5</b>	<b>7.0</b>	<b>1.29</b>	<b>1.38</b>

*Tax Base*

*Tax Rates*

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	59	49	-11	-18.0	County	42.82	45.24	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	58.93	71.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.41	23.61	18.04	18.04
(=) Taxable Tax Capacity	59	49	-11	-18.0	Special District	1.23	1.29	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	125.38	142.04	18.04	18.04

*Tax Burdens on Hypothetical Properties*

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,600	33,600	33,600	0.0	348	347	-1	-0.2	1.03	1.03
Res Hmstd:Avg Val	50,400	50,400	50,400	0.0	521	520	-1	-0.2	1.03	1.03
Res Hmstd: Hi Val	67,200	67,200	67,200	0.0	695	694	-1	-0.2	1.03	1.03
Res Hmstd: Ex-Hi Val	100,900	100,900	100,900	0.0	1,166	1,215	50	4.3	1.16	1.20
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,191	4,565	375	8.9	2.79	3.04
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,688	10,562	875	9.0	3.23	3.52
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	35,341	38,548	3,207	9.1	3.53	3.85

**Lyon County**

**Tracy city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	39,565	39,565	0	0.0	726	707	-18	-2.5	1.83	1.79
Res Non-Hmstd	4,789	4,789	0	0.0	105	125	20	18.8	2.20	2.61
Misc props	112	112	0	0.0	3	4	1	19.1	2.87	3.41
Apartments	1,254	1,254	0	0.0	33	40	6	19.2	2.67	3.18
Low-inc Apts	484	484	0	0.0	8	9	1	18.8	1.64	1.94
Seasonal Rec	35	35	0	0.0	1	1	0	19.2	2.67	3.18
Com/Ind: Lo	5,492	5,492	0	0.0	213	247	34	15.8	3.89	4.50
Com/Ind Hi	2,416	2,416	0	0.0	123	143	20	16.1	5.10	5.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,712	1,712	0	0.0	87	101	14	16.1	5.10	5.92
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	143	143	0	0.0	1	2	0	24.0	0.85	1.06
Ag Non-Hmstd	1,386	1,386	0	0.0	27	33	6	21.1	1.95	2.36
<b>Total</b>	<b>57,389</b>	<b>57,389</b>	<b>0</b>	<b>0.0</b>	<b>1,329</b>	<b>1,413</b>	<b>84</b>	<b>6.3</b>	<b>2.32</b>	<b>2.46</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	643	510	-133	-20.7	County	39.71	41.58	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.63	2.20	23.46	23.46
(=) Taxable Tax Capacity	643	510	-133	-20.7	Special District	0.32	0.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	194.61	235.67	23.46	23.46

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	41,900	41,900	0.0	746	691	-55	-7.4	1.78	1.65
Res Hmstd: Avg Val	62,800	62,800	0.0	1,118	1,035	-83	-7.4	1.78	1.65
Res Hmstd: Hi Val	83,700	83,700	0.0	1,528	1,469	-59	-3.9	1.83	1.75
Res Hmstd: Ex-Hi Val	125,600	125,600	0.0	2,480	2,643	164	6.6	1.97	2.10
Apartment	300,000	300,000	0.0	8,002	9,541	1,540	19.2	2.67	3.18
Comm/Ind: Lo Val	150,000	150,000	0.0	5,829	6,753	924	15.8	3.89	4.50
Comm/Ind: Med Val	300,000	300,000	0.0	13,485	15,640	2,155	16.0	4.49	5.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	49,210	57,113	7,903	16.1	4.92	5.71

McLeod County

Biscay city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,179	4,179	0	0.0	37	43	6	15.3	0.89	1.02
Res Non-Hmstd	277	277	0	0.0	3	4	0	15.3	1.16	1.34
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	22	22	0	0.0	1	1	0	11.2	2.38	2.65
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>4,477</b>	<b>4,477</b>	<b>0</b>	<b>0.0</b>	<b>41</b>	<b>47</b>	<b>6</b>	<b>15.2</b>	<b>0.91</b>	<b>1.05</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	45	33	-11	-25.6	County	54.71	59.21	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.05	49.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.85	6.32	18.26	18.26
(=) Taxable Tax Capacity	45	33	-11	-25.6	Special District	0.22	0.23	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>97.82</b>	<b>115.55</b>	<b>18.26</b>	<b>18.26</b>

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	66,500	66,500	0.0	506	582	77	15.1	0.76	0.88
Res Hmstd:Avg Val	99,700	99,700	0.0	875	1,007	133	15.2	0.88	1.01
Res Hmstd: Hi Val	132,900	132,900	0.0	1,290	1,486	196	15.2	0.97	1.12
Res Hmstd: Ex-Hi Val	199,400	199,400	0.0	2,122	2,445	324	15.3	1.06	1.23
Comm/Ind: Lo Val	150,000	150,000	0.0	3,574	3,973	399	11.2	2.38	2.65
Comm/Ind: Med Val	300,000	300,000	0.0	8,247	9,178	931	11.3	2.75	3.06
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,057	33,470	3,414	11.4	3.01	3.35

McLeod County

Brownton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	23,625	23,625	0	0.0	424	433	8	2.0	1.80	1.83
Res Non-Hmstd	2,754	2,754	0	0.0	58	70	11	19.5	2.12	2.53
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	202	202	0	0.0	5	6	1	19.8	2.56	3.07
Low-inc Apts	471	471	0	0.0	7	9	1	19.5	1.57	1.87
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,156	1,156	0	0.0	44	51	7	16.2	3.77	4.38
Com/Ind Hi	214	214	0	0.0	11	12	2	16.4	4.97	5.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	139	139	0	0.0	3	3	1	21.3	1.91	2.31
<b>Total</b>	<b>28,561</b>	<b>28,561</b>	<b>0</b>	<b>0.0</b>	<b>552</b>	<b>584</b>	<b>32</b>	<b>5.7</b>	<b>1.93</b>	<b>2.04</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	293	226	-67	-22.9	County	52.77	56.71	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.71	17.62	18.26	18.26
(=) Taxable Tax Capacity	293	226	-67	-22.9	Special District	0.91	0.97	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	190.53	231.18	18.26	18.26

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	60,600	60,600	0.0	1,023	951	-72	-7.0	1.69	1.57
Res Hmstd: Avg Val	90,800	90,800	0.0	1,605	1,593	-12	-0.8	1.77	1.75
Res Hmstd: Hi Val	121,000	121,000	0.0	2,263	2,409	146	6.5	1.87	1.99
Res Hmstd: Ex-Hi Val	181,600	181,600	0.0	3,583	4,047	464	13.0	1.97	2.23
Comm/Ind: Lo Val	150,000	150,000	0.0	5,660	6,574	915	16.2	3.77	4.38
Comm/Ind: Med Val	300,000	300,000	0.0	13,114	15,248	2,134	16.3	4.37	5.08
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	47,903	55,728	7,825	16.3	4.79	5.57



McLeod County

Glencoe city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	198,561	198,561	0	0.0	2,547	2,677	130	5.1	1.28	1.35
Res Non-Hmstd	20,872	20,872	0	0.0	324	357	34	10.4	1.55	1.71
Misc props	676	676	0	0.0	12	14	1	10.6	1.81	2.00
Apartments	11,687	11,687	0	0.0	211	234	22	10.6	1.81	2.00
Low-inc Apts	4,409	4,409	0	0.0	49	54	5	10.4	1.11	1.23
Seasonal Rec	462	462	0	0.0	8	9	1	10.6	1.81	2.00
Com/Ind: Lo	18,860	18,860	0	0.0	540	584	43	8.0	2.86	3.10
Com/Ind Hi	22,583	22,583	0	0.0	849	918	69	8.2	3.76	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,238	2,238	0	0.0	83	90	7	8.2	3.70	4.00
Ag Hmstd House	179	179	0	0.0	2	3	0	7.3	1.36	1.47
Ag Hmstd Land	5	5	0	0.0	0	0	0	22.4	0.34	0.42
Ag Non-Hmstd	456	456	0	0.0	6	7	1	11.8	1.30	1.45
<b>Total</b>	<b>280,988</b>	<b>280,988</b>	<b>0</b>	<b>0.0</b>	<b>4,632</b>	<b>4,946</b>	<b>314</b>	<b>6.8</b>	<b>1.65</b>	<b>1.76</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,182	2,791	-391	-12.3	County	53.50	57.88	0.00	0.00
(-) TIF Tax Capacity	181	181	0	0.0	City/Town	70.27	80.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.31	5.70	18.26	18.26
(=) Taxable Tax Capacity	3,001	2,610	-391	-13.0	Special District	0.91	0.97	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>129.98</b>	<b>145.34</b>	<b>18.26</b>	<b>18.26</b>

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	96,200	96,200	0.0	1,140	1,158	18	1.6	1.19	1.20
Res Hmstd: Avg Val	144,300	144,300	0.0	1,897	2,008	112	5.9	1.31	1.39
Res Hmstd: Hi Val	192,300	192,300	0.0	2,651	2,856	205	7.7	1.38	1.49
Res Hmstd: Ex-Hi Val	288,500	288,500	0.0	4,164	4,556	392	9.4	1.44	1.58
Apartment	300,000	300,000	0.0	5,422	5,998	576	10.6	1.81	2
Comm/Ind: Lo Val	150,000	150,000	0.0	4,297	4,643	346	8.0	2.86	3.1
Comm/Ind: Med Val	300,000	300,000	0.0	9,935	10,742	806	8.1	3.31	3.58
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,247	39,204	2,956	8.2	3.62	3.92

McLeod County

Hutchinson city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	567,044	567,044	0	0.0	7,847	8,109	262	3.3	1.38	1.43
Res Non-Hmstd	62,339	62,339	0	0.0	1,015	1,094	79	7.8	1.63	1.76
Misc props	2,560	2,560	0	0.0	54	58	4	7.7	2.10	2.26
Apartments	47,043	47,043	0	0.0	886	957	71	8.0	1.88	2.03
Low-inc Apts	8,682	8,682	0	0.0	101	109	8	7.8	1.16	1.25
Seasonal Rec	872	872	0	0.0	16	18	1	8.0	1.88	2.03
Com/Ind: Lo	41,899	41,899	0	0.0	1,237	1,312	76	6.1	2.95	3.13
Com/Ind Hi	142,420	142,420	0	0.0	5,506	5,849	343	6.2	3.87	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	268	268	0	0.0	10	11	1	6.2	3.87	4.11
Ag Hmstd House	257	257	0	0.0	3	4	0	2.1	1.35	1.38
Ag Hmstd Land	929	929	0	0.0	7	8	1	9.9	0.75	0.83
Ag Non-Hmstd	2,502	2,502	0	0.0	34	37	3	9.0	1.34	1.46
<b>Total</b>	<b>876,813</b>	<b>876,813</b>	<b>0</b>	<b>0.0</b>	<b>16,716</b>	<b>17,565</b>	<b>848</b>	<b>5.1</b>	<b>1.91</b>	<b>2.00</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10,543	9,613	-929	-8.8	County	53.63	58.04	0.00	0.00
(-) TIF Tax Capacity	215	215	0	0.0	City/Town	61.59	67.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.72	16.97	20.99	20.99
(=) Taxable Tax Capacity	10,328	9,398	-929	-9.0	Special District	3.02	3.32	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>133.96</b>	<b>146.00</b>	<b>20.99</b>	<b>20.99</b>

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	105,000	105,000	0.0	1,349	1,348	-1	-0.1	1.28	1.28
Res Hmstd:Avg Val	157,500	157,500	0.0	2,210	2,293	84	3.8	1.40	1.46
Res Hmstd: Hi Val	209,900	209,900	0.0	3,069	3,237	168	5.5	1.46	1.54
Res Hmstd: Ex-Hi Val	314,900	314,900	0.0	4,790	5,129	338	7.1	1.52	1.63
Apartment	300,000	300,000	0.0	5,653	6,105	452	8.0	1.88	2.03
Comm/Ind: Lo Val	150,000	150,000	0.0	4,428	4,699	271	6.1	2.95	3.13
Comm/Ind: Med Val	300,000	300,000	0.0	10,226	10,858	632	6.2	3.41	3.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,287	39,604	2,318	6.2	3.73	3.96

McLeod County

Lester Prairie city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	66,726	66,726	0	0.0	956	1,002	46	4.8	1.43	1.50
Res Non-Hmstd	5,677	5,677	0	0.0	98	110	11	11.6	1.73	1.93
Misc props	144	144	0	0.0	3	3	0	11.9	1.99	2.23
Apartments	1,574	1,574	0	0.0	31	35	4	11.9	1.99	2.23
Low-inc Apts	156	156	0	0.0	2	2	0	11.5	1.24	1.38
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	3,215	3,215	0	0.0	99	108	9	9.3	3.07	3.36
Com/Ind Hi	4,116	4,116	0	0.0	165	180	16	9.5	4.00	4.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	828	828	0	0.0	33	36	3	9.5	4.00	4.38
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	68	68	0	0.0	0	1	0	13.8	0.69	0.79
Ag Non-Hmstd	78	78	0	0.0	1	1	0	13.8	1.38	1.57
<b>Total</b>	<b>82,582</b>	<b>82,582</b>	<b>0</b>	<b>0.0</b>	<b>1,389</b>	<b>1,479</b>	<b>90</b>	<b>6.5</b>	<b>1.68</b>	<b>1.79</b>

Tax Base

Tax Rates

	Taxable Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	898	756	-142	-15.9	County	54.38	58.83	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	71.52	85.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.93	13.00	26.73	26.73
(=) Taxable Tax Capacity	898	756	-142	-15.9	Special District	0.22	0.23	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>138.04</b>	<b>157.05</b>	<b>26.73</b>	<b>26.73</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,900	99,900	0.0	1,364	1,392	29	2.1	1.36	1.39	
Res Hmstd: Avg Val	149,800	149,800	0.0	2,231	2,380	149	6.7	1.49	1.59	
Res Hmstd: Hi Val	199,600	199,600	0.0	3,096	3,366	269	8.7	1.55	1.69	
Res Hmstd: Ex-Hi Val	299,500	299,500	0.0	4,832	5,343	511	10.6	1.61	1.78	
Apartment	300,000	300,000	0.0	5,979	6,691	713	11.9	1.99	2.23	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,606	5,033	428	9.3	3.07	3.36	
Comm/Ind: Med Val	300,000	300,000	0.0	10,613	11,611	998	9.4	3.54	3.87	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,647	42,305	3,658	9.5	3.86	4.23	

McLeod County

Plato city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	17,207	17,207	0	0.0	221	233	12	5.5	1.28	1.36
Res Non-Hmstd	446	446	0	0.0	7	7	1	10.2	1.49	1.65
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	92	92	0	0.0	2	2	0	10.4	1.79	1.97
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,471	1,471	0	0.0	42	45	3	7.9	2.84	3.06
Com/Ind Hi	1,721	1,721	0	0.0	64	69	5	8.0	3.72	4.02
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	264	264	0	0.0	10	11	1	8.0	3.72	4.02
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	97	97	0	0.0	0	0	0	17.5	0.43	0.50
Ag Non-Hmstd	192	192	0	0.0	2	3	0	11.6	1.28	1.43
<b>Total</b>	<b>21,491</b>	<b>21,491</b>	<b>0</b>	<b>0.0</b>	<b>348</b>	<b>370</b>	<b>23</b>	<b>6.5</b>	<b>1.62</b>	<b>1.72</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter	
Total Tax Capacity	242	211	-31	-12.9	County	53.03	57.29	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.67	81.13	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.66	3.81	18.26	18.26		
(=) Taxable Tax Capacity	242	211	-31	-12.9	Special District	0.91	0.97	0.00	0.00		
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>128.28</b>	<b>143.20</b>	<b>18.26</b>	<b>18.26</b>		

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	95,500	95,500	95,500	0.0	1,113	1,132	19	1.7	1.17	1.19
Res Hmstd: Avg Val	143,200	143,200	143,200	0.0	1,855	1,963	109	5.9	1.3	1.37
Res Hmstd: Hi Val	190,800	190,800	190,800	0.0	2,595	2,793	198	7.6	1.36	1.46
Res Hmstd: Ex-Hi Val	286,300	286,300	286,300	0.0	4,081	4,458	378	9.3	1.43	1.56
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,259	4,595	336	7.9	2.84	3.06
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,846	10,630	784	8.0	3.28	3.54
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	35,919	38,793	2,873	8.0	3.59	3.88

McLeod County

Silver Lake city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	32,627	32,627	0	0.0	536	554	18	3.4	1.64	1.70
Res Non-Hmstd	2,786	2,786	0	0.0	54	62	8	15.2	1.92	2.22
Misc props	117	117	0	0.0	4	4	1	14.2	3.01	3.44
Apartments	800	800	0	0.0	18	21	3	15.5	2.30	2.66
Low-inc Apts	234	234	0	0.0	3	4	1	15.2	1.41	1.62
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,296	2,296	0	0.0	79	89	10	12.4	3.46	3.89
Com/Ind Hi	970	970	0	0.0	44	50	6	12.5	4.55	5.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	434	434	0	0.0	20	22	2	12.5	4.55	5.12
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	32	32	0	0.0	1	1	0	16.8	1.70	1.98
<b>Total</b>	<b>40,296</b>	<b>40,296</b>	<b>0</b>	<b>0.0</b>	<b>759</b>	<b>807</b>	<b>48</b>	<b>6.3</b>	<b>1.88</b>	<b>2.00</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	431	354	-77	-17.8	County	53.44	57.67	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.43	4.60	18.26	18.26
(=) Taxable Tax Capacity	431	354	-77	-17.8	Special District	0.22	0.23	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	169.66	198.23	18.26	18.26

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	82,700	82,700	0.0	1,256	1,200	-56	-4.5	1.52	1.45
Res Hmstd: Avg Val	123,900	123,900	0.0	2,067	2,165	98	4.7	1.67	1.75
Res Hmstd: Hi Val	165,200	165,200	0.0	2,881	3,133	252	8.8	1.74	1.9
Res Hmstd: Ex-Hi Val	247,900	247,900	0.0	4,509	5,071	561	12.5	1.82	2.05
Apartment	300,000	300,000	0.0	6,910	7,981	1,071	15.5	2.30	2.66
Comm/Ind: Lo Val	150,000	150,000	0.0	5,190	5,833	643	12.4	3.46	3.89
Comm/Ind: Med Val	300,000	300,000	0.0	12,019	13,519	1,500	12.5	4.01	4.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,887	49,385	5,499	12.5	4.39	4.94

McLeod County

Stewart city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	14,028	14,028	0	0.0	293	275	-18	-6.0	2.09	1.96
Res Non-Hmstd	2,080	2,080	0	0.0	51	60	9	17.9	2.47	2.91
Misc props	28	28	0	0.0	1	1	0	18.2	2.99	3.53
Apartments	364	364	0	0.0	11	13	2	18.2	2.99	3.53
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,128	1,128	0	0.0	48	56	7	15.2	4.27	4.92
Com/Ind Hi	1,354	1,354	0	0.0	76	88	12	15.4	5.63	6.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	641	641	0	0.0	35	41	5	15.4	5.53	6.39
Ag Hmstd House	146	146	0	0.0	3	4	0	7.1	2.27	2.43
Ag Hmstd Land	306	306	0	0.0	4	5	1	21.0	1.23	1.48
Ag Non-Hmstd	776	776	0	0.0	17	21	3	19.5	2.22	2.65
<b>Total</b>	<b>20,851</b>	<b>20,851</b>	<b>0</b>	<b>0.0</b>	<b>540</b>	<b>562</b>	<b>23</b>	<b>4.2</b>	<b>2.59</b>	<b>2.70</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	233	186	-47	-20.3	County	50.30	53.66	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.73	11.22	21.09	21.09
(=) Taxable Tax Capacity	233	186	-47	-20.3	Special District	1.33	1.41	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>221.94</b>	<b>265.29</b>	<b>21.09</b>	<b>21.09</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,200	58,200	58,200	0.0	1,182	1,049	-132	-11.2	2.03	1.80
Res Hmstd: Avg Val	87,200	87,200	87,200	0.0	1,825	1,718	-108	-5.9	2.09	1.97
Res Hmstd: Hi Val	116,200	116,200	116,200	0.0	2,556	2,617	61	2.4	2.2	2.25
Res Hmstd: Ex-Hi Val	174,400	174,400	174,400	0.0	4,023	4,423	400	9.9	2.31	2.54
Apartment	300,000	300,000	300,000	0.0	8,955	10,581	1,626	18.2	2.99	3.53
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	6,409	7,384	975	15.2	4.27	4.92
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	14,848	17,124	2,276	15.3	4.95	5.71
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	54,232	62,578	8,346	15.4	5.42	6.26

McLeod County

Winsted city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	100,442	100,442	0	0.0	1,584	1,620	36	2.3	1.58	1.61
Res Non-Hmstd	8,083	8,083	0	0.0	145	158	14	9.3	1.79	1.96
Misc props	1,244	1,244	0	0.0	31	34	3	9.6	2.50	2.73
Apartments	3,639	3,639	0	0.0	78	86	7	9.5	2.15	2.35
Low-inc Apts	1,224	1,224	0	0.0	16	18	1	9.3	1.31	1.44
Seasonal Rec	178	178	0	0.0	3	3	0	9.4	1.74	1.90
Com/Ind: Lo	7,791	7,791	0	0.0	256	275	19	7.5	3.28	3.53
Com/Ind Hi	11,403	11,403	0	0.0	493	530	37	7.5	4.32	4.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,447	1,447	0	0.0	63	67	5	7.5	4.32	4.65
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	70	70	0	0.0	0	0	0	14.0	0.58	0.66
Ag Non-Hmstd	1,500	1,500	0	0.0	24	26	2	10.2	1.59	1.75
<b>Total</b>	<b>137,021</b>	<b>137,021</b>	<b>0</b>	<b>0.0</b>	<b>2,693</b>	<b>2,818</b>	<b>125</b>	<b>4.6</b>	<b>1.97</b>	<b>2.06</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,550	1,379	-171	-11.0	County	54.85	59.36	0.00	0.00
(-) TIF Tax Capacity	23	23	0	0.0	City/Town	73.21	82.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.33	33.90	15.57	15.57
(=) Taxable Tax Capacity	<u>1,527</u>	<u>1,356</u>	<u>-171</u>	<u>-11.2</u>	Special District	<u>0.22</u>	<u>0.23</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>159.60</b>	<b>175.93</b>	<b>15.57</b>	<b>15.57</b>

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	104,400	104,400	0.0	1,550	1,509	-41	-2.6	1.48	1.45
Res Hmstd:Avg Val	156,600	156,600	0.0	2,512	2,592	80	3.2	1.60	1.65
Res Hmstd: Hi Val	208,700	208,700	0.0	3,471	3,672	201	5.8	1.66	1.76
Res Hmstd: Ex-Hi Val	313,200	313,200	0.0	5,396	5,838	443	8.2	1.72	1.86
Apartment	300,000	300,000	0.0	6,452	7,064	612	9.5	2.15	2.35
Comm/Ind: Lo Val	150,000	150,000	0.0	4,923	5,291	367	7.5	3.28	3.53
Comm/Ind: Med Val	300,000	300,000	0.0	11,410	12,267	857	7.5	3.80	4.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,681	44,823	3,142	7.5	4.17	4.48

Mahnomen County

Bejou city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,263	1,263	0	0.0	14	13	-1	-6.4	1.14	1.07
Res Non-Hmstd	109	109	0	0.0	2	2	0	10.3	1.55	1.71
Misc props	6	6	0	0.0	0	0	0	10.4	2.26	2.50
Apartments	49	49	0	0.0	1	1	0	10.3	1.89	2.09
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	309	309	0	0.0	9	10	1	7.8	3.00	3.23
Com/Ind Hi	81	81	0	0.0	3	3	0	7.9	3.98	4.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	121	121	0	0.0	5	5	0	7.9	3.98	4.29
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	121	121	0	0.0	1	2	0	10.6	1.18	1.30
Ag Non-Hmstd	8	8	0	0.0	0	0	0	10.6	1.48	1.63
<b>Total</b>	<b>2,066</b>	<b>2,066</b>	<b>0</b>	<b>0.0</b>	<b>36</b>	<b>37</b>	<b>1</b>	<b>2.5</b>	<b>1.74</b>	<b>1.78</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	24	19	-5	-19.6	County	92.79	99.56	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.99	36.07	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.81	20.20	4.68	4.68
(=) Taxable Tax Capacity	24	19	-5	-19.6	Special District	7.14	7.57	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>147.73</b>	<b>163.39</b>	<b>4.68</b>	<b>4.68</b>

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	31,700	31,700	0.0	356	326	-31	-8.6	1.12	1.03
Res Hmstd: Avg Val	47,500	47,500	0.0	534	488	-46	-8.6	1.12	1.03
Res Hmstd: Hi Val	63,400	63,400	0.0	713	651	-61	-8.6	1.12	1.03
Res Hmstd: Ex-Hi Val	95,100	95,100	0.0	1,163	1,130	-33	-2.8	1.22	1.19
Apartment	300,000	300,000	0.0	5,680	6,268	587	10.3	1.89	2.09
Comm/Ind: Lo Val	150,000	150,000	0.0	4,493	4,845	352	7.8	3	3.23
Comm/Ind: Med Val	300,000	300,000	0.0	10,460	11,282	822	7.9	3.49	3.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,307	41,321	3,015	7.9	3.83	4.13



Mahnomen County

Mahnomen city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	22,244	22,244	0	0.0	268	251	-17	-6.3	1.21	1.13
Res Non-Hmstd	3,708	3,708	0	0.0	58	64	6	9.6	1.58	1.73
Misc props	22	22	0	0.0	0	0	0	9.7	1.94	2.12
Apartments	698	698	0	0.0	14	15	1	9.7	1.94	2.12
Low-inc Apts	1,083	1,083	0	0.0	13	14	1	9.6	1.17	1.28
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	5,147	5,147	0	0.0	157	168	12	7.4	3.05	3.27
Com/Ind Hi	6,363	6,363	0	0.0	258	277	19	7.4	4.05	4.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,352	1,352	0	0.0	54	58	4	7.4	4.01	4.30
Ag Hmstd House	33	33	0	0.0	0	0	0	-30.9	1.51	1.04
Ag Hmstd Land	66	66	0	0.0	0	0	0	15.0	0.50	0.58
Ag Non-Hmstd	163	163	0	0.0	2	3	0	9.9	1.51	1.66
<b>Total</b>	<b>40,880</b>	<b>40,880</b>	<b>0</b>	<b>0.0</b>	<b>825</b>	<b>851</b>	<b>26</b>	<b>3.1</b>	<b>2.02</b>	<b>2.08</b>

Tax Base

Tax Rates

	Taxable Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	509	433	-76	-15.0	County	88.31	94.34	0.00	0.00	
(-) TIF Tax Capacity	36	36	0	0.0	City/Town	40.03	47.72	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.77	16.59	4.67	4.67	
(=) Taxable Tax Capacity	474	397	-76	-16.1	Special District	7.14	7.57	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>151.25</b>	<b>166.22</b>	<b>4.67</b>	<b>4.67</b>	

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	45,900	45,900	0.0	532	479	-53	-9.9	1.16	1.04
Res Hmstd: Avg Val	68,900	68,900	0.0	799	719	-79	-9.9	1.16	1.04
Res Hmstd: Hi Val	91,800	91,800	0.0	1,142	1,087	-54	-4.8	1.24	1.18
Res Hmstd: Ex-Hi Val	137,800	137,800	0.0	1,900	1,942	42	2.2	1.38	1.41
Apartment	300,000	300,000	0.0	5,812	6,373	562	9.7	1.94	2.12
Comm/Ind: Lo Val	150,000	150,000	0.0	4,572	4,909	337	7.4	3.05	3.27
Comm/Ind: Med Val	300,000	300,000	0.0	10,644	11,431	786	7.4	3.55	3.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,983	41,865	2,883	7.4	3.9	4.19

Mahnomen County

Waubun city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	7,184	7,184	0	0.0	130	118	-12	-9.2	1.81	1.64
Res Non-Hmstd	896	896	0	0.0	20	24	3	16.4	2.27	2.65
Misc props	10	10	0	0.0	0	0	0	16.4	2.70	3.15
Apartments	158	158	0	0.0	4	5	1	16.4	2.70	3.15
Low-inc Apts	231	231	0	0.0	4	4	1	16.4	1.63	1.90
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	899	899	0	0.0	36	40	5	13.4	3.97	4.50
Com/Ind Hi	228	228	0	0.0	12	14	2	13.5	5.27	5.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	427	427	0	0.0	22	25	3	13.5	5.18	5.88
Ag Hmstd House	126	126	0	0.0	2	2	0	-13.4	1.77	1.53
Ag Hmstd Land	349	349	0	0.0	5	6	1	17.8	1.43	1.69
Ag Non-Hmstd	96	96	0	0.0	2	2	0	16.7	2.13	2.48
<b>Total</b>	10,605	10,605	0	0.0	238	241	3	1.3	2.24	2.27

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	116	90	-26	-22.2	County	90.45	96.48	0.00	0.00
(-) TIF Tax Capacity	5	5	0	0.0	City/Town	95.05	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.95	20.21	4.56	4.56
(=) Taxable Tax Capacity	110	85	-26	-23.3	Special District	7.14	7.57	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	212.60	248.13	4.56	4.56

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	42,400	42,400	0.0	751	651	-101	-13.4	1.77	1.53
Res Hmstd:Avg Val	63,600	63,600	0.0	1,127	976	-151	-13.4	1.77	1.53
Res Hmstd: Hi Val	84,700	84,700	0.0	1,543	1,405	-138	-8.9	1.82	1.66
Res Hmstd: Ex-Hi Val	127,100	127,100	0.0	2,502	2,572	69	2.8	1.97	2.02
Apartment	300,000	300,000	0.0	8,109	9,442	1,333	16.4	2.70	3.15
Comm/Ind: Lo Val	150,000	150,000	0.0	5,951	6,750	800	13.4	3.97	4.50
Comm/Ind: Med Val	300,000	300,000	0.0	13,862	15,728	1,866	13.5	4.62	5.24
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	50,781	57,623	6,841	13.5	5.08	5.76

**Marshall County**

**Alvarado city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	7,938	7,938	0	0.0	69	80	11	16.2	0.86	1.00
Res Non-Hmstd	367	367	0	0.0	4	5	0	9.3	1.20	1.31
Misc props	26	26	0	0.0	0	0	0	9.9	1.37	1.51
Apartments	116	116	0	0.0	2	2	0	9.9	1.37	1.51
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	414	414	0	0.0	10	10	1	7.0	2.30	2.46
Com/Ind Hi	1,191	1,191	0	0.0	35	38	3	7.4	2.94	3.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5	5	0	0.0	0	0	0	7.4	2.94	3.16
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	14	14	0	0.0	0	0	0	13.6	0.40	0.45
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>10,071</b>	<b>10,071</b>	<b>0</b>	<b>0.0</b>	<b>120</b>	<b>135</b>	<b>15</b>	<b>12.5</b>	<b>1.19</b>	<b>1.34</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	115	91	-24	-21.2	County	36.60	38.57	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.40	38.59	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.77	6.10	38.03	38.03
(=) Taxable Tax Capacity	115	91	-24	-21.2	Special District	6.46	6.79	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>79.23</b>	<b>90.04</b>	<b>38.03</b>	<b>38.03</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	49,200	49,200	0.0	380	453	73	19.2	0.77	0.92
Res Hmstd:Avg Val	73,700	73,700	0.0	569	678	109	19.2	0.77	0.92
Res Hmstd: Hi Val	98,300	98,300	0.0	869	1,003	135	15.5	0.88	1.02
Res Hmstd: Ex-Hi Val	147,400	147,400	0.0	1,489	1,672	183	12.3	1.01	1.13
Apartment	300,000	300,000	0.0	4,112	4,518	406	9.9	1.37	1.51
Comm/Ind: Lo Val	150,000	150,000	0.0	3,452	3,695	243	7.0	2.30	2.46
Comm/Ind: Med Val	300,000	300,000	0.0	7,864	8,432	568	7.2	2.62	2.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,455	30,537	2,082	7.3	2.85	3.05

**Marshall County**

**Argyle city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	14,010	14,010	0	0.0	123	139	16	12.8	0.88	0.99
Res Non-Hmstd	891	891	0	0.0	11	12	1	13.1	1.22	1.38
Misc props	5	5	0	0.0	0	0	0	13.5	1.44	1.63
Apartments	447	447	0	0.0	6	7	1	13.5	1.44	1.63
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,906	1,906	0	0.0	46	51	4	9.6	2.42	2.65
Com/Ind Hi	444	444	0	0.0	14	15	1	9.8	3.16	3.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	494	494	0	0.0	16	17	2	9.8	3.16	3.47
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	408	408	0	0.0	3	4	1	15.7	0.85	0.99
Ag Non-Hmstd	1,069	1,069	0	0.0	11	12	2	15.7	0.99	1.14
<b>Total</b>	<b>19,674</b>	<b>19,674</b>	<b>0</b>	<b>0.0</b>	<b>230</b>	<b>258</b>	<b>28</b>	<b>12.0</b>	<b>1.17</b>	<b>1.31</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	217	173	-43	-20.0	County	36.32	38.22	0.00	0.00
(-) TIF Tax Capacity	6	6	0	0.0	City/Town	51.05	64.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.13	5.21	20.09	20.09
(=) Taxable Tax Capacity	<u>211</u>	<u>167</u>	<u>-43</u>	<u>-20.6</u>	Special District	<u>6.46</u>	<u>6.79</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>98.96</b>	<b>114.48</b>	<b>20.09</b>	<b>20.09</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	42,700	42,700	0.0	338	379	42	12.3	0.79	0.89
Res Hmstd:Avg Val	64,100	64,100	0.0	507	569	62	12.3	0.79	0.89
Res Hmstd: Hi Val	85,400	85,400	0.0	721	811	90	12.4	0.84	0.95
Res Hmstd: Ex-Hi Val	128,100	128,100	0.0	1,268	1,430	162	12.7	0.99	1.12
Apartment	300,000	300,000	0.0	4,314	4,896	582	13.5	1.44	1.63
Comm/Ind: Lo Val	150,000	150,000	0.0	3,627	3,976	349	9.6	2.42	2.65
Comm/Ind: Med Val	300,000	300,000	0.0	8,362	9,177	815	9.7	2.79	3.06
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,460	33,448	2,988	9.8	3.05	3.34

**Marshall County**

**Grygla city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	3,294	3,294	0	0.0	32	33	1	2.2	0.98	1.00
Res Non-Hmstd	723	723	0	0.0	10	11	1	13.3	1.38	1.56
Misc props	57	57	0	0.0	1	1	0	13.5	1.77	2.01
Apartments	554	554	0	0.0	9	10	1	13.4	1.65	1.87
Low-inc Apts	120	120	0	0.0	1	1	0	13.3	1.00	1.13
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,107	1,107	0	0.0	30	33	3	9.8	2.69	2.96
Com/Ind Hi	15	15	0	0.0	1	1	0	9.9	3.57	3.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	171	171	0	0.0	6	7	1	9.9	3.57	3.93
Ag Hmstd House	66	66	0	0.0	1	1	0	-0.1	0.93	0.93
Ag Hmstd Land	1	1	0	0.0	0	0	0	25.4	0.35	0.44
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>6,108</b>	<b>6,108</b>	<b>0</b>	<b>0.0</b>	<b>91</b>	<b>98</b>	<b>7</b>	<b>7.9</b>	<b>1.48</b>	<b>1.60</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	70	58	-12	-16.8	County	35.99	37.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	71.87	86.40	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.31	14.18	6.09	6.09
(=) Taxable Tax Capacity	70	58	-12	-16.8	Special District	5.59	6.02	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	126.76	144.44	6.09	6.09

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	39,700	39,700	0.0	369	368	0	-0.1	0.93	0.93
Res Hmstd:Avg Val	59,500	59,500	0.0	552	552	-1	-0.1	0.93	0.93
Res Hmstd: Hi Val	79,400	79,400	0.0	754	761	7	0.9	0.95	0.96
Res Hmstd: Ex-Hi Val	119,100	119,100	0.0	1,317	1,410	93	7.0	1.11	1.18
Apartment	300,000	300,000	0.0	4,936	5,599	663	13.4	1.65	1.87
Comm/Ind: Lo Val	150,000	150,000	0.0	4,042	4,440	398	9.8	2.69	2.96
Comm/Ind: Med Val	300,000	300,000	0.0	9,401	10,330	928	9.9	3.13	3.44
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,411	37,814	3,404	9.9	3.44	3.78

**Marshall County**

**Holt city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,640	1,640	0	0.0	9	11	3	31.5	0.53	0.70
Res Non-Hmstd	143	143	0	0.0	1	2	0	13.1	0.97	1.10
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	101	101	0	0.0	2	2	0	8.6	1.99	2.17
Com/Ind Hi	13	13	0	0.0	0	0	0	8.8	2.61	2.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	54	54	0	0.0	1	2	0	8.8	2.61	2.84
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	74	74	0	0.0	0	0	0	15.5	0.37	0.43
Ag Non-Hmstd	114	114	0	0.0	1	1	0	15.5	0.74	0.86
<b>Total</b>	<b>2,138</b>	<b>2,138</b>	<b>0</b>	<b>0.0</b>	<b>15</b>	<b>18</b>	<b>3</b>	<b>22.9</b>	<b>0.70</b>	<b>0.86</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	22	16	-6	-26.5	County	36.70	38.68	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	24.63	33.50	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.48	6.77	15.05	15.05
(=) Taxable Tax Capacity	22	16	-6	-26.5	Special District	6.24	6.59	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	74.06	85.54	15.05	15.05

*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	33,200	33,200	0.0	163	220	57	35.2	0.49	0.66
Res Hmstd:Avg Val	49,800	49,800	0.0	245	331	86	35.2	0.49	0.66
Res Hmstd: Hi Val	66,300	66,300	0.0	326	440	114	35.2	0.49	0.66
Res Hmstd: Ex-Hi Val	99,500	99,500	0.0	604	759	155	25.7	0.61	0.76
Comm/Ind: Lo Val	150,000	150,000	0.0	2,991	3,249	258	8.6	1.99	2.17
Comm/Ind: Med Val	300,000	300,000	0.0	6,903	7,506	603	8.7	2.30	2.50
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,161	27,371	2,211	8.8	2.52	2.74

**Marshall County**

**Middle River city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,024	6,024	0	0.0	64	69	4	6.9	1.06	1.14
Res Non-Hmstd	741	741	0	0.0	11	13	2	17.0	1.49	1.75
Misc props	117	117	0	0.0	2	3	0	17.5	1.98	2.33
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	891	891	0	0.0	25	28	3	13.0	2.79	3.15
Com/Ind Hi	231	231	0	0.0	8	10	1	13.2	3.67	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	219	219	0	0.0	8	9	1	13.2	3.67	4.15
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	64	64	0	0.0	0	0	0	19.0	0.63	0.76
Ag Non-Hmstd	17	17	0	0.0	0	0	0	19.0	1.27	1.51
<b>Total</b>	<b>8,304</b>	<b>8,304</b>	<b>0</b>	<b>0.0</b>	<b>119</b>	<b>132</b>	<b>12</b>	<b>10.2</b>	<b>1.44</b>	<b>1.59</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	92	72	-20	-22.1	County	36.62	38.59	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.59	93.24	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.24	12.44	15.55	15.55
(=) Taxable Tax Capacity	92	72	-20	-22.1	Special District	6.46	6.79	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>126.91</b>	<b>151.06</b>	<b>15.55</b>	<b>15.55</b>

*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	38,400	38,400	0.0	393	408	14	3.6	1.02	1.06
Res Hmstd:Avg Val	57,600	57,600	0.0	590	612	21	3.6	1.02	1.06
Res Hmstd: Hi Val	76,700	76,700	0.0	789	820	30	3.8	1.03	1.07
Res Hmstd: Ex-Hi Val	115,100	115,100	0.0	1,371	1,512	141	10.3	1.19	1.31
Apartment	300,000	300,000	0.0	5,226	6,131	906	17.3	1.74	2.04
Comm/Ind: Lo Val	150,000	150,000	0.0	4,187	4,731	543	13.0	2.79	3.15
Comm/Ind: Med Val	300,000	300,000	0.0	9,693	10,961	1,268	13.1	3.23	3.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,385	40,034	4,649	13.1	3.54	4.00

**Marshall County**

**Newfolden city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	7,929	7,929	0	0.0	68	77	9	13.6	0.85	0.97
Res Non-Hmstd	830	830	0	0.0	10	11	1	14.1	1.18	1.34
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	297	297	0	0.0	4	5	1	14.4	1.41	1.62
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	705	705	0	0.0	17	19	2	10.2	2.40	2.64
Com/Ind Hi	479	479	0	0.0	15	17	2	10.4	3.15	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd House	77	77	0	0.0	1	1	0	12.3	0.77	0.86
Ag Hmstd Land	262	262	0	0.0	1	2	0	17.8	0.57	0.67
Ag Non-Hmstd	39	39	0	0.0	0	0	0	16.1	1.01	1.17
<b>Total</b>	<b>10,619</b>	<b>10,619</b>	<b>0</b>	<b>0.0</b>	<b>116</b>	<b>131</b>	<b>15</b>	<b>12.8</b>	<b>1.09</b>	<b>1.23</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	114	90	-24	-21.0	County	36.24	38.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	52.54	66.52	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.88	6.01	15.05	15.05
(=) Taxable Tax Capacity	<u>114</u>	<u>90</u>	<u>-24</u>	<u>-21.0</u>	Special District	<u>6.46</u>	<u>6.79</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>101.13</b>	<b>117.43</b>	<b>15.05</b>	<b>15.05</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	46,000	46,000	0.0	350	393	43	12.3	0.76	0.86
Res Hmstd:Avg Val	69,000	69,000	0.0	526	590	64	12.3	0.76	0.86
Res Hmstd: Hi Val	92,000	92,000	0.0	779	879	100	12.8	0.85	0.96
Res Hmstd: Ex-Hi Val	138,000	138,000	0.0	1,355	1,537	182	13.4	0.98	1.11
Comm/Ind: Lo Val	150,000	150,000	0.0	3,600	3,967	367	10.2	2.4	2.64
Comm/Ind: Med Val	300,000	300,000	0.0	8,324	9,180	856	10.3	2.77	3.06
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,372	33,511	3,139	10.3	3.04	3.35



**Marshall County**

**Oslo city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	6,532	6,532	0	0.0	117	113	-4	-3.2	1.78	1.73
Res Non-Hmstd	919	919	0	0.0	20	23	3	14.4	2.17	2.49
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	119	119	0	0.0	3	4	0	14.9	2.59	2.98
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,841	1,841	0	0.0	69	78	9	12.3	3.76	4.23
Com/Ind Hi	436	436	0	0.0	21	24	3	12.6	4.89	5.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	413	413	0	0.0	20	23	3	12.6	4.89	5.51
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	235	235	0	0.0	4	5	1	17.5	1.77	2.08
<b>Total</b>	<b>10,495</b>	<b>10,495</b>	<b>0</b>	<b>0.0</b>	<b>255</b>	<b>269</b>	<b>14</b>	<b>5.6</b>	<b>2.43</b>	<b>2.56</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	122	100	-22	-18.1	County	34.22 35.66	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.21 1.75	38.03	38.03
(=) Taxable Tax Capacity	122	100	-22	-18.1	Special District	6.46 6.79	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>176.75 207.66</b>	<b>38.03</b>	<b>38.03</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	36,200	36,200	0.0	633	589	-44	-7.0	1.75	1.63
Res Hmstd: Avg Val	54,300	54,300	0.0	949	883	-66	-7.0	1.75	1.63
Res Hmstd: Hi Val	72,400	72,400	0.0	1,265	1,177	-88	-7.0	1.75	1.63
Res Hmstd: Ex-Hi Val	108,600	108,600	0.0	2,058	2,098	40	1.9	1.89	1.93
Comm/Ind: Lo Val	150,000	150,000	0.0	5,646	6,341	695	12.3	3.76	4.23
Comm/Ind: Med Val	300,000	300,000	0.0	12,984	14,607	1,623	12.5	4.33	4.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	47,228	53,177	5,950	12.6	4.72	5.32

**Marshall County**

**Stephen city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	12,058	12,058	0	0.0	133	143	11	7.9	1.10	1.19
Res Non-Hmstd	968	968	0	0.0	15	17	3	17.7	1.50	1.77
Misc props	62	62	0	0.0	1	1	0	18.0	1.70	2.01
Apartments	428	428	0	0.0	8	9	1	18.1	1.76	2.08
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	33	33	0	0.0	1	1	0	18.1	1.76	2.08
Com/Ind: Lo	1,283	1,283	0	0.0	36	41	5	13.6	2.81	3.19
Com/Ind Hi	843	843	0	0.0	31	35	4	14.0	3.65	4.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	100	100	0	0.0	4	4	1	13.9	3.67	4.18
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	59	59	0	0.0	0	1	0	20.4	0.81	0.97
Ag Non-Hmstd	277	277	0	0.0	3	4	1	20.4	1.25	1.50
<b>Total</b>	<b>16,111</b>	<b>16,111</b>	<b>0</b>	<b>0.0</b>	<b>231</b>	<b>256</b>	<b>25</b>	<b>11.0</b>	<b>1.43</b>	<b>1.59</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	178	137	-41	-23.2	County	36.60	38.57	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	76.23	99.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.50	5.68	20.09	20.09
(=) Taxable Tax Capacity	178	137	-41	-23.2	Special District	6.46	6.79	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>124.80</b>	<b>150.30</b>	<b>20.09</b>	<b>20.09</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	35,200	35,200	0.0	369	388	19	5.1	1.05	1.10
Res Hmstd:Avg Val	52,800	52,800	0.0	554	582	28	5.1	1.05	1.10
Res Hmstd: Hi Val	70,300	70,300	0.0	737	775	38	5.1	1.05	1.10
Res Hmstd: Ex-Hi Val	105,500	105,500	0.0	1,251	1,381	129	10.3	1.19	1.31
Apartment	300,000	300,000	0.0	5,283	6,239	956	18.1	1.76	2.08
Comm/Ind: Lo Val	150,000	150,000	0.0	4,208	4,782	574	13.6	2.81	3.19
Comm/Ind: Med Val	300,000	300,000	0.0	9,719	11,057	1,339	13.8	3.24	3.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,434	40,342	4,908	13.9	3.54	4.03

**Marshall County**

**Strandquist city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	632	632	0	0.0	5	6	0	9.3	0.82	0.90
Res Non-Hmstd	104	104	0	0.0	1	1	0	11.8	1.26	1.41
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	70	70	0	0.0	2	2	0	8.7	2.47	2.68
Com/Ind Hi	112	112	0	0.0	4	4	0	8.9	3.22	3.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	64	64	0	0.0	2	2	0	8.9	3.22	3.51
Ag Hmstd House	49	49	0	0.0	0	0	0	9.4	0.82	0.90
Ag Hmstd Land	13	13	0	0.0	0	0	0	33.3	0.22	0.29
Ag Non-Hmstd	63	63	0	0.0	1	1	0	14.0	1.02	1.17
<b>Total</b>	<b>1,107</b>	<b>1,107</b>	<b>0</b>	<b>0.0</b>	<b>15</b>	<b>16</b>	<b>1</b>	<b>9.5</b>	<b>1.35</b>	<b>1.48</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	13	10	-3	-20.7	County	36.83	38.80	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	41.80	52.72	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.37	18.49	19.71	19.71
(=) Taxable Tax Capacity	<u>13</u>	<u>10</u>	<u>-3</u>	<u>-20.7</u>	Special District	<u>6.46</u>	<u>6.79</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>102.46</b>	<b>116.80</b>	<b>19.71</b>	<b>19.71</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	14,500	14,500	0.0	119	130	11	9.3	0.82	0.9
Res Hmstd: Avg Val	21,700	21,700	0.0	178	195	17	9.3	0.82	0.9
Res Hmstd: Hi Val	28,900	28,900	0.0	237	259	22	9.3	0.82	0.9
Res Hmstd: Ex-Hi Val	43,400	43,400	0.0	357	390	33	9.3	0.82	0.9
Comm/Ind: Lo Val	150,000	150,000	0.0	3,700	4,022	323	8.7	2.47	2.68
Comm/Ind: Med Val	300,000	300,000	0.0	8,534	9,287	753	8.8	2.84	3.1
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,095	33,855	2,761	8.9	3.11	3.39

**Marshall County**

**Viking city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,857	1,857	0	0.0	17	19	2	11.8	0.94	1.05
Res Non-Hmstd	269	269	0	0.0	4	4	1	15.9	1.30	1.51
Misc props	14	14	0	0.0	0	0	0	15.8	1.24	1.44
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	17	17	0	0.0	0	0	0	11.7	2.52	2.81
Com/Ind Hi	70	70	0	0.0	2	3	0	11.9	3.31	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	56	56	0	0.0	2	2	0	11.9	3.31	3.70
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	31	31	0	0.0	0	0	0	18.0	0.55	0.64
Ag Non-Hmstd	55	55	0	0.0	1	1	0	18.0	1.09	1.29
<b>Total</b>	<b>2,369</b>	<b>2,369</b>	<b>0</b>	<b>0.0</b>	<b>26</b>	<b>30</b>	<b>3</b>	<b>12.6</b>	<b>1.11</b>	<b>1.25</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	25	19	-6	-22.3	County	36.42	38.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	60.18	77.41	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.07	6.24	15.05	15.05
(=) Taxable Tax Capacity	25	19	-6	-22.3	Special District	6.46	6.79	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	109.12	128.75	15.05	15.05

*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	34,500	34,500	0.0	290	318	28	9.7	0.84	0.92
Res Hmstd: Avg Val	51,700	51,700	0.0	435	477	42	9.7	0.84	0.92
Res Hmstd: Hi Val	68,900	68,900	0.0	580	636	56	9.7	0.84	0.92
Res Hmstd: Ex-Hi Val	103,400	103,400	0.0	1,005	1,127	123	12.2	0.97	1.09
Apartment	300,000	300,000	0.0	4,544	5,280	736	16.2	1.51	1.76
Comm/Ind: Lo Val	150,000	150,000	0.0	3,780	4,221	442	11.7	2.52	2.81
Comm/Ind: Med Val	300,000	300,000	0.0	8,744	9,775	1,031	11.8	2.91	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,911	35,690	3,779	11.8	3.19	3.57

**Marshall County**

**Warren city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	34,783	34,783	0	0.0	430	466	36	8.3	1.24	1.34
Res Non-Hmstd	2,911	2,911	0	0.0	46	52	6	14.0	1.57	1.79
Misc props	67	67	0	0.0	1	1	0	14.6	1.81	2.07
Apartments	786	786	0	0.0	15	17	2	14.6	1.85	2.12
Low-inc Apts	297	297	0	0.0	3	4	0	13.9	1.16	1.33
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	3,905	3,905	0	0.0	112	125	13	11.3	2.87	3.20
Com/Ind Hi	3,456	3,456	0	0.0	128	143	15	11.7	3.70	4.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3	3	0	0.0	0	0	0	11.7	3.70	4.13
Ag Hmstd House	96	96	0	0.0	1	1	0	8.0	1.26	1.36
Ag Hmstd Land	261	261	0	0.0	1	2	0	18.9	0.57	0.68
Ag Non-Hmstd	53	53	0	0.0	1	1	0	18.4	1.17	1.39
<b>Total</b>	<b>46,618</b>	<b>46,618</b>	<b>0</b>	<b>0.0</b>	<b>738</b>	<b>811</b>	<b>73</b>	<b>9.9</b>	<b>1.58</b>	<b>1.74</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	520	413	-107	-20.6	County	36.60	38.57	0.00	0.00
(-) TIF Tax Capacity	26	26	0	0.0	City/Town	68.37	87.36	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.77	6.10	38.03	38.03
(=) Taxable Tax Capacity	494	387	-107	-21.7	Special District	6.46	6.79	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>117.20</b>	<b>138.82</b>	<b>38.03</b>	<b>38.03</b>

*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	47,400	47,400	0.0	546	575	29	5.3	1.15	1.21
Res Hmstd: Avg Val	71,100	71,100	0.0	819	863	43	5.3	1.15	1.21
Res Hmstd: Hi Val	94,700	94,700	0.0	1,183	1,276	93	7.9	1.25	1.35
Res Hmstd: Ex-Hi Val	142,100	142,100	0.0	1,961	2,174	212	10.8	1.38	1.53
Apartment	300,000	300,000	0.0	5,536	6,347	811	14.6	1.85	2.12
Comm/Ind: Lo Val	150,000	150,000	0.0	4,306	4,793	486	11.3	2.87	3.2
Comm/Ind: Med Val	300,000	300,000	0.0	9,858	10,993	1,135	11.5	3.29	3.66
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,765	39,926	4,161	11.6	3.58	3.99

Martin County

Ceylon city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,809	3,809	0	0.0	94	85	-10	-10.3	2.48	2.22
Res Non-Hmstd	858	858	0	0.0	25	31	6	25.0	2.92	3.65
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	6	6	0	0.0	0	0	0	25.5	2.83	3.56
Com/Ind: Lo	413	413	0	0.0	21	25	4	21.7	5.00	6.09
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	656	656	0	0.0	10	13	3	26.8	1.54	1.95
Ag Non-Hmstd	392	392	0	0.0	11	14	3	26.2	2.76	3.48
<b>Total</b>	<b>6,134</b>	<b>6,134</b>	<b>0</b>	<b>0.0</b>	<b>161</b>	<b>168</b>	<b>7</b>	<b>4.1</b>	<b>2.63</b>	<b>2.73</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	60	45	-15	-24.6	County	28.91	28.37	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.20	13.80	13.62	13.62
(=) Taxable Tax Capacity	60	45	-15	-24.6	Special District	0.45	0.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>275.70</b>	<b>347.93</b>	<b>13.62</b>	<b>13.62</b>

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	18,800	18,800	0.0	469	418	-51	-10.8	2.49	2.22
Res Hmstd: Avg Val	28,200	28,200	0.0	703	627	-76	-10.8	2.49	2.22
Res Hmstd: Hi Val	37,500	37,500	0.0	935	834	-101	-10.8	2.49	2.22
Res Hmstd: Ex-Hi Val	56,300	56,300	0.0	1,404	1,252	-152	-10.8	2.49	2.22
Comm/Ind: Lo Val	150,000	150,000	0.0	7,506	9,132	1,625	21.7	5.00	6.09
Comm/Ind: Med Val	300,000	300,000	0.0	17,447	21,239	3,792	21.7	5.82	7.08
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	63,835	77,740	13,905	21.8	6.38	7.77

Martin County

Dunnell city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,219	2,219	0	0.0	58	51	-7	-12.4	2.63	2.31
Res Non-Hmstd	304	304	0	0.0	9	11	2	19.2	3.08	3.67
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	450	450	0	0.0	23	27	4	17.2	5.16	6.04
Com/Ind Hi	381	381	0	0.0	26	30	4	17.5	6.75	7.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	38	38	0	0.0	3	3	0	17.5	6.75	7.93
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	530	530	0	0.0	11	14	2	22.2	2.10	2.57
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>3,921</b>	<b>3,921</b>	<b>0</b>	<b>0.0</b>	<b>130</b>	<b>136</b>	<b>6</b>	<b>4.6</b>	<b>3.32</b>	<b>3.48</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	44	35	-9	-20.0	County	33.94	35.28	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.30	1.38	36.68	36.68
(=) Taxable Tax Capacity	44	35	-9	-20.0	Special District	0.45	0.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>270.49</b>	<b>329.51</b>	<b>36.68</b>	<b>36.68</b>

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	21,400	21,400	0.0	572	502	-70	-12.3	2.67	2.34
Res Hmstd: Avg Val	32,000	32,000	0.0	855	750	-105	-12.3	2.67	2.34
Res Hmstd: Hi Val	42,700	42,700	0.0	1,141	1,001	-140	-12.3	2.67	2.34
Res Hmstd: Ex-Hi Val	64,000	64,000	0.0	1,710	1,500	-210	-12.3	2.67	2.34
Comm/Ind: Lo Val	150,000	150,000	0.0	7,735	9,063	1,328	17.2	5.16	6.04
Comm/Ind: Med Val	300,000	300,000	0.0	17,865	20,963	3,098	17.3	5.96	6.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	65,138	76,498	11,360	17.4	6.51	7.65

Martin County

Fairmont city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	353,634	353,634	0	0.0	3,723	3,908	185	5.0	1.05	1.11
Res Non-Hmstd	44,353	44,353	0	0.0	574	618	45	7.8	1.29	1.39
Misc props	1,069	1,069	0	0.0	21	22	2	7.4	1.93	2.07
Apartments	18,599	18,599	0	0.0	287	310	23	8.0	1.54	1.67
Low-inc Apts	3,667	3,667	0	0.0	35	37	3	7.8	0.95	1.02
Seasonal Rec	3,712	3,712	0	0.0	46	50	4	7.9	1.25	1.35
Com/Ind: Lo	37,695	37,695	0	0.0	964	1,020	56	5.8	2.56	2.71
Com/Ind Hi	109,565	109,565	0	0.0	3,688	3,904	216	5.9	3.37	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,676	3,676	0	0.0	124	131	7	5.9	3.37	3.56
Ag Hmstd House	1,516	1,516	0	0.0	16	17	1	7.7	1.05	1.13
Ag Hmstd Land	7,778	7,778	0	0.0	53	58	5	9.2	0.68	0.74
Ag Non-Hmstd	14,956	14,956	0	0.0	168	183	15	8.8	1.13	1.23
<b>Total</b>	<b>600,219</b>	<b>600,219</b>	<b>0</b>	<b>0.0</b>	<b>9,699</b>	<b>10,260</b>	<b>561</b>	<b>5.8</b>	<b>1.62</b>	<b>1.71</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	7,342	6,607	-735	-10.0	County	36.86	38.94	0.00	0.00
(-) TIF Tax Capacity	308	308	0	0.0	City/Town	42.54	47.51	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.79	35.60	13.62	13.62
(=) Taxable Tax Capacity	7,034	6,299	-735	-10.4	Special District	0.45	0.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>112.64</b>	<b>122.52</b>	<b>13.62</b>	<b>13.62</b>

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	71,900	71,900	0.0	620	626	6	1.0	0.86	0.87
Res Hmstd: Avg Val	107,800	107,800	0.0	1,086	1,130	44	4.1	1.01	1.05
Res Hmstd: Hi Val	143,600	143,600	0.0	1,570	1,657	87	5.5	1.09	1.15
Res Hmstd: Ex-Hi Val	215,500	215,500	0.0	2,543	2,715	173	6.8	1.18	1.26
Apartment	300,000	300,000	0.0	4,633	5,003	370	8.0	1.54	1.67
Comm/Ind: Lo Val	150,000	150,000	0.0	3,838	4,060	222	5.8	2.56	2.71
Comm/Ind: Med Val	300,000	300,000	0.0	8,886	9,405	518	5.8	2.96	3.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,446	34,347	1,901	5.9	3.24	3.43



Martin County

Granada city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,048	6,048	0	0.0	70	78	8	11.9	1.16	1.30
Res Non-Hmstd	981	981	0	0.0	15	16	1	9.9	1.51	1.66
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	200	200	0	0.0	5	6	0	8.3	2.67	2.89
Com/Ind Hi	45	45	0	0.0	2	2	0	8.8	3.35	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	170	170	0	0.0	6	6	1	8.8	3.35	3.65
Ag Hmstd House	31	31	0	0.0	0	0	0	12.5	1.10	1.24
Ag Hmstd Land	588	588	0	0.0	3	4	1	19.1	0.55	0.65
Ag Non-Hmstd	229	229	0	0.0	2	2	0	16.9	0.88	1.02
<b>Total</b>	<b>8,292</b>	<b>8,292</b>	<b>0</b>	<b>0.0</b>	<b>103</b>	<b>115</b>	<b>12</b>	<b>11.5</b>	<b>1.24</b>	<b>1.39</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	84	64	-20	-23.7	County	36.95	38.80	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.25	55.33	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.03	7.86	62.30	62.30
(=) Taxable Tax Capacity	84	64	-20	-23.7	Special District	0.45	0.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>87.67</b>	<b>102.48</b>	<b>62.30</b>	<b>62.30</b>

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	32,500	32,500	0.0	357	402	45	12.6	1.1	1.24
Res Hmstd:Avg Val	48,700	48,700	0.0	536	603	67	12.6	1.1	1.24
Res Hmstd: Hi Val	64,900	64,900	0.0	714	803	90	12.6	1.1	1.24
Res Hmstd: Ex-Hi Val	97,300	97,300	0.0	1,174	1,311	137	11.7	1.21	1.35
Comm/Ind: Lo Val	150,000	150,000	0.0	4,006	4,339	333	8.3	2.67	2.89
Comm/Ind: Med Val	300,000	300,000	0.0	9,036	9,813	777	8.6	3.01	3.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,508	35,358	2,850	8.8	3.25	3.54

Martin County

Northrop city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,496	4,496	0	0.0	57	59	2	3.3	1.26	1.31
Res Non-Hmstd	349	349	0	0.0	6	7	1	24.5	1.66	2.07
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	10	10	0	0.0	0	0	0	24.9	2.04	2.55
Low-inc Apts	73	73	0	0.0	1	1	0	24.5	1.25	1.55
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	381	381	0	0.0	12	14	2	19.3	3.16	3.77
Com/Ind Hi	47	47	0	0.0	2	2	0	19.5	4.16	4.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	115	115	0	0.0	5	6	1	19.5	4.16	4.98
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	26	26	0	0.0	0	0	0	26.6	1.53	1.93
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>5,495</b>	<b>5,495</b>	<b>0</b>	<b>0.0</b>	<b>83</b>	<b>90</b>	<b>7</b>	<b>8.8</b>	<b>1.51</b>	<b>1.64</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	58	41	-17	-30.1	County	36.15	37.90	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	85.60	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.37	32.44	13.62	13.62
(=) Taxable Tax Capacity	58	41	-17	-30.1	Special District	0.45	0.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>152.58</b>	<b>193.24</b>	<b>13.62</b>	<b>13.62</b>

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	34,100	34,100	0.0	430	442	11	2.7	1.26	1.3
Res Hmstd:Avg Val	51,100	51,100	0.0	645	662	17	2.7	1.26	1.3
Res Hmstd: Hi Val	68,100	68,100	0.0	859	882	23	2.7	1.26	1.3
Res Hmstd: Ex-Hi Val	102,200	102,200	0.0	1,418	1,572	154	10.9	1.39	1.54
Comm/Ind: Lo Val	150,000	150,000	0.0	4,736	5,651	915	19.3	3.16	3.77
Comm/Ind: Med Val	300,000	300,000	0.0	10,983	13,117	2,135	19.4	3.66	4.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,134	47,961	7,827	19.5	4.01	4.8

Martin County

Sherburn city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	27,185	27,185	0	0.0	504	516	12	2.4	1.86	1.90
Res Non-Hmstd	3,292	3,292	0	0.0	72	85	14	18.9	2.19	2.60
Misc props	20	20	0	0.0	1	1	0	19.5	2.61	3.12
Apartments	405	405	0	0.0	11	13	2	19.5	2.61	3.12
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,744	1,744	0	0.0	66	77	11	16.1	3.80	4.41
Com/Ind Hi	380	380	0	0.0	19	22	3	16.5	4.94	5.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,259	1,259	0	0.0	62	72	10	16.5	4.94	5.75
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	185	185	0	0.0	2	2	0	22.7	0.97	1.19
Ag Non-Hmstd	208	208	0	0.0	4	5	1	22.7	1.80	2.21
<b>Total</b>	<b>34,678</b>	<b>34,678</b>	<b>0</b>	<b>0.0</b>	<b>740</b>	<b>793</b>	<b>53</b>	<b>7.2</b>	<b>2.13</b>	<b>2.29</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	372	290	-82	-22.1	County	34.66	36.10	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.41	2.65	36.68	36.68
(=) Taxable Tax Capacity	372	290	-82	-22.1	Special District	0.45	0.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>179.79</b>	<b>220.55</b>	<b>36.68</b>	<b>36.68</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,700	41,700	0.0	736	705	-31	-4.2	1.76	1.69	
Res Hmstd: Avg Val	62,400	62,400	0.0	1,101	1,055	-47	-4.2	1.76	1.69	
Res Hmstd: Hi Val	83,200	83,200	0.0	1,503	1,484	-20	-1.3	1.81	1.78	
Res Hmstd: Ex-Hi Val	124,900	124,900	0.0	2,444	2,639	196	8.0	1.96	2.11	
Apartment	300,000	300,000	0.0	7,842	9,371	1,528	19.5	2.61	3.12	
Comm/Ind: Lo Val	150,000	150,000	0.0	5,694	6,611	917	16.1	3.8	4.41	
Comm/Ind: Med Val	300,000	300,000	0.0	13,103	15,243	2,140	16.3	4.37	5.08	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	47,678	55,524	7,846	16.5	4.77	5.55	

Martin County

Truman city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	20,917	20,917	0	0.0	254	268	14	5.5	1.21	1.28
Res Non-Hmstd	3,623	3,623	0	0.0	58	64	6	10.3	1.61	1.78
Misc props	2	2	0	0.0	0	0	0	11.4	2.14	2.39
Apartments	1,597	1,597	0	0.0	30	33	3	10.9	1.86	2.07
Low-inc Apts	248	248	0	0.0	3	3	0	10.3	1.19	1.31
Seasonal Rec	38	38	0	0.0	0	1	0	13.6	1.19	1.36
Com/Ind: Lo	3,521	3,521	0	0.0	101	110	9	8.5	2.87	3.12
Com/Ind Hi	5,158	5,158	0	0.0	190	206	17	8.8	3.68	4.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	507	507	0	0.0	19	20	2	8.8	3.68	4.00
Ag Hmstd House	320	320	0	0.0	4	4	0	5.9	1.27	1.35
Ag Hmstd Land	1,863	1,863	0	0.0	12	13	2	15.5	0.62	0.72
Ag Non-Hmstd	446	446	0	0.0	5	6	1	14.5	1.12	1.28
<b>Total</b>	<b>38,240</b>	<b>38,240</b>	<b>0</b>	<b>0.0</b>	<b>676</b>	<b>729</b>	<b>53</b>	<b>7.9</b>	<b>1.77</b>	<b>1.91</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	453	377	-76	-16.9	County	35.31	37.06	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.92	87.71	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.12	2.80	46.55	46.55	
(=) Taxable Tax Capacity	453	377	-76	-16.9	Special District	0.45	0.48	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>111.80</b>	<b>128.04</b>	<b>46.55</b>	<b>46.55</b>	

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	38,200	38,200	0.0	452	471	19	4.3	1.18	1.23
Res Hmstd:Avg Val	57,200	57,200	0.0	677	706	29	4.3	1.18	1.23
Res Hmstd: Hi Val	76,300	76,300	0.0	904	943	39	4.3	1.19	1.24
Res Hmstd: Ex-Hi Val	114,500	114,500	0.0	1,544	1,654	111	7.2	1.35	1.44
Apartment	300,000	300,000	0.0	5,589	6,198	609	10.9	1.86	2.07
Comm/Ind: Lo Val	150,000	150,000	0.0	4,312	4,678	366	8.5	2.87	3.12
Comm/Ind: Med Val	300,000	300,000	0.0	9,830	10,683	853	8.7	3.28	3.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,577	38,704	3,128	8.8	3.56	3.87

Martin County

Welcome city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	16,899	16,899	0	0.0	263	254	-10	-3.6	1.56	1.50
Res Non-Hmstd	1,642	1,642	0	0.0	32	35	3	9.4	1.93	2.11
Misc props	106	106	0	0.0	3	3	0	9.4	2.50	2.73
Apartments	118	118	0	0.0	3	3	0	9.7	2.28	2.50
Low-inc Apts	127	127	0	0.0	2	2	0	9.3	1.42	1.55
Seasonal Rec	44	44	0	0.0	0	0	0	9.3	0.95	1.04
Com/Ind: Lo	1,675	1,675	0	0.0	57	61	4	7.8	3.39	3.66
Com/Ind Hi	11,668	11,668	0	0.0	513	555	41	8.0	4.40	4.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	871	871	0	0.0	38	41	3	8.0	4.40	4.75
Ag Hmstd House	344	344	0	0.0	6	6	0	1.3	1.68	1.70
Ag Hmstd Land	359	359	0	0.0	2	3	0	13.7	0.64	0.73
Ag Non-Hmstd	169	169	0	0.0	3	3	0	11.6	1.53	1.71
<b>Total</b>	<b>34,022</b>	<b>34,022</b>	<b>0</b>	<b>0.0</b>	<b>922</b>	<b>965</b>	<b>44</b>	<b>4.7</b>	<b>2.71</b>	<b>2.84</b>

Tax Base

Tax Rates

	Taxable Market Value				Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter	
Total Tax Capacity	473	415	-57	-12.1	County	37.66	39.77	0.00	0.00		
(-) TIF Tax Capacity	15	15	0	0.0	City/Town	#####	#####	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.14	8.41	36.68	36.68		
(=) Taxable Tax Capacity	458	400	-57	-12.5	Special District	0.45	0.48	0.00	0.00		
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>152.86</b>	<b>170.51</b>	<b>36.68</b>	<b>36.68</b>		

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	45,400	45,400	0.0	679	631	-48	-7.1	1.5	1.39
Res Hmstd: Avg Val	68,000	68,000	0.0	1,017	945	-72	-7.1	1.5	1.39
Res Hmstd: Hi Val	90,700	90,700	0.0	1,428	1,383	-45	-3.1	1.57	1.53
Res Hmstd: Ex-Hi Val	136,000	136,000	0.0	2,328	2,392	64	2.7	1.71	1.76
Apartment	300,000	300,000	0.0	6,833	7,495	662	9.7	2.28	2.5
Comm/Ind: Lo Val	150,000	150,000	0.0	5,088	5,486	397	7.8	3.39	3.66
Comm/Ind: Med Val	300,000	300,000	0.0	11,689	12,616	927	7.9	3.9	4.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,493	45,892	3,399	8.0	4.25	4.59

Martin County

Trimont city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	13,185	13,185	0	0.0	130	139	8	6.4	0.99	1.05
Res Non-Hmstd	1,684	1,684	0	0.0	23	24	1	6.1	1.35	1.43
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	195	195	0	0.0	3	3	0	6.4	1.59	1.69
Low-inc Apts	84	84	0	0.0	1	1	0	6.1	1.01	1.07
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,744	1,744	0	0.0	45	47	2	4.8	2.56	2.68
Com/Ind Hi	1,765	1,765	0	0.0	58	61	3	4.9	3.29	3.46
Publ U: Elec Gen	12,529	12,529	0	0.0	290	311	20	7.0	2.32	2.48
Publ U: Other	563	563	0	0.0	19	19	1	4.9	3.29	3.46
Ag Hmstd House	274	274	0	0.0	3	3	0	6.2	0.96	1.02
Ag Hmstd Land	767	767	0	0.0	4	4	0	10.1	0.49	0.54
Ag Non-Hmstd	185	185	0	0.0	2	2	0	8.3	0.98	1.06
<b>Total</b>	<b>32,975</b>	<b>32,975</b>	<b>0</b>	<b>0.0</b>	<b>577</b>	<b>614</b>	<b>37</b>	<b>6.4</b>	<b>1.75</b>	<b>1.86</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	484	437	-47	-9.7	County	36.70	38.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.67	59.46	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.71	6.95	36.68	36.68
(=) Taxable Tax Capacity	484	437	-47	-9.7	Special District	0.45	0.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>97.53</b>	<b>105.65</b>	<b>36.68</b>	<b>36.68</b>

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	37,500	37,500	0.0	353	375	22	6.2	0.94	1.00
Res Hmstd:Avg Val	56,200	56,200	0.0	529	562	33	6.2	0.94	1.00
Res Hmstd: Hi Val	75,000	75,000	0.0	707	751	44	6.2	0.94	1.00
Res Hmstd: Ex-Hi Val	112,500	112,500	0.0	1,239	1,315	76	6.1	1.10	1.17
Comm/Ind: Lo Val	150,000	150,000	0.0	3,843	4,026	183	4.8	2.56	2.68
Comm/Ind: Med Val	300,000	300,000	0.0	8,784	9,211	426	4.9	2.93	3.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,842	33,406	1,564	4.9	3.18	3.34

Martin County

Ormsby city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,542	1,542	0	0.0	13	15	2	14.9	0.87	1.00
Res Non-Hmstd	209	209	0	0.0	3	3	0	14.8	1.20	1.37
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	350	350	0	0.0	8	9	1	11.0	2.41	2.68
Com/Ind Hi	35	35	0	0.0	1	1	0	11.3	3.14	3.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	43	43	0	0.0	1	2	0	11.3	3.14	3.49
Ag Hmstd House	94	94	0	0.0	1	1	0	14.9	0.80	0.92
Ag Hmstd Land	97	97	0	0.0	0	0	0	35.9	0.25	0.33
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>2,370</b>	<b>2,370</b>	<b>0</b>	<b>0.0</b>	<b>28</b>	<b>32</b>	<b>4</b>	<b>13.6</b>	<b>1.17</b>	<b>1.33</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	26	20	-5	-20.9	County	36.93	39.02	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.21	59.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.18	15.23	22.86	22.86
(=) Taxable Tax Capacity	26	20	-5	-20.9	Special District	0.45	0.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	96.77	114.44	22.86	22.86

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	45,900	45,900	0.0	365	420	55	14.9	0.8	0.92
Res Hmstd:Avg Val	68,800	68,800	0.0	548	630	82	14.9	0.8	0.92
Res Hmstd: Hi Val	91,700	91,700	0.0	807	927	120	14.9	0.88	1.01
Res Hmstd: Ex-Hi Val	137,600	137,600	0.0	1,397	1,605	207	14.8	1.02	1.17
Comm/Ind: Lo Val	150,000	150,000	0.0	3,619	4,016	398	11.0	2.41	2.68
Comm/Ind: Med Val	300,000	300,000	0.0	8,330	9,257	928	11.1	2.78	3.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,314	33,715	3,402	11.2	3.03	3.37

Meeker County

Cedar Mills city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,834	1,834	0	0.0	21	22	1	4.1	1.15	1.20
Res Non-Hmstd	128	128	0	0.0	2	2	0	14.6	1.55	1.78
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	425	425	0	0.0	12	14	1	11.3	2.86	3.19
Com/Ind Hi	66	66	0	0.0	2	3	0	11.5	3.75	4.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11	11	0	0.0	0	0	0	11.5	3.75	4.18
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	436	436	0	0.0	3	3	0	16.9	0.65	0.76
Ag Non-Hmstd	2	2	0	0.0	0	0	0	16.9	1.28	1.50
<b>Total</b>	<b>2,902</b>	<b>2,902</b>	<b>0</b>	<b>0.0</b>	<b>41</b>	<b>44</b>	<b>3</b>	<b>8.2</b>	<b>1.41</b>	<b>1.53</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	30	24	-6	-20.9	County	46.53	49.58	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	65.33	82.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.87	17.14	20.98	20.98
(=) Taxable Tax Capacity	30	24	-6	-20.9	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	127.93	149.54	20.98	20.98

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	55,900	55,900	0.0	609	619	10	1.7	1.09	1.11	
Res Hmstd:Avg Val	83,900	83,900	0.0	952	987	34	3.6	1.14	1.18	
Res Hmstd: Hi Val	111,800	111,800	0.0	1,393	1,500	107	7.7	1.25	1.34	
Res Hmstd: Ex-Hi Val	167,700	167,700	0.0	2,276	2,529	253	11.1	1.36	1.51	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,292	4,778	486	11.3	2.86	3.19	
Comm/Ind: Med Val	300,000	300,000	0.0	9,909	11,044	1,135	11.5	3.30	3.68	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,125	40,286	4,161	11.5	3.61	4.03	



Meeker County

Cosmos city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	10,681	10,681	0	0.0	181	173	-8	-4.4	1.69	1.62
Res Non-Hmstd	1,463	1,463	0	0.0	31	37	6	19.0	2.13	2.54
Misc props	173	173	0	0.0	5	6	1	18.6	2.97	3.53
Apartments	259	259	0	0.0	7	8	1	19.4	2.56	3.06
Low-inc Apts	157	157	0	0.0	2	3	0	18.9	1.58	1.88
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,739	1,739	0	0.0	65	76	10	15.9	3.75	4.35
Com/Ind Hi	429	429	0	0.0	21	25	3	16.2	4.91	5.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	353	353	0	0.0	17	20	3	16.2	4.91	5.71
Ag Hmstd House	167	167	0	0.0	3	4	0	11.9	1.97	2.20
Ag Hmstd Land	665	665	0	0.0	6	7	1	22.3	0.92	1.12
Ag Non-Hmstd	767	767	0	0.0	14	17	3	21.7	1.83	2.23
<b>Total</b>	<b>16,852</b>	<b>16,852</b>	<b>0</b>	<b>0.0</b>	<b>353</b>	<b>375</b>	<b>22</b>	<b>6.2</b>	<b>2.10</b>	<b>2.23</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	182	141	-42	-22.9	County	43.61	45.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.43	9.76	26.92	26.92
(=) Taxable Tax Capacity	182	141	-42	-22.9	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>183.30</b>	<b>223.11</b>	<b>26.92</b>	<b>26.92</b>

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	49,400	49,400	0.0	841	794	-47	-5.5	1.70	1.61
Res Hmstd: Avg Val	74,100	74,100	0.0	1,261	1,191	-70	-5.5	1.70	1.61
Res Hmstd: Hi Val	98,800	98,800	0.0	1,794	1,838	44	2.5	1.82	1.86
Res Hmstd: Ex-Hi Val	148,200	148,200	0.0	2,876	3,172	296	10.3	1.94	2.14
Apartment	300,000	300,000	0.0	7,681	9,174	1,493	19.4	2.56	3.06
Comm/Ind: Lo Val	150,000	150,000	0.0	5,627	6,522	896	15.9	3.75	4.35
Comm/Ind: Med Val	300,000	300,000	0.0	12,995	15,084	2,090	16.1	4.33	5.03
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	47,378	55,040	7,662	16.2	4.74	5.50

Meeker County

Darwin city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	12,875	12,875	0	0.0	112	122	10	8.9	0.87	0.94
Res Non-Hmstd	2,133	2,133	0	0.0	24	26	2	7.2	1.12	1.20
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	199	199	0	0.0	3	3	0	7.3	1.28	1.38
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	39	39	0	0.0	0	0	0	7.6	0.98	1.06
Com/Ind: Lo	1,225	1,225	0	0.0	27	29	1	5.0	2.24	2.36
Com/Ind Hi	934	934	0	0.0	27	29	1	5.1	2.94	3.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	406	406	0	0.0	12	13	1	5.1	2.94	3.09
Ag Hmstd House	955	955	0	0.0	9	10	1	8.1	0.95	1.03
Ag Hmstd Land	1,535	1,535	0	0.0	5	6	1	11.1	0.34	0.38
Ag Non-Hmstd	869	869	0	0.0	8	9	1	8.3	0.91	0.98
<b>Total</b>	<b>21,170</b>	<b>21,170</b>	<b>0</b>	<b>0.0</b>	<b>228</b>	<b>245</b>	<b>17</b>	<b>7.6</b>	<b>1.07</b>	<b>1.16</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	225	200	-25	-11.2	County	46.51	49.55	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.64	25.49	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.56	23.17	14.75	14.75
(=) Taxable Tax Capacity	225	200	-25	-11.2	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>90.89</b>	<b>98.42</b>	<b>14.75</b>	<b>14.75</b>

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	82,900	82,900	0.0	578	645	67	11.6	0.7	0.78
Res Hmstd: Avg Val	124,300	124,300	0.0	1,053	1,150	98	9.3	0.85	0.93
Res Hmstd: Hi Val	165,800	165,800	0.0	1,528	1,657	128	8.4	0.92	1
Res Hmstd: Ex-Hi Val	248,700	248,700	0.0	2,479	2,668	190	7.6	1	1.07
Comm/Ind: Lo Val	150,000	150,000	0.0	3,365	3,534	169	5.0	2.24	2.36
Comm/Ind: Med Val	300,000	300,000	0.0	7,778	8,173	395	5.1	2.59	2.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,372	29,820	1,449	5.1	2.84	2.98

Meeker County

Dassel city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	50,395	50,395	0	0.0	572	596	24	4.3	1.13	1.18
Res Non-Hmstd	10,952	10,952	0	0.0	157	169	13	8.0	1.43	1.54
Misc props	348	348	0	0.0	6	6	0	8.1	1.66	1.79
Apartments	2,534	2,534	0	0.0	41	45	3	8.1	1.63	1.76
Low-inc Apts	277	277	0	0.0	3	3	0	8.0	1.00	1.07
Seasonal Rec	3	3	0	0.0	0	0	0	8.3	1.27	1.38
Com/Ind: Lo	7,717	7,717	0	0.0	205	217	12	6.0	2.66	2.82
Com/Ind Hi	7,000	7,000	0	0.0	245	260	15	6.0	3.50	3.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,251	1,251	0	0.0	44	46	3	6.0	3.50	3.71
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	147	147	0	0.0	0	1	0	17.7	0.30	0.35
Ag Non-Hmstd	838	838	0	0.0	10	11	1	8.8	1.20	1.30
<b>Total</b>	<b>81,462</b>	<b>81,462</b>	<b>0</b>	<b>0.0</b>	<b>1,283</b>	<b>1,354</b>	<b>72</b>	<b>5.6</b>	<b>1.57</b>	<b>1.66</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	950	854	-96	-10.1	46.30	49.32	17.83	0.19	0.00	0.00
(-) TIF Tax Capacity	25	25	0	0.0	55.35	61.77	18.94	0.20	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	17.83	18.94	0.00	0.00	13.08	13.08
(=) Taxable Tax Capacity	925	829	-96	-10.4	0.19	0.20	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	119.68	130.23		13.08	13.08

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	91,300	91,300	0.0	922	930	9	0.9	1.01	1.02
Res Hmstd: Avg Val	136,800	136,800	0.0	1,567	1,636	69	4.4	1.15	1.2
Res Hmstd: Hi Val	182,400	182,400	0.0	2,213	2,343	130	5.9	1.21	1.28
Res Hmstd: Ex-Hi Val	273,700	273,700	0.0	3,507	3,758	251	7.2	1.28	1.37
Apartment	300,000	300,000	0.0	4,880	5,276	396	8.1	1.63	1.76
Comm/Ind: Lo Val	150,000	150,000	0.0	3,988	4,225	238	6.0	2.66	2.82
Comm/Ind: Med Val	300,000	300,000	0.0	9,239	9,793	554	6.0	3.08	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,746	35,778	2,032	6.0	3.37	3.58

Meeker County

Grove City city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	15,063	15,063	0	0.0	197	205	7	3.7	1.31	1.36
Res Non-Hmstd	2,943	2,943	0	0.0	51	57	7	12.9	1.72	1.94
Misc props	30	30	0	0.0	1	1	0	13.2	1.94	2.20
Apartments	289	289	0	0.0	6	6	1	13.2	1.94	2.20
Low-inc Apts	390	390	0	0.0	5	5	1	12.8	1.21	1.36
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,859	1,859	0	0.0	56	62	6	10.2	3.01	3.32
Com/Ind Hi	662	662	0	0.0	26	29	3	10.5	3.92	4.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	106	106	0	0.0	4	5	0	10.5	3.91	4.32
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	31	31	0	0.0	0	0	0	15.4	1.34	1.54
Ag Non-Hmstd	60	60	0	0.0	1	1	0	15.4	1.34	1.54
<b>Total</b>	<b>21,432</b>	<b>21,432</b>	<b>0</b>	<b>0.0</b>	<b>346</b>	<b>370</b>	<b>24</b>	<b>7.0</b>	<b>1.61</b>	<b>1.73</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	233	189	-44	-18.9	County	45.28	48.03	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	75.01	92.47	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.36	13.67	26.92	26.92
(=) Taxable Tax Capacity	233	189	-44	-18.9	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>133.83</b>	<b>154.38</b>	<b>26.92</b>	<b>26.92</b>

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	58,900	58,900	0.0	711	704	-7	-1.0	1.21	1.2
Res Hmstd: Avg Val	88,300	88,300	0.0	1,126	1,149	22	2.0	1.28	1.30
Res Hmstd: Hi Val	117,700	117,700	0.0	1,626	1,722	97	6.0	1.38	1.46
Res Hmstd: Ex-Hi Val	176,600	176,600	0.0	2,625	2,872	247	9.4	1.49	1.63
Apartment	300,000	300,000	0.0	5,826	6,597	770	13.2	1.94	2.2
Comm/Ind: Lo Val	150,000	150,000	0.0	4,514	4,976	462	10.2	3.01	3.32
Comm/Ind: Med Val	300,000	300,000	0.0	10,397	11,476	1,079	10.4	3.47	3.83
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,855	41,810	3,955	10.4	3.79	4.18

Meeker County

Litchfield city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	237,343	237,343	0	0.0	2,828	2,948	120	4.2	1.19	1.24
Res Non-Hmstd	33,643	33,643	0	0.0	493	536	43	8.7	1.46	1.59
Misc props	1,064	1,064	0	0.0	20	22	2	8.6	1.88	2.04
Apartments	7,212	7,212	0	0.0	123	134	11	8.9	1.70	1.85
Low-inc Apts	2,029	2,029	0	0.0	21	23	2	8.7	1.04	1.13
Seasonal Rec	57	57	0	0.0	1	1	0	8.9	1.70	1.85
Com/Ind: Lo	25,284	25,284	0	0.0	694	739	46	6.6	2.74	2.92
Com/Ind Hi	45,561	45,561	0	0.0	1,644	1,754	110	6.7	3.61	3.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,052	2,052	0	0.0	74	79	5	6.7	3.61	3.85
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	345	345	0	0.0	4	5	0	9.7	1.21	1.33
Ag Non-Hmstd	649	649	0	0.0	8	9	1	9.7	1.24	1.36
<b>Total</b>	<b>355,239</b>	<b>355,239</b>	<b>0</b>	<b>0.0</b>	<b>5,910</b>	<b>6,249</b>	<b>339</b>	<b>5.7</b>	<b>1.66</b>	<b>1.76</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,189	3,725	-465	-11.1	County	45.88	48.88	0.00	0.00
(-) TIF Tax Capacity	196	196	0	0.0	City/Town	56.03	63.41	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.16	23.81	14.75	14.75
(=) Taxable Tax Capacity	<u>3,994</u>	<u>3,529</u>	<u>-465</u>	<u>-11.6</u>	Special District	<u>0.19</u>	<u>0.20</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>124.26</b>	<b>136.31</b>	<b>14.75</b>	<b>14.75</b>

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	83,700	83,700	0.0	866	859	-7	-0.8	1.04	1.03
Res Hmstd: Avg Val	125,400	125,400	0.0	1,484	1,540	57	3.8	1.18	1.23
Res Hmstd: Hi Val	167,200	167,200	0.0	2,102	2,223	121	5.7	1.26	1.33
Res Hmstd: Ex-Hi Val	250,800	250,800	0.0	3,340	3,588	249	7.5	1.33	1.43
Apartment	300,000	300,000	0.0	5,102	5,554	452	8.9	1.70	1.85
Comm/Ind: Lo Val	150,000	150,000	0.0	4,116	4,387	271	6.6	2.74	2.92
Comm/Ind: Med Val	300,000	300,000	0.0	9,530	10,162	633	6.6	3.18	3.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,795	37,114	2,319	6.7	3.48	3.71

Meeker County

Watkins city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	27,069	27,069	0	0.0	528	518	-10	-1.9	1.95	1.91
Res Non-Hmstd	4,458	4,458	0	0.0	103	116	13	12.2	2.32	2.60
Misc props	108	108	0	0.0	3	3	0	12.3	2.70	3.03
Apartments	262	262	0	0.0	7	8	1	12.3	2.70	3.03
Low-inc Apts	1,049	1,049	0	0.0	17	19	2	12.1	1.65	1.85
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	3,703	3,703	0	0.0	146	161	15	10.2	3.93	4.33
Com/Ind Hi	3,349	3,349	0	0.0	174	191	18	10.3	5.18	5.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	786	786	0	0.0	41	45	4	10.3	5.17	5.71
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	246	246	0	0.0	5	5	1	13.4	1.92	2.18
Ag Non-Hmstd	72	72	0	0.0	1	2	0	13.3	2.00	2.27
<b>Total</b>	<b>41,103</b>	<b>41,103</b>	<b>0</b>	<b>0.0</b>	<b>1,025</b>	<b>1,069</b>	<b>44</b>	<b>4.3</b>	<b>2.49</b>	<b>2.60</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	471	406	-65	-13.8	County	46.16	49.15	0.00	0.00
(-) TIF Tax Capacity	20	20	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.85	20.01	19.56	19.56
(=) Taxable Tax Capacity	451	386	-65	-14.4	Special District	2.36	2.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	200.44	227.11	19.56	19.56

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	71,900	71,900	0.0	1,294	1,120	-174	-13.4	1.80	1.56
Res Hmstd: Avg Val	107,800	107,800	0.0	2,096	2,034	-63	-3.0	1.94	1.89
Res Hmstd: Hi Val	143,700	143,700	0.0	2,918	2,993	74	2.5	2.03	2.08
Res Hmstd: Ex-Hi Val	215,600	215,600	0.0	4,565	4,913	348	7.6	2.12	2.28
Apartment	300,000	300,000	0.0	8,103	9,103	1,000	12.3	2.70	3.03
Comm/Ind: Lo Val	150,000	150,000	0.0	5,902	6,502	600	10.2	3.93	4.33
Comm/Ind: Med Val	300,000	300,000	0.0	13,674	15,074	1,400	10.2	4.56	5.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	49,942	55,075	5,133	10.3	4.99	5.51

Meeker County

Kingston city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,945	6,945	0	0.0	61	67	6	9.9	0.88	0.97
Res Non-Hmstd	870	870	0	0.0	10	11	1	8.4	1.17	1.26
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	106	106	0	0.0	1	1	0	8.5	1.30	1.41
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	177	177	0	0.0	4	4	0	5.8	2.26	2.39
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	45	45	0	0.0	1	1	0	5.9	2.96	3.14
Ag Hmstd House	96	96	0	0.0	1	1	0	11.1	0.77	0.85
Ag Hmstd Land	294	294	0	0.0	1	1	0	12.3	0.41	0.46
Ag Non-Hmstd	259	259	0	0.0	2	3	0	9.6	0.92	1.01
<b>Total</b>	<b>8,790</b>	<b>8,790</b>	<b>0</b>	<b>0.0</b>	<b>82</b>	<b>90</b>	<b>8</b>	<b>9.4</b>	<b>0.94</b>	<b>1.02</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	89	76	-13	-14.9	County	46.50	49.55	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	23.71	27.85	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.56	23.17	14.75	14.75
(=) Taxable Tax Capacity	89	76	-13	-14.9	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	91.97	100.78	14.75	14.75

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	88,800	88,800	0.0	655	731	76	11.6	0.74	0.82
Res Hmstd: Avg Val	133,100	133,100	0.0	1,168	1,283	115	9.9	0.88	0.96
Res Hmstd: Hi Val	177,500	177,500	0.0	1,682	1,836	155	9.2	0.95	1.03
Res Hmstd: Ex-Hi Val	266,300	266,300	0.0	2,709	2,943	233	8.6	1.02	1.10
Comm/Ind: Lo Val	150,000	150,000	0.0	3,389	3,587	198	5.8	2.26	2.39
Comm/Ind: Med Val	300,000	300,000	0.0	7,835	8,297	462	5.9	2.61	2.77
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,579	30,275	1,695	5.9	2.86	3.03

Meeker County

Eden Valley city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	16,628	16,628	0	0.0	232	236	3	1.4	1.40	1.42
Res Non-Hmstd	2,373	2,373	0	0.0	41	46	4	10.9	1.74	1.93
Misc props	69	69	0	0.0	2	2	0	10.1	2.68	2.95
Apartments	982	982	0	0.0	20	22	2	11.1	2.03	2.25
Low-inc Apts	219	219	0	0.0	3	3	0	10.8	1.25	1.38
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,621	4,621	0	0.0	144	157	12	8.6	3.12	3.39
Com/Ind Hi	2,464	2,464	0	0.0	101	110	9	8.8	4.10	4.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	607	607	0	0.0	25	27	2	8.8	4.08	4.44
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	92	92	0	0.0	1	1	0	12.3	0.73	0.82
Ag Non-Hmstd	350	350	0	0.0	5	6	1	12.3	1.46	1.64
<b>Total</b>	<b>28,406</b>	<b>28,406</b>	<b>0</b>	<b>0.0</b>	<b>574</b>	<b>609</b>	<b>35</b>	<b>6.0</b>	<b>2.02</b>	<b>2.14</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	340	298	-42	-12.2	County	46.37	49.39	0.00	0.00
(-) TIF Tax Capacity	9	9	0	0.0	City/Town	79.97	93.61	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.14	20.36	19.56	19.56
(=) Taxable Tax Capacity	331	289	-42	-12.6	Special District	0.97	1.03	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	146.45	164.40	19.56	19.56

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	73,300	73,300	0.0	924	866	-57	-6.2	1.26	1.18
Res Hmstd: Avg Val	109,900	109,900	0.0	1,551	1,572	21	1.4	1.41	1.43
Res Hmstd: Hi Val	146,500	146,500	0.0	2,191	2,299	108	4.9	1.5	1.57
Res Hmstd: Ex-Hi Val	219,800	219,800	0.0	3,474	3,756	282	8.1	1.58	1.71
Apartment	300,000	300,000	0.0	6,078	6,752	673	11.1	2.03	2.25
Comm/Ind: Lo Val	150,000	150,000	0.0	4,687	5,091	404	8.6	3.12	3.39
Comm/Ind: Med Val	300,000	300,000	0.0	10,839	11,781	942	8.7	3.61	3.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,547	43,002	3,455	8.7	3.95	4.30



Mille Lacs County

Bock city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,545	2,545	0	0.0	27	28	0	1.2	1.07	1.08
Res Non-Hmstd	1,307	1,307	0	0.0	19	21	2	11.2	1.45	1.62
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	875	875	0	0.0	25	27	2	8.4	2.80	3.04
Com/Ind Hi	114	114	0	0.0	4	5	0	8.4	3.72	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	33	33	0	0.0	1	1	0	8.4	3.72	4.03
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	74	74	0	0.0	0	0	0	13.5	0.58	0.66
Ag Non-Hmstd	34	34	0	0.0	0	1	0	11.5	1.35	1.51
<b>Total</b>	<b>4,982</b>	<b>4,982</b>	<b>0</b>	<b>0.0</b>	<b>77</b>	<b>82</b>	<b>5</b>	<b>6.6</b>	<b>1.55</b>	<b>1.65</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	56	48	-8	-13.6	69.97	76.42	30.10	33.73	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	35.05	40.56	0.18	0.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	30.10	33.73	0.00	0.00	3.93	3.93
(=) Taxable Tax Capacity	56	48	-8	-13.6	0.18	0.19	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	135.30	150.90		3.93	3.93

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	61,100	61,100	0.0	606	577	-29	-4.8	0.99	0.94
Res Hmstd: Avg Val	91,500	91,500	0.0	984	979	-5	-0.5	1.08	1.07
Res Hmstd: Hi Val	122,000	122,000	0.0	1,436	1,493	57	3.9	1.18	1.22
Res Hmstd: Ex-Hi Val	183,100	183,100	0.0	2,342	2,522	180	7.7	1.28	1.38
Comm/Ind: Lo Val	150,000	150,000	0.0	4,202	4,553	351	8.4	2.80	3.04
Comm/Ind: Med Val	300,000	300,000	0.0	9,785	10,604	819	8.4	3.26	3.53
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,838	38,841	3,003	8.4	3.58	3.88

Mille Lacs County

Foreston city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	17,936	17,936	0	0.0	218	227	10	4.4	1.21	1.27
Res Non-Hmstd	4,684	4,684	0	0.0	70	77	8	11.0	1.49	1.65
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	538	538	0	0.0	10	11	1	11.1	1.79	1.99
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,216	1,216	0	0.0	35	38	3	8.3	2.87	3.11
Com/Ind Hi	1,525	1,525	0	0.0	58	63	5	8.3	3.81	4.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	442	442	0	0.0	17	18	1	8.3	3.81	4.13
Ag Hmstd House	487	487	0	0.0	6	6	0	-0.4	1.15	1.14
Ag Hmstd Land	717	717	0	0.0	3	4	1	16.6	0.48	0.56
Ag Non-Hmstd	290	290	0	0.0	4	5	0	11.3	1.40	1.56
<b>Total</b>	<b>27,835</b>	<b>27,835</b>	<b>0</b>	<b>0.0</b>	<b>420</b>	<b>448</b>	<b>28</b>	<b>6.8</b>	<b>1.51</b>	<b>1.61</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	302	264	-38	-12.6	County	70.01	76.45	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	39.58	45.30	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.10	33.73	3.93	3.93
(=) Taxable Tax Capacity	302	264	-38	-12.6	Special District	0.18	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>139.86</b>	<b>155.68</b>	<b>3.93</b>	<b>3.93</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	89,100	89,100	0.0	989	967	-22	-2.2	1.11	1.09	
Res Hmstd:Avg Val	133,700	133,700	0.0	1,670	1,741	71	4.3	1.25	1.30	
Res Hmstd: Hi Val	178,200	178,200	0.0	2,350	2,514	164	7.0	1.32	1.41	
Res Hmstd: Ex-Hi Val	267,300	267,300	0.0	3,712	4,061	349	9.4	1.39	1.52	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,304	4,660	356	8.3	2.87	3.11	
Comm/Ind: Med Val	300,000	300,000	0.0	10,024	10,855	830	8.3	3.34	3.62	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,716	39,761	3,045	8.3	3.67	3.98	

Mille Lacs County

Isle city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	36,840	36,840	0	0.0	507	520	12	2.4	1.38	1.41
Res Non-Hmstd	7,694	7,694	0	0.0	122	131	9	7.2	1.59	1.70
Misc props	63	63	0	0.0	1	1	0	7.2	1.88	2.02
Apartments	867	867	0	0.0	16	17	1	7.2	1.88	2.02
Low-inc Apts	1,095	1,095	0	0.0	12	13	1	7.2	1.13	1.21
Seasonal Rec	25,322	25,322	0	0.0	397	424	27	6.7	1.57	1.67
Com/Ind: Lo	5,600	5,600	0	0.0	167	176	9	5.5	2.98	3.15
Com/Ind Hi	3,313	3,313	0	0.0	131	139	7	5.5	3.97	4.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	932	932	0	0.0	37	39	2	5.5	3.97	4.18
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	202	202	0	0.0	1	1	0	8.2	0.66	0.72
Ag Non-Hmstd	568	568	0	0.0	8	9	1	7.3	1.48	1.59
<b>Total</b>	<b>82,495</b>	<b>82,495</b>	<b>0</b>	<b>0.0</b>	<b>1,401</b>	<b>1,470</b>	<b>69</b>	<b>4.9</b>	<b>1.70</b>	<b>1.78</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	891	843	-48	-5.4	County	70.00	76.45	0.00	0.00
(-) TIF Tax Capacity	31	31	0	0.0	City/Town	63.77	67.56	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.95	14.55	3.21	3.21
(=) Taxable Tax Capacity	859	811	-48	-5.6	Special District	0.18	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>147.89</b>	<b>158.74</b>	<b>3.21</b>	<b>3.21</b>

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	115,000	115,000	0.0	1,469	1,436	-33	-2.3	1.28	1.25
Res Hmstd: Avg Val	172,500	172,500	0.0	2,389	2,449	60	2.5	1.39	1.42
Res Hmstd: Hi Val	229,900	229,900	0.0	3,308	3,460	152	4.6	1.44	1.51
Res Hmstd: Ex-Hi Val	345,000	345,000	0.0	5,151	5,489	338	6.6	1.49	1.59
Apartment	300,000	300,000	0.0	5,642	6,049	407	7.2	1.88	2.02
Comm/Ind: Lo Val	150,000	150,000	0.0	4,474	4,718	244	5.5	2.98	3.15
Comm/Ind: Med Val	300,000	300,000	0.0	10,424	10,994	569	5.5	3.47	3.66
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,191	40,278	2,088	5.5	3.82	4.03

Mille Lacs County

Milaca city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	70,099	70,099	0	0.0	963	963	0	0.0	1.37	1.37
Res Non-Hmstd	18,229	18,229	0	0.0	310	344	34	11.0	1.70	1.89
Misc props	928	928	0	0.0	21	24	2	10.7	2.30	2.55
Apartments	8,000	8,000	0	0.0	162	180	18	11.1	2.03	2.25
Low-inc Apts	5,108	5,108	0	0.0	62	69	7	11.0	1.22	1.36
Seasonal Rec	41	41	0	0.0	1	1	0	11.1	2.03	2.25
Com/Ind: Lo	13,081	13,081	0	0.0	413	448	35	8.5	3.16	3.43
Com/Ind Hi	9,796	9,796	0	0.0	411	446	35	8.6	4.20	4.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,103	4,103	0	0.0	170	185	15	8.6	4.15	4.50
Ag Hmstd House	278	278	0	0.0	4	4	0	2.9	1.45	1.49
Ag Hmstd Land	557	557	0	0.0	4	4	1	13.5	0.67	0.76
Ag Non-Hmstd	523	523	0	0.0	8	9	1	11.3	1.59	1.77
<b>Total</b>	<b>130,743</b>	<b>130,743</b>	<b>0</b>	<b>0.0</b>	<b>2,530</b>	<b>2,678</b>	<b>148</b>	<b>5.8</b>	<b>1.94</b>	<b>2.05</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,526	1,354	-172	-11.3	County	70.00	76.44	0.00	0.00
(-) TIF Tax Capacity	63	63	0	0.0	City/Town	58.82	66.68	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.10	33.73	3.93	3.93
(=) Taxable Tax Capacity	1,463	1,290	-172	-11.8	Special District	0.18	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>159.09</b>	<b>177.04</b>	<b>3.93</b>	<b>3.93</b>

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	84,500	84,500	0.0	1,081	1,005	-77	-7.1	1.28	1.19
Res Hmstd:Avg Val	126,700	126,700	0.0	1,807	1,835	28	1.6	1.43	1.45
Res Hmstd: Hi Val	168,900	168,900	0.0	2,533	2,666	133	5.3	1.5	1.58
Res Hmstd: Ex-Hi Val	253,400	253,400	0.0	3,987	4,330	344	8.6	1.57	1.71
Apartment	300,000	300,000	0.0	6,084	6,757	673	11.1	2.03	2.25
Comm/Ind: Lo Val	150,000	150,000	0.0	4,737	5,141	404	8.5	3.16	3.43
Comm/Ind: Med Val	300,000	300,000	0.0	11,034	11,976	942	8.5	3.68	3.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,418	43,874	3,456	8.5	4.04	4.39

Mille Lacs County

Onamia city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	12,506	12,506	0	0.0	150	146	-3	-2.2	1.20	1.17
Res Non-Hmstd	4,343	4,343	0	0.0	70	76	6	8.6	1.61	1.74
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	1,419	1,419	0	0.0	27	29	2	8.7	1.89	2.05
Low-inc Apts	2,172	2,172	0	0.0	25	27	2	8.5	1.16	1.26
Seasonal Rec	172	172	0	0.0	3	3	0	9.0	1.46	1.59
Com/Ind: Lo	4,189	4,189	0	0.0	124	132	8	6.7	2.96	3.16
Com/Ind Hi	6,617	6,617	0	0.0	257	275	17	6.8	3.89	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,787	1,787	0	0.0	70	74	5	6.8	3.89	4.15
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	91	91	0	0.0	1	1	0	9.6	1.37	1.50
<b>Total</b>	<b>33,295</b>	<b>33,295</b>	<b>0</b>	<b>0.0</b>	<b>726</b>	<b>764</b>	<b>38</b>	<b>5.2</b>	<b>2.18</b>	<b>2.29</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	437	396	-41	-9.4	County	69.58	75.98	0.00	0.00
(-) TIF Tax Capacity	38	38	0	0.0	City/Town	54.61	60.85	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.56	13.08	17.46	17.46
(=) Taxable Tax Capacity	398	358	-41	-10.3	Special District	0.18	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>136.92</b>	<b>150.10</b>	<b>17.46</b>	<b>17.46</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,800	56,800	56,800	0.0	650	611	-39	-6.0	1.14	1.08
Res Hmstd: Avg Val	85,100	85,100	85,100	0.0	1,018	982	-36	-3.5	1.2	1.15
Res Hmstd: Hi Val	113,500	113,500	113,500	0.0	1,482	1,496	14	1.0	1.31	1.32
Res Hmstd: Ex-Hi Val	170,200	170,200	170,200	0.0	2,408	2,523	114	4.8	1.41	1.48
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,441	4,738	297	6.7	2.96	3.16
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	10,276	10,968	692	6.7	3.43	3.66
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	37,503	40,040	2,537	6.8	3.75	4.00

Mille Lacs County

Pease city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,613	5,613	0	0.0	63	65	2	3.6	1.12	1.16
Res Non-Hmstd	2,347	2,347	0	0.0	33	37	4	11.0	1.41	1.57
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	134	134	0	0.0	2	3	0	11.0	1.74	1.93
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,303	1,303	0	0.0	37	40	3	8.2	2.81	3.04
Com/Ind Hi	273	273	0	0.0	10	11	1	8.2	3.73	4.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	130	130	0	0.0	5	5	0	8.2	3.73	4.04
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	315	315	0	0.0	2	2	0	12.3	0.62	0.70
Ag Non-Hmstd	177	177	0	0.0	2	3	0	11.3	1.36	1.51
<b>Total</b>	10,291	10,291	0	0.0	154	165	11	7.1	1.50	1.61

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	112	98	-14	-12.9	County	70.00	76.44	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.59	40.84	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.10	33.73	3.93	3.93
(=) Taxable Tax Capacity	112	98	-14	-12.9	Special District	0.18	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	135.86	151.21	3.93	3.93

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	75,600	75,600	0.0	754	716	-39	-5.2	1	0.95
Res Hmstd:Avg Val	113,300	113,300	0.0	1,313	1,349	35	2.7	1.16	1.19
Res Hmstd: Hi Val	151,000	151,000	0.0	1,874	1,985	111	5.9	1.24	1.31
Res Hmstd: Ex-Hi Val	226,600	226,600	0.0	2,999	3,261	261	8.7	1.32	1.44
Comm/Ind: Lo Val	150,000	150,000	0.0	4,215	4,560	345	8.2	2.81	3.04
Comm/Ind: Med Val	300,000	300,000	0.0	9,814	10,620	806	8.2	3.27	3.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,947	38,900	2,954	8.2	3.59	3.89

Mille Lacs County

Wahkon city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	16,315	16,315	0	0.0	198	206	8	3.9	1.21	1.26
Res Non-Hmstd	1,889	1,889	0	0.0	25	27	2	5.9	1.35	1.43
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	357	357	0	0.0	6	6	0	5.9	1.62	1.72
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	22,852	22,852	0	0.0	323	340	17	5.4	1.41	1.49
Com/Ind: Lo	2,105	2,105	0	0.0	56	59	2	4.3	2.68	2.79
Com/Ind Hi	428	428	0	0.0	15	16	1	4.3	3.56	3.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	258	258	0	0.0	9	10	0	4.3	3.56	3.71
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	91	91	0	0.0	1	1	0	6.5	0.59	0.63
Ag Non-Hmstd	262	262	0	0.0	3	4	0	6.0	1.27	1.35
<b>Total</b>	<b>44,557</b>	<b>44,557</b>	<b>0</b>	<b>0.0</b>	<b>637</b>	<b>667</b>	<b>31</b>	<b>4.8</b>	<b>1.43</b>	<b>1.50</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	463	447	-16	-3.5	County	70.00	76.44	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.26	43.91	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.95	14.55	3.21	3.21
(=) Taxable Tax Capacity	463	447	-16	-3.5	Special District	0.18	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>127.38</b>	<b>135.09</b>	<b>3.21</b>	<b>3.21</b>

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	1,410	1,418	8	0.6	1.10	1.11
Res Hmstd:Avg Val	191,500	191,500	0.0	2,301	2,378	77	3.4	1.20	1.24
Res Hmstd: Hi Val	255,200	255,200	0.0	3,190	3,336	147	4.6	1.25	1.31
Res Hmstd: Ex-Hi Val	382,900	382,900	0.0	4,972	5,258	285	5.7	1.3	1.37
Comm/Ind: Lo Val	150,000	150,000	0.0	4,013	4,186	173	4.3	2.68	2.79
Comm/Ind: Med Val	300,000	300,000	0.0	9,347	9,752	405	4.3	3.12	3.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,242	35,725	1,483	4.3	3.42	3.57

Mille Lacs County

Princeton city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	117,514	117,514	0	0.0	1,720	1,687	-33	-1.9	1.46	1.44
Res Non-Hmstd	28,355	28,355	0	0.0	512	561	49	9.5	1.81	1.98
Misc props	808	808	0	0.0	18	20	2	9.6	2.29	2.51
Apartments	7,952	7,952	0	0.0	170	186	16	9.6	2.14	2.34
Low-inc Apts	5,443	5,443	0	0.0	71	77	7	9.5	1.30	1.42
Seasonal Rec	200	200	0	0.0	4	5	0	9.6	2.14	2.34
Com/Ind: Lo	17,194	17,194	0	0.0	564	606	42	7.5	3.28	3.52
Com/Ind Hi	13,556	13,556	0	0.0	588	632	45	7.6	4.34	4.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,118	1,118	0	0.0	48	52	4	7.6	4.34	4.67
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	152	152	0	0.0	2	3	0	10.1	1.63	1.79
Ag Non-Hmstd	1,417	1,417	0	0.0	23	25	2	10.1	1.63	1.79
<b>Total</b>	<b>193,707</b>	<b>193,707</b>	<b>0</b>	<b>0.0</b>	<b>3,721</b>	<b>3,855</b>	<b>134</b>	<b>3.6</b>	<b>1.92</b>	<b>1.99</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,189	1,891	-298	-13.6	County	68.91	75.18	0.00	0.00
(-) TIF Tax Capacity	95	95	0	0.0	City/Town	72.88	81.17	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.94	22.80	10.22	10.22
(=) Taxable Tax Capacity	2,095	1,797	-298	-14.2	Special District	0.18	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>162.91</b>	<b>179.34</b>	<b>10.22</b>	<b>10.22</b>

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	87,100	87,100	0.0	1,214	1,124	-90	-7.4	1.39	1.29
Res Hmstd: Avg Val	130,600	130,600	0.0	2,006	2,019	12	0.6	1.54	1.55
Res Hmstd: Hi Val	174,100	174,100	0.0	2,799	2,913	115	4.1	1.61	1.67
Res Hmstd: Ex-Hi Val	261,200	261,200	0.0	4,385	4,705	320	7.3	1.68	1.80
Apartment	300,000	300,000	0.0	6,416	7,032	616	9.6	2.14	2.34
Comm/Ind: Lo Val	150,000	150,000	0.0	4,918	5,287	369	7.5	3.28	3.52
Comm/Ind: Med Val	300,000	300,000	0.0	11,423	12,286	862	7.5	3.81	4.1
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,784	44,945	3,161	7.6	4.18	4.49



Morrison County

Bowlus city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,159	9,159	0	0.0	77	85	7	9.6	0.84	0.93
Res Non-Hmstd	985	985	0	0.0	11	12	1	11.2	1.12	1.25
Misc props	89	89	0	0.0	2	2	0	9.6	1.89	2.07
Apartments	374	374	0	0.0	5	6	1	11.3	1.35	1.50
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	826	826	0	0.0	19	21	2	7.8	2.34	2.52
Com/Ind Hi	53	53	0	0.0	2	2	0	7.8	3.11	3.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	208	208	0	0.0	6	7	1	7.8	3.11	3.35
Ag Hmstd House	556	556	0	0.0	5	5	0	9.5	0.83	0.91
Ag Hmstd Land	1,161	1,161	0	0.0	5	5	1	15.4	0.39	0.45
Ag Non-Hmstd	73	73	0	0.0	1	1	0	11.6	1.04	1.17
<b>Total</b>	<b>13,483</b>	<b>13,483</b>	<b>0</b>	<b>0.0</b>	<b>132</b>	<b>145</b>	<b>13</b>	<b>9.7</b>	<b>0.98</b>	<b>1.08</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter		
Total Tax Capacity	137	114	-24	-17.2	County	51.38	55.91	0.00	0.00	
(-) TIF Tax Capacity	5	5	0	0.0	City/Town	23.04	28.03	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.27	31.84	4.28	4.28	
(=) Taxable Tax Capacity	133	109	-24	-17.8	Special District	0.68	0.74	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>104.37</b>	<b>116.52</b>	<b>4.28</b>	<b>4.28</b>	

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	67,800	67,800	0.0	465	503	38	8.1	0.69	0.74
Res Hmstd: Avg Val	101,700	101,700	0.0	824	901	77	9.4	0.81	0.89
Res Hmstd: Hi Val	135,500	135,500	0.0	1,222	1,345	123	10.1	0.90	0.99
Res Hmstd: Ex-Hi Val	203,400	203,400	0.0	2,021	2,236	216	10.7	0.99	1.1
Apartment	300,000	300,000	0.0	4,042	4,498	455	11.3	1.35	1.5
Comm/Ind: Lo Val	150,000	150,000	0.0	3,511	3,785	273	7.8	2.34	2.52
Comm/Ind: Med Val	300,000	300,000	0.0	8,172	8,809	638	7.8	2.72	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,920	32,259	2,338	7.8	2.99	3.23

Morrison County

Buckman city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	8,947	8,947	0	0.0	68	78	10	15.0	0.76	0.87
Res Non-Hmstd	1,885	1,885	0	0.0	20	22	2	8.5	1.08	1.17
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,087	1,087	0	0.0	23	25	1	5.9	2.15	2.28
Com/Ind Hi	623	623	0	0.0	17	19	1	6.0	2.81	2.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	501	501	0	0.0	14	15	1	6.0	2.81	2.97
Ag Hmstd House	317	317	0	0.0	3	3	0	11.4	0.86	0.96
Ag Hmstd Land	615	615	0	0.0	2	2	0	12.6	0.34	0.38
Ag Non-Hmstd	147	147	0	0.0	1	1	0	10.2	0.82	0.91
<b>Total</b>	<b>14,122</b>	<b>14,122</b>	<b>0</b>	<b>0.0</b>	<b>149</b>	<b>165</b>	<b>16</b>	<b>10.6</b>	<b>1.06</b>	<b>1.17</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	157	135	-22	-13.8	County	51.37	55.90	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.01	17.40	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.36	16.81	17.98	17.98
(=) Taxable Tax Capacity	157	135	-22	-13.8	Special District	0.68	0.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>82.43</b>	<b>90.85</b>	<b>17.98</b>	<b>17.98</b>

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	72,500	72,500	0.0	438	526	88	20.0	0.60	0.72
Res Hmstd:Avg Val	108,700	108,700	0.0	817	934	117	14.3	0.75	0.86
Res Hmstd: Hi Val	144,800	144,800	0.0	1,212	1,356	144	11.9	0.84	0.94
Res Hmstd: Ex-Hi Val	217,300	217,300	0.0	2,005	2,204	199	9.9	0.92	1.01
Comm/Ind: Lo Val	150,000	150,000	0.0	3,223	3,413	189	5.9	2.15	2.28
Comm/Ind: Med Val	300,000	300,000	0.0	7,431	7,873	442	5.9	2.48	2.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,066	28,687	1,621	6.0	2.71	2.87

Morrison County

Elmdale city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,556	2,556	0	0.0	24	26	2	6.9	0.95	1.02
Res Non-Hmstd	331	331	0	0.0	4	4	0	9.7	1.21	1.33
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	337	337	0	0.0	8	9	1	7.1	2.48	2.66
Com/Ind Hi	54	54	0	0.0	2	2	0	7.2	3.27	3.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	164	164	0	0.0	5	6	0	7.2	3.27	3.51
Ag Hmstd House	1,485	1,485	0	0.0	14	15	1	6.8	0.94	1.01
Ag Hmstd Land	4,162	4,162	0	0.0	18	21	2	13.3	0.44	0.50
Ag Non-Hmstd	237	237	0	0.0	3	3	0	10.8	1.08	1.20
<b>Total</b>	<b>9,326</b>	<b>9,326</b>	<b>0</b>	<b>0.0</b>	<b>79</b>	<b>86</b>	<b>7</b>	<b>8.7</b>	<b>0.85</b>	<b>0.92</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter	
Total Tax Capacity	76	66	-10	-13.8	County	51.39	55.91	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.99	25.50	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.41	38.07	12.46	12.46		
(=) Taxable Tax Capacity	76	66	-10	-13.8	Special District	0.68	0.74	0.00	0.00		
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>108.47</b>	<b>120.22</b>	<b>12.46</b>	<b>12.46</b>		

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	69,000	69,000	0.0	558	584	25	4.5	0.81	0.85
Res Hmstd: Avg Val	103,500	103,500	0.0	972	1,037	65	6.7	0.94	1.00
Res Hmstd: Hi Val	137,900	137,900	0.0	1,419	1,531	112	7.9	1.03	1.11
Res Hmstd: Ex-Hi Val	206,900	206,900	0.0	2,316	2,521	205	8.9	1.12	1.22
Comm/Ind: Lo Val	150,000	150,000	0.0	3,726	3,991	264	7.1	2.48	2.66
Comm/Ind: Med Val	300,000	300,000	0.0	8,632	9,249	617	7.1	2.88	3.08
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,527	33,788	2,261	7.2	3.15	3.38

Morrison County

Flensburg city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,276	4,276	0	0.0	36	40	4	12.4	0.83	0.93
Res Non-Hmstd	833	833	0	0.0	10	11	1	9.6	1.16	1.27
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	72	72	0	0.0	1	1	0	10.0	1.10	1.21
Com/Ind: Lo	184	184	0	0.0	4	5	0	7.0	2.31	2.47
Com/Ind Hi	4	4	0	0.0	0	0	0	7.1	3.01	3.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	183	183	0	0.0	5	6	0	7.1	2.84	3.04
Ag Hmstd House	2,733	2,733	0	0.0	23	26	3	12.1	0.86	0.96
Ag Hmstd Land	6,616	6,616	0	0.0	22	26	4	16.2	0.33	0.39
Ag Non-Hmstd	887	887	0	0.0	8	9	1	11.7	0.93	1.03
<b>Total</b>	15,788	15,788	0	0.0	109	123	13	12.3	0.69	0.78

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	127	107	-20	-15.5	County	51.38	55.91	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.97	30.74	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.70	14.18	22.84	22.84
(=) Taxable Tax Capacity	127	107	-20	-15.5	Special District	0.68	0.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	90.74	101.57	22.84	22.84

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,400	58,400	0.0	430	489	60	13.9	0.74	0.84	
Res Hmstd: Avg Val	87,500	87,500	0.0	700	790	90	12.9	0.80	0.90	
Res Hmstd: Hi Val	116,700	116,700	0.0	1,058	1,180	122	11.5	0.91	1.01	
Res Hmstd: Ex-Hi Val	175,000	175,000	0.0	1,773	1,959	186	10.5	1.01	1.12	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,483	3,727	244	7.0	2.32	2.48	
Comm/Ind: Med Val	300,000	300,000	0.0	8,013	8,581	568	7.1	2.67	2.86	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,152	31,237	2,084	7.1	2.92	3.12	

Morrison County

Genola city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,351	2,351	0	0.0	18	21	2	11.8	0.79	0.88
Res Non-Hmstd	422	422	0	0.0	5	5	0	7.0	1.07	1.14
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,195	2,195	0	0.0	47	49	2	4.9	2.14	2.24
Com/Ind Hi	1,105	1,105	0	0.0	31	32	2	5.0	2.79	2.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	179	179	0	0.0	5	5	0	5.0	2.79	2.93
Ag Hmstd House	111	111	0	0.0	1	1	0	12.9	0.75	0.85
Ag Hmstd Land	77	77	0	0.0	0	0	0	10.9	0.32	0.35
Ag Non-Hmstd	118	118	0	0.0	1	1	0	8.5	0.82	0.89
<b>Total</b>	<b>6,557</b>	<b>6,557</b>	<b>0</b>	<b>0.0</b>	<b>108</b>	<b>115</b>	<b>7</b>	<b>6.3</b>	<b>1.64</b>	<b>1.75</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	89	84	-5	-5.9	County	51.37	55.89	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	14.44	15.34	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.36	16.81	17.98	17.98
(=) Taxable Tax Capacity	89	84	-5	-5.9	Special District	0.68	0.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>81.86</b>	<b>88.79</b>	<b>17.98</b>	<b>17.98</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	69,700	69,700	0.0	417	497	80	19.1	0.6	0.71	
Res Hmstd:Avg Val	104,600	104,600	0.0	766	870	104	13.5	0.73	0.83	
Res Hmstd: Hi Val	139,400	139,400	0.0	1,145	1,269	124	10.9	0.82	0.91	
Res Hmstd: Ex-Hi Val	209,100	209,100	0.0	1,903	2,069	166	8.7	0.91	0.99	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,210	3,366	156	4.9	2.14	2.24	
Comm/Ind: Med Val	300,000	300,000	0.0	7,401	7,764	364	4.9	2.47	2.59	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,956	28,290	1,334	4.9	2.7	2.83	

Morrison County

Harding city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,058	3,058	0	0.0	23	26	3	15.2	0.74	0.85
Res Non-Hmstd	355	355	0	0.0	4	4	0	8.3	1.00	1.08
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	723	723	0	0.0	15	16	1	5.7	2.11	2.23
Com/Ind Hi	219	219	0	0.0	6	6	0	5.9	2.76	2.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	24	24	0	0.0	1	1	0	5.9	2.76	2.92
Ag Hmstd House	800	800	0	0.0	5	6	1	18.3	0.65	0.77
Ag Hmstd Land	2,401	2,401	0	0.0	8	9	1	12.7	0.32	0.36
Ag Non-Hmstd	119	119	0	0.0	1	1	0	10.1	0.80	0.88
<b>Total</b>	<b>7,697</b>	<b>7,697</b>	<b>0</b>	<b>0.0</b>	<b>62</b>	<b>69</b>	<b>7</b>	<b>11.3</b>	<b>0.80</b>	<b>0.90</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	71	61	-10	-13.9	County	51.38	55.90	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.66	14.70	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.36	16.81	17.98	17.98
(=) Taxable Tax Capacity	<u>71</u>	<u>61</u>	<u>-10</u>	<u>-13.9</u>	Special District	<u>0.68</u>	<u>0.74</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>80.08</b>	<b>88.15</b>	<b>17.98</b>	<b>17.98</b>

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	72,500	72,500	0.0	421	514	93	22.1	0.58	0.71
Res Hmstd:Avg Val	108,700	108,700	0.0	791	912	120	15.2	0.73	0.84
Res Hmstd: Hi Val	144,800	144,800	0.0	1,178	1,323	146	12.4	0.81	0.91
Res Hmstd: Ex-Hi Val	217,300	217,300	0.0	1,954	2,150	196	10.0	0.9	0.99
Comm/Ind: Lo Val	150,000	150,000	0.0	3,170	3,352	182	5.7	2.11	2.23
Comm/Ind: Med Val	300,000	300,000	0.0	7,307	7,731	424	5.8	2.44	2.58
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,614	28,167	1,553	5.8	2.66	2.82

Morrison County

Hillman city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	621	621	0	0.0	5	5	1	13.2	0.74	0.84
Res Non-Hmstd	129	129	0	0.0	1	2	0	10.2	1.14	1.25
Misc props	77	77	0	0.0	1	2	0	9.0	1.85	2.01
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	71	71	0	0.0	2	2	0	7.3	2.29	2.46
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6	6	0	0.0	0	0	0	7.4	3.00	3.22
Ag Hmstd House	362	362	0	0.0	3	4	0	11.4	0.91	1.02
Ag Hmstd Land	288	288	0	0.0	1	1	0	29.8	0.19	0.24
Ag Non-Hmstd	123	123	0	0.0	1	1	0	12.0	0.93	1.04
<b>Total</b>	1,677	1,677	0	0.0	14	16	2	11.8	0.85	0.95

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	16	13	-3	-17.8	County	51.40	55.93	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.49	33.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.94	13.52	17.46	17.46
(=) Taxable Tax Capacity	16	13	-3	-17.8	Special District	0.68	0.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	92.52	103.63	17.46	17.46

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	34,400	34,400	0.0	241	274	33	13.8	0.7	0.8
Res Hmstd:Avg Val	51,500	51,500	0.0	360	410	50	13.8	0.7	0.8
Res Hmstd: Hi Val	68,700	68,700	0.0	481	547	66	13.8	0.7	0.8
Res Hmstd: Ex-Hi Val	103,100	103,100	0.0	854	959	104	12.2	0.83	0.93
Apartment	300,000	300,000	0.0	3,993	4,410	416	10.4	1.33	1.47
Comm/Ind: Lo Val	150,000	150,000	0.0	3,442	3,692	250	7.3	2.29	2.46
Comm/Ind: Med Val	300,000	300,000	0.0	7,945	8,528	583	7.3	2.65	2.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,957	31,095	2,138	7.4	2.9	3.11

Morrison County

Lastrup city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,372	3,372	0	0.0	26	29	3	13.3	0.76	0.86
Res Non-Hmstd	247	247	0	0.0	3	3	0	10.1	1.12	1.23
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	371	371	0	0.0	8	9	1	7.2	2.28	2.45
Com/Ind Hi	22	22	0	0.0	1	1	0	7.4	2.99	3.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,112	1,112	0	0.0	33	36	2	7.4	2.99	3.21
Ag Hmstd House	490	490	0	0.0	4	5	1	11.9	0.88	0.99
Ag Hmstd Land	311	311	0	0.0	1	1	0	23.4	0.24	0.29
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	5,926	5,926	0	0.0	76	83	7	9.9	1.28	1.40

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	71	59	-12	-17.1	County	51.40	55.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	24.05	29.03	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.36	16.81	17.98	17.98
(=) Taxable Tax Capacity	71	59	-12	-17.1	Special District	0.68	0.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	91.50	102.50	17.98	17.98

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	55,300	55,300	0.0	384	440	55	14.4	0.69	0.79
Res Hmstd:Avg Val	82,900	82,900	0.0	610	694	84	13.7	0.74	0.84
Res Hmstd: Hi Val	110,500	110,500	0.0	937	1,052	115	12.3	0.85	0.95
Res Hmstd: Ex-Hi Val	165,800	165,800	0.0	1,592	1,769	177	11.1	0.96	1.07
Comm/Ind: Lo Val	150,000	150,000	0.0	3,427	3,675	248	7.2	2.28	2.45
Comm/Ind: Med Val	300,000	300,000	0.0	7,907	8,484	578	7.3	2.64	2.83
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,811	30,930	2,119	7.4	2.88	3.09



Morrison County

Little Falls city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	237,892	237,892	0	0.0	2,966	3,075	109	3.7	1.25	1.29
Res Non-Hmstd	35,383	35,383	0	0.0	564	619	55	9.8	1.59	1.75
Misc props	1,066	1,066	0	0.0	21	23	2	9.7	1.96	2.15
Apartments	17,665	17,665	0	0.0	322	354	32	10.0	1.82	2.00
Low-inc Apts	10,829	10,829	0	0.0	122	134	12	9.7	1.13	1.24
Seasonal Rec	143	143	0	0.0	2	2	0	10.6	1.37	1.52
Com/Ind: Lo	31,174	31,174	0	0.0	895	963	68	7.6	2.87	3.09
Com/Ind Hi	68,851	68,851	0	0.0	2,580	2,781	201	7.8	3.75	4.04
Publ U: Elec Gen	1,854	1,854	0	0.0	51	57	5	10.5	2.77	3.06
Publ U: Other	8,326	8,326	0	0.0	311	335	24	7.8	3.73	4.02
Ag Hmstd House	90	90	0	0.0	1	1	0	1.0	1.18	1.19
Ag Hmstd Land	186	186	0	0.0	1	1	0	16.3	0.45	0.52
Ag Non-Hmstd	323	323	0	0.0	4	5	0	11.5	1.27	1.41
<b>Total</b>	<b>413,783</b>	<b>413,783</b>	<b>0</b>	<b>0.0</b>	<b>7,839</b>	<b>8,348</b>	<b>509</b>	<b>6.5</b>	<b>1.89</b>	<b>2.02</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,113	4,529	-584	-11.4	County	50.88	55.34	0.00	0.00
(-) TIF Tax Capacity	279	279	0	0.0	City/Town	62.39	70.97	0.73	0.73
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.53	12.84	22.90	22.90
(=) Taxable Tax Capacity	4,835	4,250	-584	-12.1	Special District	1.92	2.15	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>126.72</b>	<b>141.29</b>	<b>23.63</b>	<b>23.63</b>

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	73,600	73,600	0.0	812	798	-14	-1.8	1.10	1.08
Res Hmstd: Avg Val	110,400	110,400	0.0	1,387	1,435	48	3.5	1.26	1.3
Res Hmstd: Hi Val	147,200	147,200	0.0	1,973	2,089	115	5.8	1.34	1.42
Res Hmstd: Ex-Hi Val	220,800	220,800	0.0	3,146	3,396	250	7.9	1.42	1.54
Apartment	300,000	300,000	0.0	5,461	6,007	546	10.0	1.82	2.00
Comm/Ind: Lo Val	150,000	150,000	0.0	4,305	4,632	328	7.6	2.87	3.09
Comm/Ind: Med Val	300,000	300,000	0.0	9,926	10,691	765	7.7	3.31	3.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,158	38,962	2,804	7.8	3.62	3.9

Morrison County

Pierz city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	42,849	42,849	0	0.0	442	476	34	7.6	1.03	1.11
Res Non-Hmstd	5,498	5,498	0	0.0	74	81	7	9.6	1.34	1.47
Misc props	228	228	0	0.0	3	4	0	9.8	1.51	1.66
Apartments	3,329	3,329	0	0.0	50	55	5	9.8	1.51	1.66
Low-inc Apts	1,409	1,409	0	0.0	13	14	1	9.5	0.94	1.02
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	6,057	6,057	0	0.0	152	163	11	7.1	2.51	2.69
Com/Ind Hi	6,589	6,589	0	0.0	217	232	16	7.2	3.29	3.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,288	1,288	0	0.0	41	44	3	7.2	3.22	3.45
Ag Hmstd House	226	226	0	0.0	2	2	0	7.3	1.01	1.08
Ag Hmstd Land	347	347	0	0.0	1	2	0	15.4	0.39	0.44
Ag Non-Hmstd	378	378	0	0.0	4	4	0	11.1	1.07	1.19
<b>Total</b>	<b>68,198</b>	<b>68,198</b>	<b>0</b>	<b>0.0</b>	<b>1,001</b>	<b>1,078</b>	<b>77</b>	<b>7.7</b>	<b>1.47</b>	<b>1.58</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	798	706	-92	-11.5	County	51.39	55.91	0.00	0.00
(-) TIF Tax Capacity	84	84	0	0.0	City/Town	39.32	45.12	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.36	16.81	17.98	17.98
(=) Taxable Tax Capacity	713	622	-92	-12.9	Special District	0.68	0.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>106.75</b>	<b>118.58</b>	<b>17.98</b>	<b>17.98</b>

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	82,900	82,900	0.0	736	779	43	5.8	0.89	0.94
Res Hmstd: Avg Val	124,300	124,300	0.0	1,290	1,388	99	7.6	1.04	1.12
Res Hmstd: Hi Val	165,700	165,700	0.0	1,843	1,998	155	8.4	1.11	1.21
Res Hmstd: Ex-Hi Val	248,600	248,600	0.0	2,952	3,219	266	9.0	1.19	1.29
Apartment	300,000	300,000	0.0	4,542	4,986	444	9.8	1.51	1.66
Comm/Ind: Lo Val	150,000	150,000	0.0	3,770	4,036	266	7.1	2.51	2.69
Comm/Ind: Med Val	300,000	300,000	0.0	8,708	9,329	621	7.1	2.90	3.11
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,748	34,025	2,277	7.2	3.17	3.40

Morrison County

Randall city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	16,975	16,975	0	0.0	181	198	17	9.6	1.07	1.17
Res Non-Hmstd	2,380	2,380	0	0.0	34	39	5	14.8	1.42	1.63
Misc props	260	260	0	0.0	5	6	1	14.0	2.02	2.30
Apartments	601	601	0	0.0	10	11	2	15.2	1.66	1.91
Low-inc Apts	687	687	0	0.0	7	8	1	14.7	1.03	1.18
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	3,103	3,103	0	0.0	83	92	9	11.3	2.67	2.98
Com/Ind Hi	1,406	1,406	0	0.0	49	55	6	11.5	3.49	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd House	529	529	0	0.0	6	6	1	10.0	1.11	1.22
Ag Hmstd Land	904	904	0	0.0	4	5	1	23.8	0.42	0.52
Ag Non-Hmstd	57	57	0	0.0	1	1	0	17.6	1.14	1.34
<b>Total</b>	26,903	26,903	0	0.0	379	422	42	11.1	1.41	1.57

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	296	244	-52	-17.6	County	49.99	54.12	0.00	0.00
(-) TIF Tax Capacity	60	60	0	0.0	City/Town	52.98	67.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.51	11.45	22.90	22.90
(=) Taxable Tax Capacity	236	184	-52	-22.0	Special District	0.68	0.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	114.16	134.26	22.90	22.90

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	59,500	59,500	0.0	577	616	38	6.6	0.97	1.03
Res Hmstd: Avg Val	89,200	89,200	0.0	930	1,010	79	8.5	1.04	1.13
Res Hmstd: Hi Val	118,800	118,800	0.0	1,363	1,511	148	10.8	1.15	1.27
Res Hmstd: Ex-Hi Val	178,300	178,300	0.0	2,232	2,518	286	12.8	1.25	1.41
Apartment	300,000	300,000	0.0	4,968	5,721	754	15.2	1.66	1.91
Comm/Ind: Lo Val	150,000	150,000	0.0	4,011	4,463	452	11.3	2.67	2.98
Comm/Ind: Med Val	300,000	300,000	0.0	9,244	10,299	1,055	11.4	3.08	3.43
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,666	37,534	3,869	11.5	3.37	3.75

Morrison County

Royalton city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	41,397	41,397	0	0.0	411	440	29	7.0	0.99	1.06
Res Non-Hmstd	5,888	5,888	0	0.0	77	85	8	9.9	1.31	1.44
Misc props	114	114	0	0.0	2	2	0	10.0	1.48	1.63
Apartments	3,313	3,313	0	0.0	49	54	5	10.0	1.48	1.63
Low-inc Apts	731	731	0	0.0	7	7	1	9.9	0.89	0.98
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,451	4,451	0	0.0	111	119	8	7.1	2.50	2.68
Com/Ind Hi	4,102	4,102	0	0.0	136	146	10	7.1	3.32	3.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	669	669	0	0.0	22	24	2	7.1	3.32	3.55
Ag Hmstd House	107	107	0	0.0	1	1	0	5.3	0.93	0.98
Ag Hmstd Land	153	153	0	0.0	0	1	0	18.7	0.31	0.37
Ag Non-Hmstd	354	354	0	0.0	4	4	0	10.3	1.15	1.27
<b>Total</b>	61,279	61,279	0	0.0	821	882	62	7.5	1.34	1.44

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	695	614	-81	-11.7	County	51.34	55.86	0.00	0.00
(-) TIF Tax Capacity	33	33	0	0.0	City/Town	33.63	38.29	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.23	31.80	4.28	4.28
(=) Taxable Tax Capacity	662	581	-81	-12.2	Special District	0.68	0.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	114.89	126.69	4.28	4.28

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,500	90,500	90,500	0.0	788	817	29	3.7	0.87	0.90
Res Hmstd: Avg Val	135,800	135,800	135,800	0.0	1,368	1,462	94	6.8	1.01	1.08
Res Hmstd: Hi Val	181,000	181,000	181,000	0.0	1,947	2,105	158	8.1	1.08	1.16
Res Hmstd: Ex-Hi Val	271,500	271,500	271,500	0.0	3,107	3,394	286	9.2	1.14	1.25
Apartment	300,000	300,000	300,000	0.0	4,437	4,879	443	10.0	1.48	1.63
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,748	4,014	266	7.1	2.5	2.68
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,724	9,343	620	7.1	2.91	3.11
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	31,944	34,217	2,273	7.1	3.19	3.42

Morrison County

Sobieski city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,515	5,515	0	0.0	53	59	5	10.2	0.96	1.06
Res Non-Hmstd	519	519	0	0.0	7	7	1	11.3	1.27	1.41
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	599	599	0	0.0	15	16	1	8.5	2.48	2.69
Com/Ind Hi	23	23	0	0.0	1	1	0	8.7	3.23	3.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20	20	0	0.0	1	1	0	8.7	3.23	3.51
Ag Hmstd House	1,803	1,803	0	0.0	17	19	2	10.2	0.96	1.06
Ag Hmstd Land	3,894	3,894	0	0.0	14	17	3	18.8	0.37	0.44
Ag Non-Hmstd	519	519	0	0.0	5	6	1	13.8	1.01	1.15
<b>Total</b>	<b>12,892</b>	<b>12,892</b>	<b>0</b>	<b>0.0</b>	<b>113</b>	<b>126</b>	<b>13</b>	<b>11.3</b>	<b>0.88</b>	<b>0.98</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	113	93	-20	-17.8	County	51.39	55.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	36.88	44.88	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.06	13.44	22.90	22.90
(=) Taxable Tax Capacity	113	93	-20	-17.8	Special District	0.68	0.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>101.01</b>	<b>114.98</b>	<b>22.90</b>	<b>22.90</b>

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	60,100	60,100	0.0	504	552	48	9.5	0.84	0.92
Res Hmstd:Avg Val	90,100	90,100	0.0	825	907	82	10.0	0.92	1.01
Res Hmstd: Hi Val	120,100	120,100	0.0	1,224	1,352	128	10.5	1.02	1.13
Res Hmstd: Ex-Hi Val	180,100	180,100	0.0	2,021	2,241	220	10.9	1.12	1.24
Comm/Ind: Lo Val	150,000	150,000	0.0	3,715	4,029	314	8.5	2.48	2.69
Comm/Ind: Med Val	300,000	300,000	0.0	8,554	9,287	733	8.6	2.85	3.1
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,135	33,823	2,689	8.6	3.11	3.38

Morrison County

Swanville city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	8,693	8,693	0	0.0	95	98	3	3.4	1.09	1.13
Res Non-Hmstd	1,118	1,118	0	0.0	17	18	2	9.7	1.48	1.63
Misc props	47	47	0	0.0	1	1	0	8.8	2.27	2.47
Apartments	114	114	0	0.0	2	2	0	9.9	1.69	1.85
Low-inc Apts	255	255	0	0.0	3	3	0	9.6	1.04	1.14
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,658	2,658	0	0.0	72	78	5	7.4	2.72	2.92
Com/Ind Hi	1,597	1,597	0	0.0	57	61	4	7.5	3.56	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	203	203	0	0.0	7	8	1	7.5	3.56	3.82
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	24	24	0	0.0	0	0	0	11.2	0.60	0.66
Ag Non-Hmstd	7	7	0	0.0	0	0	0	11.2	1.19	1.33
<b>Total</b>	14,717	14,717	0	0.0	254	269	15	6.1	1.72	1.83

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	179	153	-25	-14.2	County	51.48	56.02	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.25	49.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.95	26.69	19.36	19.36
(=) Taxable Tax Capacity	179	153	-25	-14.2	Special District	0.68	0.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	119.37	132.71	19.36	19.36

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	53,900	53,900	0.0	532	534	1	0.3	0.99	0.99
Res Hmstd:Avg Val	80,800	80,800	0.0	821	831	10	1.2	1.02	1.03
Res Hmstd: Hi Val	107,700	107,700	0.0	1,219	1,272	54	4.4	1.13	1.18
Res Hmstd: Ex-Hi Val	161,600	161,600	0.0	2,015	2,156	141	7.0	1.25	1.33
Apartment	300,000	300,000	0.0	5,057	5,557	500	9.9	1.69	1.85
Comm/Ind: Lo Val	150,000	150,000	0.0	4,075	4,375	300	7.4	2.72	2.92
Comm/Ind: Med Val	300,000	300,000	0.0	9,411	10,112	700	7.4	3.14	3.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,315	36,883	2,568	7.5	3.43	3.69

Morrison County

Upsala city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	13,455	13,455	0	0.0	181	185	4	2.4	1.34	1.38
Res Non-Hmstd	2,247	2,247	0	0.0	37	41	4	11.2	1.65	1.84
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	605	605	0	0.0	12	13	1	11.4	1.95	2.17
Low-inc Apts	267	267	0	0.0	3	4	0	11.2	1.19	1.32
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,024	2,024	0	0.0	62	67	5	8.7	3.05	3.32
Com/Ind Hi	436	436	0	0.0	18	19	2	8.8	4.03	4.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	471	471	0	0.0	19	21	2	8.8	4.03	4.38
Ag Hmstd House	1,955	1,955	0	0.0	27	28	1	4.0	1.40	1.45
Ag Hmstd Land	2,392	2,392	0	0.0	13	16	2	15.8	0.56	0.65
Ag Non-Hmstd	748	748	0	0.0	11	12	1	12.1	1.46	1.64
<b>Total</b>	<b>24,600</b>	<b>24,600</b>	<b>0</b>	<b>0.0</b>	<b>383</b>	<b>406</b>	<b>23</b>	<b>6.1</b>	<b>1.56</b>	<b>1.65</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	254	220	-35	-13.7	County	51.38	55.90	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	59.74	69.24	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.41	38.07	12.46	12.46
(=) Taxable Tax Capacity	254	220	-35	-13.7	Special District	0.68	0.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>146.21</b>	<b>163.95</b>	<b>12.46</b>	<b>12.46</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,500	80,500	0.0	977	928	-49	-5.0	1.21	1.15	
Res Hmstd:Avg Val	120,700	120,700	0.0	1,651	1,697	45	2.7	1.37	1.41	
Res Hmstd: Hi Val	160,800	160,800	0.0	2,324	2,463	140	6.0	1.45	1.53	
Res Hmstd: Ex-Hi Val	241,300	241,300	0.0	3,673	4,002	329	8.9	1.52	1.66	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,575	4,974	399	8.7	3.05	3.32	
Comm/Ind: Med Val	300,000	300,000	0.0	10,614	11,545	931	8.8	3.54	3.85	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,792	42,206	3,414	8.8	3.88	4.22	

Morrison County

Motley city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	14,930	14,930	0	0.0	175	174	-1	-0.5	1.17	1.16
Res Non-Hmstd	3,762	3,762	0	0.0	60	65	5	9.0	1.59	1.74
Misc props	162	162	0	0.0	3	3	0	9.1	1.81	1.97
Apartments	428	428	0	0.0	8	8	1	9.1	1.81	1.97
Low-inc Apts	1,411	1,411	0	0.0	16	17	1	8.9	1.10	1.20
Seasonal Rec	162	162	0	0.0	2	3	0	9.1	1.45	1.58
Com/Ind: Lo	5,228	5,228	0	0.0	150	160	10	6.9	2.87	3.07
Com/Ind Hi	6,273	6,273	0	0.0	238	254	16	6.9	3.79	4.05
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	537	537	0	0.0	20	22	1	6.9	3.79	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	41	41	0	0.0	1	1	0	9.8	1.34	1.47
<b>Total</b>	<b>32,934</b>	<b>32,934</b>	<b>0</b>	<b>0.0</b>	<b>672</b>	<b>707</b>	<b>35</b>	<b>5.3</b>	<b>2.04</b>	<b>2.15</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	423	381	-42	-10.0	County	51.35	55.87	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	73.03	80.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.89	9.54	13.07	13.07
(=) Taxable Tax Capacity	423	381	-42	-10.0	Special District	0.68	0.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>133.96</b>	<b>147.10</b>	<b>13.07</b>	<b>13.07</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,700	57,700	57,700	0.0	618	585	-33	-5.3	1.07	1.01
Res Hmstd: Avg Val	86,500	86,500	86,500	0.0	977	952	-25	-2.6	1.13	1.10
Res Hmstd: Hi Val	115,200	115,200	115,200	0.0	1,425	1,450	25	1.7	1.24	1.26
Res Hmstd: Ex-Hi Val	172,900	172,900	172,900	0.0	2,325	2,450	125	5.4	1.34	1.42
Apartment	300,000	300,000	300,000	0.0	5,416	5,908	493	9.1	1.81	1.97
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,309	4,605	296	6.9	2.87	3.07
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,989	10,679	690	6.9	3.33	3.56
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	36,494	39,024	2,530	6.9	3.65	3.90



Mower County

Adams city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	21,866	21,866	0	0.0	298	319	21	7.0	1.36	1.46
Res Non-Hmstd	2,209	2,209	0	0.0	37	42	5	13.2	1.67	1.89
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	241	241	0	0.0	5	5	1	13.9	1.96	2.23
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,454	2,454	0	0.0	74	82	8	10.9	3.00	3.32
Com/Ind Hi	624	624	0	0.0	24	27	3	11.3	3.85	4.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	657	657	0	0.0	25	28	3	11.3	3.85	4.29
Ag Hmstd House	234	234	0	0.0	3	3	0	4.4	1.29	1.34
Ag Hmstd Land	1,310	1,310	0	0.0	8	9	1	19.7	0.57	0.69
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>29,594</b>	<b>29,594</b>	<b>0</b>	<b>0.0</b>	<b>473</b>	<b>515</b>	<b>42</b>	<b>8.8</b>	<b>1.60</b>	<b>1.74</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	315	252	-64	-20.1	County	45.49	49.62	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.03	87.70	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.95	5.93	43.52	43.52
(=) Taxable Tax Capacity	<u>315</u>	<u>252</u>	<u>-64</u>	<u>-20.1</u>	Special District	<u>0.47</u>	<u>0.49</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	121.94	143.74	43.52	43.52

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	49,800	49,800	0.0	625	646	21	3.4	1.25	1.3
Res Hmstd:Avg Val	74,600	74,600	0.0	936	968	32	3.4	1.25	1.3
Res Hmstd: Hi Val	99,500	99,500	0.0	1,364	1,457	93	6.8	1.37	1.46
Res Hmstd: Ex-Hi Val	149,300	149,300	0.0	2,232	2,454	221	9.9	1.5	1.64
Comm/Ind: Lo Val	150,000	150,000	0.0	4,495	4,986	490	10.9	3	3.32
Comm/Ind: Med Val	300,000	300,000	0.0	10,272	11,416	1,144	11.1	3.42	3.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,227	41,422	4,195	11.3	3.72	4.14

Mower County

Austin city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	761,063	761,063	0	0.0	7,583	8,326	743	9.8	1.00	1.09
Res Non-Hmstd	85,106	85,106	0	0.0	1,097	1,226	129	11.7	1.29	1.44
Misc props	1,845	1,845	0	0.0	35	39	4	10.9	1.88	2.09
Apartments	32,233	32,233	0	0.0	483	540	58	12.0	1.50	1.68
Low-inc Apts	8,510	8,510	0	0.0	79	88	9	11.6	0.93	1.03
Seasonal Rec	786	786	0	0.0	11	13	1	12.0	1.43	1.60
Com/Ind: Lo	55,991	55,991	0	0.0	1,395	1,516	121	8.6	2.49	2.71
Com/Ind Hi	100,436	100,436	0	0.0	3,276	3,565	289	8.8	3.26	3.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,586	2,586	0	0.0	84	92	7	8.8	3.26	3.55
Ag Hmstd House	312	312	0	0.0	3	4	0	10.6	1.09	1.20
Ag Hmstd Land	920	920	0	0.0	5	5	1	14.8	0.52	0.59
Ag Non-Hmstd	2,968	2,968	0	0.0	31	35	4	13.7	1.05	1.19
<b>Total</b>	<b>1,052,757</b>	<b>1,052,757</b>	<b>0</b>	<b>0.0</b>	<b>14,083</b>	<b>15,448</b>	<b>1,366</b>	<b>9.7</b>	<b>1.34</b>	<b>1.47</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	11,938	10,136	-1,802	-15.1	County	44.53	48.78	0.00	0.00
(-) TIF Tax Capacity	532	532	0	0.0	City/Town	36.24	43.04	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.58	24.46	18.40	18.40
(=) Taxable Tax Capacity	11,407	9,605	-1,802	-15.8	Special District	2.70	3.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	105.05	119.42	18.40	18.40

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	69,600	69,600	0.0	581	627	46	7.9	0.83	0.90
Res Hmstd: Avg Val	104,300	104,300	0.0	1,009	1,105	96	9.5	0.97	1.06
Res Hmstd: Hi Val	139,100	139,100	0.0	1,470	1,622	152	10.3	1.06	1.17
Res Hmstd: Ex-Hi Val	208,700	208,700	0.0	2,392	2,656	264	11.0	1.15	1.27
Apartment	300,000	300,000	0.0	4,491	5,030	539	12.0	1.5	1.68
Comm/Ind: Lo Val	150,000	150,000	0.0	3,738	4,062	323	8.6	2.49	2.71
Comm/Ind: Med Val	300,000	300,000	0.0	8,631	9,385	754	8.7	2.88	3.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,463	34,229	2,766	8.8	3.15	3.42

**Mower County**

**Brownsdale city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	20,272	20,272	0	0.0	240	257	17	7.1	1.19	1.27
Res Non-Hmstd	1,802	1,802	0	0.0	28	32	5	17.1	1.54	1.80
Misc props	131	131	0	0.0	2	3	0	17.4	1.81	2.12
Apartments	138	138	0	0.0	2	3	0	17.4	1.81	2.12
Low-inc Apts	185	185	0	0.0	2	2	0	17.0	1.11	1.30
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,928	1,928	0	0.0	55	63	7	13.1	2.87	3.25
Com/Ind Hi	122	122	0	0.0	5	5	1	13.3	3.78	4.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	342	342	0	0.0	13	15	2	13.3	3.78	4.28
Ag Hmstd House	99	99	0	0.0	1	1	0	7.1	1.19	1.27
Ag Hmstd Land	90	90	0	0.0	1	1	0	20.0	0.63	0.75
Ag Non-Hmstd	315	315	0	0.0	4	5	1	18.9	1.33	1.58
<b>Total</b>	<b>25,423</b>	<b>25,423</b>	<b>0</b>	<b>0.0</b>	<b>354</b>	<b>387</b>	<b>34</b>	<b>9.5</b>	<b>1.39</b>	<b>1.52</b>

*Tax Base*

*Tax Rates*

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	269	210	-59	-21.9	County	45.47	49.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.40	90.14	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.33	16.21	14.78	14.78
(=) Taxable Tax Capacity	<u>269</u>	<u>210</u>	<u>-59</u>	<u>-21.9</u>	Special District	<u>1.57</u>	<u>1.71</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	132.76	157.90	14.78	14.78

*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	60,300	60,300	0.0	648	660	12	1.8	1.08	1.1
Res Hmstd: Avg Val	90,400	90,400	0.0	1,043	1,101	59	5.6	1.15	1.22
Res Hmstd: Hi Val	120,500	120,500	0.0	1,514	1,664	150	9.9	1.26	1.38
Res Hmstd: Ex-Hi Val	180,800	180,800	0.0	2,458	2,791	333	13.6	1.36	1.54
Apartment	300,000	300,000	0.0	5,422	6,365	943	17.4	1.81	2.12
Comm/Ind: Lo Val	150,000	150,000	0.0	4,308	4,873	566	13.1	2.87	3.25
Comm/Ind: Med Val	300,000	300,000	0.0	9,977	11,297	1,320	13.2	3.33	3.77
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,435	41,274	4,839	13.3	3.64	4.13

Mower County

Dexter city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,737	9,737	0	0.0	123	131	8	6.2	1.26	1.34
Res Non-Hmstd	1,448	1,448	0	0.0	24	26	3	10.7	1.62	1.80
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	167	167	0	0.0	3	3	0	11.1	1.83	2.03
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,168	2,168	0	0.0	62	67	5	8.6	2.84	3.08
Com/Ind Hi	3,880	3,880	0	0.0	141	154	13	9.0	3.64	3.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	296	296	0	0.0	11	12	1	9.0	3.64	3.97
Ag Hmstd House	490	490	0	0.0	7	8	1	11.8	1.37	1.54
Ag Hmstd Land	1,470	1,470	0	0.0	10	12	2	16.2	0.69	0.80
Ag Non-Hmstd	871	871	0	0.0	10	11	1	14.6	1.11	1.28
<b>Total</b>	<b>20,527</b>	<b>20,527</b>	<b>0</b>	<b>0.0</b>	<b>390</b>	<b>423</b>	<b>33</b>	<b>8.5</b>	<b>1.90</b>	<b>2.06</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	254	226	-28	-11.0	County	43.72	48.41	0.00	0.00
(-) TIF Tax Capacity	56	56	0	0.0	City/Town	63.06	73.43	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.14	5.34	43.52	43.52
(=) Taxable Tax Capacity	198	170	-28	-14.1	Special District	0.47	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>111.38</b>	<b>127.67</b>	<b>43.52</b>	<b>43.52</b>

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	63,000	63,000	0.0	724	757	33	4.5	1.15	1.20
Res Hmstd: Avg Val	94,400	94,400	0.0	1,175	1,249	74	6.3	1.24	1.32
Res Hmstd: Hi Val	125,800	125,800	0.0	1,690	1,823	133	7.9	1.34	1.45
Res Hmstd: Ex-Hi Val	188,800	188,800	0.0	2,722	2,974	252	9.2	1.44	1.58
Comm/Ind: Lo Val	150,000	150,000	0.0	4,258	4,624	367	8.6	2.84	3.08
Comm/Ind: Med Val	300,000	300,000	0.0	9,717	10,572	855	8.8	3.24	3.52
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,194	38,330	3,136	8.9	3.52	3.83

Mower County

Elkton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,406	4,406	0	0.0	50	54	4	8.4	1.13	1.22
Res Non-Hmstd	304	304	0	0.0	5	5	0	7.9	1.49	1.61
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	217	217	0	0.0	4	4	0	8.2	1.64	1.78
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	449	449	0	0.0	12	12	1	6.2	2.62	2.78
Com/Ind Hi	4	4	0	0.0	0	0	0	6.5	3.34	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	119	119	0	0.0	4	4	0	6.5	3.34	3.56
Ag Hmstd House	101	101	0	0.0	1	1	0	7.8	1.12	1.21
Ag Hmstd Land	1,918	1,918	0	0.0	12	13	1	11.4	0.61	0.68
Ag Non-Hmstd	1,315	1,315	0	0.0	13	14	1	11.2	0.97	1.07
<b>Total</b>	<b>8,834</b>	<b>8,834</b>	<b>0</b>	<b>0.0</b>	<b>99</b>	<b>108</b>	<b>9</b>	<b>8.7</b>	<b>1.12</b>	<b>1.22</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	86	74	-12	-14.1	County	45.45	49.28	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.60	50.78	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.95	5.63	43.52	43.52
(=) Taxable Tax Capacity	86	74	-12	-14.1	Special District	1.57	1.71	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	96.57	107.40	43.52	43.52

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,500	68,500	0.0	686	740	54	7.9	1.00	1.08	
Res Hmstd: Avg Val	102,700	102,700	0.0	1,159	1,249	90	7.8	1.13	1.22	
Res Hmstd: Hi Val	136,900	136,900	0.0	1,669	1,799	130	7.8	1.22	1.31	
Res Hmstd: Ex-Hi Val	205,400	205,400	0.0	2,690	2,899	209	7.8	1.31	1.41	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,925	4,168	244	6.2	2.62	2.78	
Comm/Ind: Med Val	300,000	300,000	0.0	8,940	9,508	569	6.4	2.98	3.17	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,344	34,428	2,085	6.4	3.23	3.44	

Mower County

Grand Meadow city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	36,294	36,294	0	0.0	563	586	22	3.9	1.55	1.61
Res Non-Hmstd	5,233	5,233	0	0.0	99	112	12	12.6	1.90	2.14
Misc props	75	75	0	0.0	2	2	0	12.9	2.15	2.43
Apartments	1,571	1,571	0	0.0	34	38	4	12.9	2.15	2.43
Low-inc Apts	216	216	0	0.0	3	3	0	12.4	1.35	1.51
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	3,891	3,891	0	0.0	126	139	13	10.3	3.24	3.58
Com/Ind Hi	443	443	0	0.0	19	21	2	10.6	4.20	4.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	466	466	0	0.0	20	22	2	10.6	4.20	4.65
Ag Hmstd House	151	151	0	0.0	2	3	0	7.4	1.64	1.76
Ag Hmstd Land	39	39	0	0.0	0	0	0	26.9	0.41	0.53
Ag Non-Hmstd	30	30	0	0.0	0	0	0	15.6	1.43	1.65
<b>Total</b>	<b>48,409</b>	<b>48,409</b>	<b>0</b>	<b>0.0</b>	<b>869</b>	<b>925</b>	<b>57</b>	<b>6.6</b>	<b>1.79</b>	<b>1.91</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	519	430	-89	-17.2	County	43.42	47.48	0.00	0.00
(-) TIF Tax Capacity	31	31	0	0.0	City/Town	76.85	94.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.00	23.01	36.92	36.92
(=) Taxable Tax Capacity	488	399	-89	-18.3	Special District	0.47	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>142.73</b>	<b>165.00</b>	<b>36.92</b>	<b>36.92</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	72,800	72,800	0.0	1,017	989	-27	-2.7	1.4	1.36	
Res Hmstd: Avg Val	109,200	109,200	0.0	1,688	1,753	65	3.9	1.55	1.61	
Res Hmstd: Hi Val	145,500	145,500	0.0	2,372	2,540	167	7.0	1.63	1.75	
Res Hmstd: Ex-Hi Val	218,400	218,400	0.0	3,748	4,120	372	9.9	1.72	1.89	
Apartment	300,000	300,000	0.0	6,460	7,295	835	12.9	2.15	2.43	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,864	5,365	501	10.3	3.24	3.58	
Comm/Ind: Med Val	300,000	300,000	0.0	11,165	12,334	1,169	10.5	3.72	4.11	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,569	44,855	4,287	10.6	4.06	4.49	

Mower County

Le Roy city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	22,508	22,508	0	0.0	434	423	-11	-2.5	1.93	1.88
Res Non-Hmstd	4,153	4,153	0	0.0	99	112	14	14.0	2.37	2.71
Misc props	135	135	0	0.0	4	4	1	14.5	2.72	3.11
Apartments	312	312	0	0.0	8	10	1	14.5	2.72	3.11
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,885	4,885	0	0.0	191	214	23	12.1	3.90	4.37
Com/Ind Hi	2,074	2,074	0	0.0	105	118	13	12.5	5.04	5.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	751	751	0	0.0	38	43	5	12.5	5.04	5.67
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	55	55	0	0.0	1	1	0	17.5	1.80	2.11
<b>Total</b>	<b>34,874</b>	<b>34,874</b>	<b>0</b>	<b>0.0</b>	<b>878</b>	<b>924</b>	<b>46</b>	<b>5.2</b>	<b>2.52</b>	<b>2.65</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	405	330	-75	-18.5	County	44.02	48.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.63	18.37	47.40	47.40
(=) Taxable Tax Capacity	405	330	-75	-18.5	Special District	0.47	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	179.53	211.01	47.40	47.40

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	55,500	55,500	0.0	1,038	966	-72	-6.9	1.87	1.74	
Res Hmstd: Avg Val	83,200	83,200	0.0	1,591	1,522	-68	-4.3	1.91	1.83	
Res Hmstd: Hi Val	110,900	110,900	0.0	2,244	2,291	46	2.1	2.02	2.07	
Res Hmstd: Ex-Hi Val	166,400	166,400	0.0	3,554	3,830	277	7.8	2.14	2.30	
Apartment	300,000	300,000	0.0	8,155	9,335	1,180	14.5	2.72	3.11	
Comm/Ind: Lo Val	150,000	150,000	0.0	5,849	6,558	708	12.1	3.9	4.37	
Comm/Ind: Med Val	300,000	300,000	0.0	13,411	15,064	1,653	12.3	4.47	5.02	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	48,701	54,761	6,060	12.4	4.87	5.48	

Mower County

Lyle city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	13,706	13,706	0	0.0	152	162	10	6.6	1.11	1.18
Res Non-Hmstd	1,822	1,822	0	0.0	26	30	4	13.4	1.45	1.65
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	886	886	0	0.0	24	27	3	10.4	2.76	3.05
Com/Ind Hi	3	3	0	0.0	0	0	0	10.6	3.61	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	308	308	0	0.0	11	12	1	10.6	3.61	3.99
Ag Hmstd House	67	67	0	0.0	1	1	0	3.4	1.03	1.07
Ag Hmstd Land	115	115	0	0.0	0	1	0	24.0	0.40	0.50
Ag Non-Hmstd	489	489	0	0.0	6	7	1	16.0	1.20	1.39
<b>Total</b>	<b>17,396</b>	<b>17,396</b>	<b>0</b>	<b>0.0</b>	<b>221</b>	<b>240</b>	<b>18</b>	<b>8.3</b>	<b>1.27</b>	<b>1.38</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	181	138	-43	-24.0	County	42.25	45.62	0.00	0.00
(-) TIF Tax Capacity	1	1	0	0.0	City/Town	46.57	61.30	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.76	31.81	23.16	23.16
(=) Taxable Tax Capacity	180	137	-43	-24.0	Special District	0.47	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>120.04</b>	<b>139.23</b>	<b>23.16</b>	<b>23.16</b>

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	52,700	52,700	0.0	544	562	18	3.4	1.03	1.07
Res Hmstd:Avg Val	79,000	79,000	0.0	830	863	33	4.0	1.05	1.09
Res Hmstd: Hi Val	105,300	105,300	0.0	1,230	1,323	93	7.6	1.17	1.26
Res Hmstd: Ex-Hi Val	158,000	158,000	0.0	2,032	2,245	213	10.5	1.29	1.42
Comm/Ind: Lo Val	150,000	150,000	0.0	4,147	4,579	432	10.4	2.76	3.05
Comm/Ind: Med Val	300,000	300,000	0.0	9,561	10,568	1,007	10.5	3.19	3.52
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,825	38,517	3,693	10.6	3.48	3.85



Mower County

Rose Creek city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	13,438	13,438	0	0.0	182	197	14	7.9	1.36	1.46
Res Non-Hmstd	1,405	1,405	0	0.0	24	27	3	12.5	1.72	1.93
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,012	1,012	0	0.0	30	33	3	10.1	2.93	3.22
Com/Ind Hi	37	37	0	0.0	1	2	0	10.5	3.76	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	331	331	0	0.0	12	14	1	10.5	3.76	4.15
Ag Hmstd House	255	255	0	0.0	4	4	0	8.7	1.41	1.53
Ag Hmstd Land	344	344	0	0.0	2	2	0	21.1	0.55	0.67
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>16,822</b>	<b>16,822</b>	<b>0</b>	<b>0.0</b>	<b>255</b>	<b>278</b>	<b>22</b>	<b>8.8</b>	<b>1.52</b>	<b>1.65</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	177	143	-34	-19.2	County	45.06	49.17	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	65.08	80.54	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.55	5.53	43.52	43.52
(=) Taxable Tax Capacity	<u>177</u>	<u>143</u>	<u>-34</u>	<u>-19.2</u>	Special District	<u>1.57</u>	<u>1.71</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>117.26</b>	<b>136.94</b>	<b>43.52</b>	<b>43.52</b>

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	69,100	69,100	0.0	835	869	34	4.1	1.21	1.26
Res Hmstd: Avg Val	103,600	103,600	0.0	1,387	1,487	101	7.3	1.34	1.44
Res Hmstd: Hi Val	138,100	138,100	0.0	1,972	2,152	180	9.1	1.43	1.56
Res Hmstd: Ex-Hi Val	207,200	207,200	0.0	3,145	3,485	339	10.8	1.52	1.68
Comm/Ind: Lo Val	150,000	150,000	0.0	4,390	4,833	443	10.1	2.93	3.22
Comm/Ind: Med Val	300,000	300,000	0.0	10,026	11,059	1,033	10.3	3.34	3.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,325	40,114	3,789	10.4	3.63	4.01

**Mower County**

**Sargeant city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,644	1,644	0	0.0	13	14	1	10.1	0.77	0.85
Res Non-Hmstd	133	133	0	0.0	2	2	0	9.8	1.19	1.31
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	736	736	0	0.0	17	18	1	7.0	2.35	2.51
Com/Ind Hi	5	5	0	0.0	0	0	0	7.1	3.08	3.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5	5	0	0.0	0	0	0	7.1	3.08	3.30
Ag Hmstd House	33	33	0	0.0	0	0	0	10.3	0.73	0.80
Ag Hmstd Land	1,415	1,415	0	0.0	9	10	1	11.5	0.64	0.71
Ag Non-Hmstd	476	476	0	0.0	5	5	1	11.2	0.98	1.09
<b>Total</b>	<b>4,446</b>	<b>4,446</b>	<b>0</b>	<b>0.0</b>	<b>46</b>	<b>50</b>	<b>4</b>	<b>9.3</b>	<b>1.03</b>	<b>1.12</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	44	38	-6	-13.8	County	46.64	51.13	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.39	39.88	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.32	16.21	14.78	14.78
(=) Taxable Tax Capacity	44	38	-6	-13.8	Special District	1.57	1.71	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>97.93</b>	<b>108.92</b>	<b>14.78</b>	<b>14.78</b>

*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	38,700	38,700	0.0	281	310	29	10.2	0.73	0.80
Res Hmstd:Avg Val	58,000	58,000	0.0	422	465	43	10.2	0.73	0.80
Res Hmstd: Hi Val	77,300	77,300	0.0	568	626	58	10.2	0.74	0.81
Res Hmstd: Ex-Hi Val	116,100	116,100	0.0	1,041	1,144	104	10.0	0.9	0.99
Comm/Ind: Lo Val	150,000	150,000	0.0	3,524	3,771	247	7.0	2.35	2.51
Comm/Ind: Med Val	300,000	300,000	0.0	8,149	8,726	577	7.1	2.72	2.91
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,730	31,846	2,116	7.1	2.97	3.18

**Mower County**

**Taopi city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,016	1,016	0	0.0	9	10	2	17.4	0.87	1.03
Res Non-Hmstd	130	130	0	0.0	2	2	0	11.5	1.32	1.47
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	3	3	0	0.0	0	0	0	8.9	2.42	2.63
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	81	81	0	0.0	2	3	0	9.3	3.08	3.37
Ag Hmstd House	190	190	0	0.0	2	2	0	15.5	0.97	1.12
Ag Hmstd Land	681	681	0	0.0	3	3	1	20.3	0.37	0.45
Ag Non-Hmstd	13	13	0	0.0	0	0	0	17.1	0.83	0.98
<b>Total</b>	<b>2,113</b>	<b>2,113</b>	<b>0</b>	<b>0.0</b>	<b>18</b>	<b>20</b>	<b>3</b>	<b>15.9</b>	<b>0.83</b>	<b>0.97</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	19	14	-5	-24.4	County	46.61	51.09	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	29.18	38.60	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.19	7.56	43.52	43.52
(=) Taxable Tax Capacity	19	14	-5	-24.4	Special District	0.47	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>83.45</b>	<b>97.74</b>	<b>43.52</b>	<b>43.52</b>

*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	26,400	26,400	0.0	230	270	40	17.5	0.87	1.02
Res Hmstd:Avg Val	39,600	39,600	0.0	344	405	60	17.5	0.87	1.02
Res Hmstd: Hi Val	52,800	52,800	0.0	459	539	80	17.5	0.87	1.02
Res Hmstd: Ex-Hi Val	79,200	79,200	0.0	705	825	120	17.0	0.89	1.04
Comm/Ind: Lo Val	150,000	150,000	0.0	3,629	3,951	322	8.9	2.42	2.63
Comm/Ind: Med Val	300,000	300,000	0.0	8,251	9,001	750	9.1	2.75	3.00
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,817	32,568	2,751	9.2	2.98	3.26

Mower County

Waltham city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,778	4,778	0	0.0	34	40	5	15.2	0.72	0.83
Res Non-Hmstd	527	527	0	0.0	5	6	1	10.6	1.04	1.15
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	167	167	0	0.0	4	4	0	7.5	2.22	2.39
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	630	630	0	0.0	18	20	1	7.6	2.91	3.13
Ag Hmstd House	250	250	0	0.0	2	2	0	15.9	0.69	0.79
Ag Hmstd Land	840	840	0	0.0	3	4	0	14.6	0.38	0.44
Ag Non-Hmstd	272	272	0	0.0	2	3	0	12.4	0.89	1.01
<b>Total</b>	<b>7,465</b>	<b>7,465</b>	<b>0</b>	<b>0.0</b>	<b>69</b>	<b>78</b>	<b>9</b>	<b>12.3</b>	<b>0.93</b>	<b>1.04</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	78	61	-16	-21.0	County	43.78	46.85	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	31.55	39.92	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.53	12.04	14.78	14.78
(=) Taxable Tax Capacity	78	61	-16	-21.0	Special District	1.57	1.71	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>89.44</b>	<b>100.53</b>	<b>14.78</b>	<b>14.78</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,400	52,400	52,400	0.0	337	393	57	16.9	0.64	0.75
Res Hmstd:Avg Val	78,500	78,500	78,500	0.0	516	602	85	16.5	0.66	0.77
Res Hmstd: Hi Val	104,700	104,700	104,700	0.0	813	928	115	14.1	0.78	0.89
Res Hmstd: Ex-Hi Val	157,000	157,000	157,000	0.0	1,405	1,578	173	12.3	0.89	1.01
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,333	3,582	249	7.5	2.22	2.39
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,703	8,285	582	7.6	2.57	2.76
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	28,096	30,230	2,134	7.6	2.81	3.02

Mower County

Mapleview city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,555	3,555	0	0.0	37	40	2	6.2	1.05	1.12
Res Non-Hmstd	639	639	0	0.0	9	11	2	17.5	1.43	1.68
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	584	584	0	0.0	16	18	2	13.4	2.77	3.14
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	156	156	0	0.0	2	2	0	20.1	1.23	1.48
<b>Total</b>	4,933	4,933	0	0.0	65	71	6	10.0	1.31	1.44

Tax Base

Tax Rates

	Tax Base				Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter	
Total Tax Capacity	52	39	-13	-25.1	County	44.17	47.83	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	57.36	76.59	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.17	21.87	18.40	18.40		
(=) Taxable Tax Capacity	52	39	-13	-25.1	Special District	1.57	1.71	0.00	0.00		
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	123.27	148.00	18.40	18.40		

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	37,500	37,500	0.0	381	402	21	5.4	1.02	1.07
Res Hmstd:Avg Val	56,200	56,200	0.0	571	602	31	5.4	1.02	1.07
Res Hmstd: Hi Val	74,900	74,900	0.0	762	803	41	5.4	1.02	1.07
Res Hmstd: Ex-Hi Val	112,300	112,300	0.0	1,320	1,467	147	11.2	1.18	1.31
Comm/Ind: Lo Val	150,000	150,000	0.0	4,148	4,705	556	13.4	2.77	3.14
Comm/Ind: Med Val	300,000	300,000	0.0	9,587	10,886	1,298	13.5	3.2	3.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,970	39,730	4,760	13.6	3.5	3.97

Mower County

Racine city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	19,626	19,626	0	0.0	262	275	13	5.0	1.33	1.40
Res Non-Hmstd	1,832	1,832	0	0.0	29	32	3	9.8	1.61	1.77
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	104	104	0	0.0	2	2	0	10.0	1.84	2.03
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,277	2,277	0	0.0	66	71	5	7.6	2.90	3.12
Com/Ind Hi	1,585	1,585	0	0.0	60	65	5	7.7	3.80	4.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	204	204	0	0.0	8	8	1	7.7	3.80	4.09
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	216	216	0	0.0	3	3	0	11.2	1.31	1.45
Ag Non-Hmstd	154	154	0	0.0	2	2	0	11.2	1.31	1.45
<b>Total</b>	<b>25,997</b>	<b>25,997</b>	<b>0</b>	<b>0.0</b>	<b>432</b>	<b>459</b>	<b>27</b>	<b>6.2</b>	<b>1.66</b>	<b>1.77</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	291	256	-35	-12.1	County	46.66	51.15	0.00	0.00
(-) TIF Tax Capacity	19	19	0	0.0	City/Town	55.49	63.78	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.99	29.87	20.95	20.95
(=) Taxable Tax Capacity	271	236	-35	-13.0	Special District	0.47	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>130.61</b>	<b>145.29</b>	<b>20.95</b>	<b>20.95</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,400	96,400	0.0	1,175	1,188	12	1.0	1.22	1.23	
Res Hmstd: Avg Val	144,500	144,500	0.0	1,948	2,050	102	5.3	1.35	1.42	
Res Hmstd: Hi Val	192,600	192,600	0.0	2,720	2,913	193	7.1	1.41	1.51	
Res Hmstd: Ex-Hi Val	289,000	289,000	0.0	4,268	4,641	374	8.8	1.48	1.61	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,352	4,682	330	7.6	2.90	3.12	
Comm/Ind: Med Val	300,000	300,000	0.0	10,049	10,820	771	7.7	3.35	3.61	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,637	39,465	2,827	7.7	3.66	3.95	

Murray County

Avoca city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,822	1,822	0	0.0	18	19	1	5.3	1.01	1.07
Res Non-Hmstd	251	251	0	0.0	4	4	0	5.5	1.42	1.50
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,887	1,887	0	0.0	20	22	1	6.9	1.08	1.16
Com/Ind: Lo	269	269	0	0.0	7	7	0	4.3	2.59	2.70
Com/Ind Hi	701	701	0	0.0	23	24	1	4.5	3.33	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	142	142	0	0.0	5	5	0	4.5	3.33	3.48
Ag Hmstd House	49	49	0	0.0	0	0	0	4.9	0.96	1.01
Ag Hmstd Land	658	658	0	0.0	4	5	0	7.5	0.68	0.73
Ag Non-Hmstd	523	523	0	0.0	5	6	0	7.5	0.99	1.07
<b>Total</b>	<b>6,301</b>	<b>6,301</b>	<b>0</b>	<b>0.0</b>	<b>88</b>	<b>92</b>	<b>5</b>	<b>5.6</b>	<b>1.39</b>	<b>1.47</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	71	64	-6	-9.0	County	31.45	32.78	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	54.36	59.75	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.25	13.94	36.75	36.75
(=) Taxable Tax Capacity	71	64	-6	-9.0	Special District	0.33	0.34	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>99.38</b>	<b>106.80</b>	<b>36.75</b>	<b>36.75</b>

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	22,700	22,700	0.0	218	229	11	4.9	0.96	1.01
Res Hmstd: Avg Val	34,000	34,000	0.0	327	343	16	4.9	0.96	1.01
Res Hmstd: Hi Val	45,400	45,400	0.0	436	458	21	4.9	0.96	1.01
Res Hmstd: Ex-Hi Val	68,100	68,100	0.0	655	687	32	4.9	0.96	1.01
Comm/Ind: Lo Val	150,000	150,000	0.0	3,886	4,053	167	4.3	2.59	2.70
Comm/Ind: Med Val	300,000	300,000	0.0	8,883	9,273	390	4.4	2.96	3.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,205	33,635	1,430	4.4	3.22	3.36

Murray County

Chandler city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,843	4,843	0	0.0	55	57	2	3.6	1.14	1.18
Res Non-Hmstd	559	559	0	0.0	8	9	1	7.8	1.50	1.62
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	40	40	0	0.0	1	1	0	8.2	1.77	1.91
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,469	1,469	0	0.0	41	43	3	6.2	2.78	2.95
Com/Ind Hi	2,406	2,406	0	0.0	86	92	6	6.5	3.59	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	305	305	0	0.0	11	12	1	6.5	3.59	3.82
Ag Hmstd House	123	123	0	0.0	1	1	0	2.6	1.12	1.15
Ag Hmstd Land	374	374	0	0.0	2	2	0	13.8	0.46	0.52
Ag Non-Hmstd	48	48	0	0.0	1	1	0	10.3	1.12	1.24
<b>Total</b>	10,166	10,166	0	0.0	206	218	12	5.8	2.03	2.14

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	134	118	-17	-12.4	County	31.43	32.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	67.00	76.53	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.30	13.99	36.75	36.75
(=) Taxable Tax Capacity	134	118	-17	-12.4	Special District	0.33	0.34	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	112.06	123.62	36.75	36.75

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	41,400	41,400	0.0	450	459	9	1.9	1.09	1.11
Res Hmstd:Avg Val	62,100	62,100	0.0	676	689	13	1.9	1.09	1.11
Res Hmstd: Hi Val	82,800	82,800	0.0	934	960	25	2.7	1.13	1.16
Res Hmstd: Ex-Hi Val	124,200	124,200	0.0	1,588	1,670	82	5.2	1.28	1.34
Comm/Ind: Lo Val	150,000	150,000	0.0	4,171	4,431	260	6.2	2.78	2.95
Comm/Ind: Med Val	300,000	300,000	0.0	9,549	10,156	607	6.4	3.18	3.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,646	36,872	2,226	6.4	3.46	3.69



Murray County

Currie city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,806	4,806	0	0.0	75	77	2	2.8	1.56	1.60
Res Non-Hmstd	217	217	0	0.0	4	5	1	22.9	2.02	2.49
Misc props	11	11	0	0.0	0	0	0	21.6	3.04	3.70
Apartments	130	130	0	0.0	3	4	1	23.4	2.34	2.88
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	574	574	0	0.0	20	24	4	18.8	3.49	4.14
Com/Ind Hi	20	20	0	0.0	1	1	0	19.1	4.57	5.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	202	202	0	0.0	9	11	2	19.1	4.57	5.44
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	430	430	0	0.0	6	8	2	26.1	1.50	1.90
Ag Non-Hmstd	68	68	0	0.0	1	1	0	26.1	1.67	2.11
<b>Total</b>	<b>6,457</b>	<b>6,457</b>	<b>0</b>	<b>0.0</b>	<b>120</b>	<b>132</b>	<b>12</b>	<b>9.6</b>	<b>1.86</b>	<b>2.04</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	70	53	-17	-24.4	County	30.24	31.18	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.33	2.97	24.47	24.47
(=) Taxable Tax Capacity	70	53	-17	-24.4	Special District	0.33	0.34	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	167.46	211.16	24.47	24.47

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	27,200	27,200	0.0	413	411	-2	-0.5	1.52	1.51	
Res Hmstd:Avg Val	40,700	40,700	0.0	618	615	-3	-0.5	1.52	1.51	
Res Hmstd: Hi Val	54,300	54,300	0.0	825	821	-4	-0.5	1.52	1.51	
Res Hmstd: Ex-Hi Val	81,500	81,500	0.0	1,265	1,289	24	1.9	1.55	1.58	
Apartment	300,000	300,000	0.0	7,014	8,653	1,639	23.4	2.34	2.88	
Comm/Ind: Lo Val	150,000	150,000	0.0	5,234	6,217	983	18.8	3.49	4.14	
Comm/Ind: Med Val	300,000	300,000	0.0	12,089	14,384	2,295	19.0	4.03	4.79	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,083	52,496	8,413	19.1	4.41	5.25	

Murray County

Dovray city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	862	862	0	0.0	5	6	1	21.7	0.60	0.73
Res Non-Hmstd	75	75	0	0.0	1	1	0	5.7	1.07	1.14
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	264	264	0	0.0	6	6	0	4.0	2.18	2.27
Com/Ind Hi	1,203	1,203	0	0.0	34	36	1	4.1	2.85	2.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	115	115	0	0.0	3	3	0	4.1	2.85	2.97
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	134	134	0	0.0	0	1	0	8.3	0.36	0.39
Ag Non-Hmstd	114	114	0	0.0	1	1	0	6.8	0.85	0.90
<b>Total</b>	<b>2,765</b>	<b>2,765</b>	<b>0</b>	<b>0.0</b>	<b>51</b>	<b>54</b>	<b>3</b>	<b>6.0</b>	<b>1.84</b>	<b>1.94</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	42	38	-3	-8.1	County	31.46	32.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	48.15	52.41	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.74	4.91	18.05	18.05
(=) Taxable Tax Capacity	42	38	-3	-8.1	Special District	0.33	0.34	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>84.68</b>	<b>90.45</b>	<b>18.05</b>	<b>18.05</b>

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	17,400	17,400	0.0	109	126	17	15.3	0.63	0.72
Res Hmstd:Avg Val	26,100	26,100	0.0	164	189	25	15.3	0.63	0.72
Res Hmstd: Hi Val	34,800	34,800	0.0	218	252	33	15.3	0.63	0.72
Res Hmstd: Ex-Hi Val	52,300	52,300	0.0	328	378	50	15.3	0.63	0.72
Comm/Ind: Lo Val	150,000	150,000	0.0	3,275	3,405	130	4.0	2.18	2.27
Comm/Ind: Med Val	300,000	300,000	0.0	7,551	7,854	303	4.0	2.52	2.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,507	28,618	1,112	4.0	2.75	2.86

Murray County

Fulda city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	32,918	32,918	0	0.0	423	466	43	10.1	1.29	1.42
Res Non-Hmstd	2,875	2,875	0	0.0	46	51	5	11.5	1.60	1.79
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	1,384	1,384	0	0.0	25	29	3	12.4	1.84	2.06
Low-inc Apts	537	537	0	0.0	6	7	1	11.5	1.19	1.33
Seasonal Rec	224	224	0	0.0	3	3	0	15.9	1.17	1.36
Com/Ind: Lo	2,445	2,445	0	0.0	69	76	7	9.7	2.82	3.09
Com/Ind Hi	207	207	0	0.0	7	8	1	10.2	3.56	3.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,779	1,779	0	0.0	63	70	6	10.2	3.56	3.92
Ag Hmstd House	388	388	0	0.0	5	6	1	10.5	1.39	1.54
Ag Hmstd Land	623	623	0	0.0	4	5	1	19.3	0.66	0.79
Ag Non-Hmstd	109	109	0	0.0	1	1	0	18.2	1.00	1.18
<b>Total</b>	<b>43,489</b>	<b>43,489</b>	<b>0</b>	<b>0.0</b>	<b>654</b>	<b>722</b>	<b>68</b>	<b>10.4</b>	<b>1.50</b>	<b>1.66</b>

Tax Base

Tax Rates

	Taxable Market Value				Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	467	369	-98	-20.9	County	29.90	30.82	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	66.62	84.24	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.96	1.53	58.88	58.88
(=) Taxable Tax Capacity	467	369	-98	-20.9	Special District	1.23	1.30	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	99.71	117.89	58.88	58.88

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	49,100	49,100	0.0	582	636	54	9.3	1.19	1.3
Res Hmstd: Avg Val	73,700	73,700	0.0	874	955	81	9.3	1.19	1.3
Res Hmstd: Hi Val	98,200	98,200	0.0	1,273	1,401	128	10.0	1.3	1.43
Res Hmstd: Ex-Hi Val	147,300	147,300	0.0	2,096	2,321	225	10.7	1.42	1.58
Comm/Ind: Lo Val	150,000	150,000	0.0	4,225	4,635	409	9.7	2.82	3.09
Comm/Ind: Med Val	300,000	300,000	0.0	9,565	10,519	954	10.0	3.19	3.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,483	37,983	3,500	10.1	3.45	3.8

Murray County

Hadley city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,131	1,131	0	0.0	13	13	0	1.7	1.14	1.16
Res Non-Hmstd	141	141	0	0.0	2	2	0	7.5	1.58	1.70
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	283	283	0	0.0	4	4	0	9.1	1.26	1.37
Com/Ind: Lo	273	273	0	0.0	8	8	0	6.0	2.85	3.02
Com/Ind Hi	728	728	0	0.0	27	28	2	6.2	3.68	3.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	54	54	0	0.0	2	2	0	6.2	3.68	3.91
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	223	223	0	0.0	3	3	0	9.8	1.17	1.28
<b>Total</b>	<b>2,834</b>	<b>2,834</b>	<b>0</b>	<b>0.0</b>	<b>58</b>	<b>61</b>	<b>3</b>	<b>5.5</b>	<b>2.04</b>	<b>2.16</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	38	33	-4	-11.5	County	31.43	32.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	71.84	81.22	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.24	13.93	36.75	36.75
(=) Taxable Tax Capacity	38	33	-4	-11.5	Special District	0.33	0.34	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>116.85</b>	<b>128.26</b>	<b>36.75</b>	<b>36.75</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	21,800	21,800	0.0	248	248	0	0.1	1.14	1.14	
Res Hmstd:Avg Val	32,600	32,600	0.0	370	371	0	0.1	1.14	1.14	
Res Hmstd: Hi Val	43,500	43,500	0.0	494	495	0	0.1	1.14	1.14	
Res Hmstd: Ex-Hi Val	65,300	65,300	0.0	742	742	1	0.1	1.14	1.14	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,279	4,536	257	6.0	2.85	3.02	
Comm/Ind: Med Val	300,000	300,000	0.0	9,801	10,400	599	6.1	3.27	3.47	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,568	37,766	2,197	6.2	3.56	3.78	

Murray County

Iona city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,705	2,705	0	0.0	40	41	1	2.3	1.47	1.50
Res Non-Hmstd	469	469	0	0.0	9	10	1	17.0	1.84	2.15
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	251	251	0	0.0	8	9	1	14.2	3.30	3.77
Com/Ind Hi	21	21	0	0.0	1	1	0	14.6	4.28	4.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	68	68	0	0.0	3	3	0	14.6	4.28	4.91
Ag Hmstd House	44	44	0	0.0	1	1	0	-0.1	1.44	1.44
Ag Hmstd Land	423	423	0	0.0	4	5	1	21.8	0.88	1.08
Ag Non-Hmstd	350	350	0	0.0	5	6	1	21.3	1.47	1.78
<b>Total</b>	<b>4,330</b>	<b>4,330</b>	<b>0</b>	<b>0.0</b>	<b>70</b>	<b>76</b>	<b>6</b>	<b>8.6</b>	<b>1.61</b>	<b>1.75</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	44	34	-10	-22.3	County	30.07	31.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.07	11.13	36.75	36.75
(=) Taxable Tax Capacity	44	34	-10	-22.3	Special District	0.33	0.34	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	146.93	178.16	36.75	36.75

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	25,800	25,800	0.0	371	371	0	0.0	1.44	1.44
Res Hmstd:Avg Val	38,700	38,700	0.0	556	556	0	0.0	1.44	1.44
Res Hmstd: Hi Val	51,600	51,600	0.0	741	741	0	0.0	1.44	1.44
Res Hmstd: Ex-Hi Val	77,500	77,500	0.0	1,121	1,126	5	0.5	1.45	1.45
Comm/Ind: Lo Val	150,000	150,000	0.0	4,956	5,658	703	14.2	3.30	3.77
Comm/Ind: Med Val	300,000	300,000	0.0	11,380	13,019	1,639	14.4	3.79	4.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,359	47,370	6,011	14.5	4.14	4.74

Murray County

Lake Wilson city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,503	6,503	0	0.0	61	66	5	8.1	0.94	1.02
Res Non-Hmstd	643	643	0	0.0	8	9	0	4.8	1.28	1.34
Misc props	7	7	0	0.0	0	0	0	5.3	1.72	1.81
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	487	487	0	0.0	12	12	0	3.7	2.45	2.54
Com/Ind Hi	104	104	0	0.0	3	3	0	3.8	3.15	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	123	123	0	0.0	4	4	0	3.8	3.15	3.27
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	214	214	0	0.0	1	1	0	6.7	0.51	0.54
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>8,082</b>	<b>8,082</b>	<b>0</b>	<b>0.0</b>	<b>90</b>	<b>96</b>	<b>6</b>	<b>6.8</b>	<b>1.11</b>	<b>1.18</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	85	63	-21	-25.0	County	30.32	27.25	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.29	63.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.22	5.59	36.75	36.75
(=) Taxable Tax Capacity	85	63	-21	-25.0	Special District	0.33	0.34	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>90.16</b>	<b>96.20</b>	<b>36.75</b>	<b>36.75</b>

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	37,100	37,100	0.0	322	350	28	8.7	0.87	0.94
Res Hmstd: Avg Val	55,600	55,600	0.0	483	525	42	8.7	0.87	0.94
Res Hmstd: Hi Val	74,200	74,200	0.0	645	701	56	8.7	0.87	0.94
Res Hmstd: Ex-Hi Val	111,300	111,300	0.0	1,140	1,218	78	6.8	1.02	1.09
Apartment	300,000	300,000	0.0	4,483	4,710	227	5.1	1.49	1.57
Comm/Ind: Lo Val	150,000	150,000	0.0	3,679	3,814	136	3.7	2.45	2.54
Comm/Ind: Med Val	300,000	300,000	0.0	8,400	8,717	317	3.8	2.8	2.91
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,431	31,594	1,163	3.8	3.04	3.16

Murray County

Slayton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	55,972	55,972	0	0.0	724	767	43	6.0	1.29	1.37
Res Non-Hmstd	4,986	4,986	0	0.0	82	92	10	12.2	1.64	1.84
Misc props	33	33	0	0.0	1	1	0	13.0	2.11	2.39
Apartments	3,446	3,446	0	0.0	65	73	8	12.7	1.89	2.13
Low-inc Apts	1,225	1,225	0	0.0	15	16	2	12.1	1.19	1.33
Seasonal Rec	214	214	0	0.0	4	5	1	12.7	1.89	2.13
Com/Ind: Lo	9,220	9,220	0	0.0	270	296	27	9.8	2.92	3.21
Com/Ind Hi	3,077	3,077	0	0.0	116	128	12	10.2	3.78	4.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,952	1,952	0	0.0	74	81	7	10.2	3.78	4.16
Ag Hmstd House	306	306	0	0.0	4	5	0	9.0	1.43	1.56
Ag Hmstd Land	3	3	0	0.0	0	0	0	0.0	#####	#####
Ag Non-Hmstd	562	562	0	0.0	7	8	1	15.8	1.22	1.41
<b>Total</b>	<b>80,997</b>	<b>80,997</b>	<b>0</b>	<b>0.0</b>	<b>1,360</b>	<b>1,472</b>	<b>111</b>	<b>8.2</b>	<b>1.68</b>	<b>1.82</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	914	753	-161	-17.6	County	29.90	30.88	0.00	0.00
(-) TIF Tax Capacity	35	35	0	0.0	City/Town	80.64	98.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.81	10.94	36.75	36.75
(=) Taxable Tax Capacity	879	718	-161	-18.3	Special District	0.33	0.34	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>121.67</b>	<b>140.87</b>	<b>36.75</b>	<b>36.75</b>

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	49,300	49,300	0.0	584	598	14	2.4	1.18	1.21
Res Hmstd:Avg Val	73,800	73,800	0.0	874	895	21	2.4	1.18	1.21
Res Hmstd: Hi Val	98,400	98,400	0.0	1,275	1,348	73	5.7	1.3	1.37
Res Hmstd: Ex-Hi Val	147,700	147,700	0.0	2,100	2,286	186	8.8	1.42	1.55
Apartment	300,000	300,000	0.0	5,665	6,385	720	12.7	1.89	2.13
Comm/Ind: Lo Val	150,000	150,000	0.0	4,387	4,819	432	9.8	2.92	3.21
Comm/Ind: Med Val	300,000	300,000	0.0	10,054	11,062	1,008	10.0	3.35	3.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,496	40,192	3,695	10.1	3.65	4.02

Nicollet County

Courtland city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	32,791	32,791	0	0.0	337	362	25	7.4	1.03	1.10
Res Non-Hmstd	2,253	2,253	0	0.0	29	32	2	7.5	1.30	1.40
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,482	2,482	0	0.0	60	63	3	5.4	2.40	2.53
Com/Ind Hi	2,705	2,705	0	0.0	85	90	5	5.5	3.14	3.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	247	247	0	0.0	8	8	0	5.5	3.14	3.31
Ag Hmstd House	340	340	0	0.0	4	4	0	7.3	1.04	1.12
Ag Hmstd Land	1,930	1,930	0	0.0	11	12	1	9.2	0.56	0.61
Ag Non-Hmstd	1,869	1,869	0	0.0	19	20	2	8.7	0.99	1.08
<b>Total</b>	<b>44,617</b>	<b>44,617</b>	<b>0</b>	<b>0.0</b>	<b>552</b>	<b>590</b>	<b>38</b>	<b>6.9</b>	<b>1.24</b>	<b>1.32</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	483	435	-48	-9.9	County	53.61	57.31	0.00	0.00
(-) TIF Tax Capacity	25	25	0	0.0	City/Town	27.92	31.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.00	18.62	18.32	18.32
(=) Taxable Tax Capacity	458	410	-48	-10.5	Special District	0.54	0.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>99.08</b>	<b>107.70</b>	<b>18.32</b>	<b>18.32</b>

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	1,020	1,094	74	7.2	0.93	0.99
Res Hmstd:Avg Val	165,200	165,200	0.0	1,716	1,841	125	7.3	1.04	1.11
Res Hmstd: Hi Val	220,200	220,200	0.0	2,411	2,587	176	7.3	1.09	1.17
Res Hmstd: Ex-Hi Val	330,300	330,300	0.0	3,802	4,081	279	7.3	1.15	1.24
Comm/Ind: Lo Val	150,000	150,000	0.0	3,603	3,797	194	5.4	2.40	2.53
Comm/Ind: Med Val	300,000	300,000	0.0	8,315	8,767	453	5.4	2.77	2.92
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,305	31,964	1,660	5.5	3.03	3.2



Nicollet County

Lafayette city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	14,796	14,796	0	0.0	148	159	10	7.0	1.00	1.07
Res Non-Hmstd	1,176	1,176	0	0.0	16	18	2	11.5	1.35	1.51
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	376	376	0	0.0	6	7	1	11.8	1.58	1.77
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,695	1,695	0	0.0	44	48	4	8.6	2.60	2.82
Com/Ind Hi	1,226	1,226	0	0.0	42	45	4	8.8	3.40	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	241	241	0	0.0	8	9	1	8.8	3.38	3.68
Ag Hmstd House	281	281	0	0.0	3	3	0	9.1	1.13	1.23
Ag Hmstd Land	2,228	2,228	0	0.0	16	18	2	13.7	0.72	0.82
Ag Non-Hmstd	169	169	0	0.0	2	2	0	13.3	1.12	1.27
<b>Total</b>	<b>22,186</b>	<b>22,186</b>	<b>0</b>	<b>0.0</b>	<b>285</b>	<b>309</b>	<b>24</b>	<b>8.4</b>	<b>1.28</b>	<b>1.39</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	238	194	-45	-18.7	County	53.38	57.02	0.00	0.00
(-) TIF Tax Capacity	4	4	0	0.0	City/Town	41.41	51.13	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.68	18.23	18.32	18.32
(=) Taxable Tax Capacity	235	190	-45	-19.0	Special District	0.54	0.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>112.02</b>	<b>126.96</b>	<b>18.32</b>	<b>18.32</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,000	59,000	59,000	0.0	533	558	25	4.6	0.90	0.94
Res Hmstd:Avg Val	88,400	88,400	88,400	0.0	859	912	53	6.2	0.97	1.03
Res Hmstd: Hi Val	117,900	117,900	117,900	0.0	1,270	1,375	104	8.2	1.08	1.17
Res Hmstd: Ex-Hi Val	176,800	176,800	176,800	0.0	2,091	2,298	207	9.9	1.18	1.3
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,894	4,230	336	8.6	2.6	2.82
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,994	9,779	784	8.7	3	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	32,796	35,672	2,876	8.8	3.28	3.57

Nicollet County

Nicollet city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	42,791	42,791	0	0.0	459	487	28	6.1	1.07	1.14
Res Non-Hmstd	3,423	3,423	0	0.0	47	51	4	8.5	1.38	1.49
Misc props	132	132	0	0.0	2	2	0	8.6	1.54	1.67
Apartments	2,485	2,485	0	0.0	38	41	3	8.6	1.54	1.67
Low-inc Apts	62	62	0	0.0	1	1	0	8.4	0.94	1.02
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,848	4,848	0	0.0	124	131	8	6.2	2.55	2.71
Com/Ind Hi	1,133	1,133	0	0.0	38	40	2	6.3	3.35	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	709	709	0	0.0	24	25	1	6.3	3.35	3.56
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	477	477	0	0.0	3	4	0	10.1	0.69	0.76
Ag Non-Hmstd	531	531	0	0.0	6	6	1	9.5	1.11	1.22
<b>Total</b>	<b>56,590</b>	<b>56,590</b>	<b>0</b>	<b>0.0</b>	<b>742</b>	<b>790</b>	<b>48</b>	<b>6.5</b>	<b>1.31</b>	<b>1.40</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	616	538	-78	-12.7	County	53.57	57.26	0.00	0.00
(-) TIF Tax Capacity	39	39	0	0.0	City/Town	37.15	42.99	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.19	21.19	14.47	14.47
(=) Taxable Tax Capacity	<u>577</u>	<u>498</u>	<u>-78</u>	<u>-13.6</u>	Special District	<u>0.54</u>	<u>0.58</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>111.45</b>	<b>122.02</b>	<b>14.47</b>	<b>14.47</b>

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	103,000	103,000	0.0	1,017	1,065	47	4.6	0.99	1.03
Res Hmstd:Avg Val	154,400	154,400	0.0	1,711	1,823	112	6.5	1.11	1.18
Res Hmstd: Hi Val	205,900	205,900	0.0	2,406	2,582	176	7.3	1.17	1.25
Res Hmstd: Ex-Hi Val	308,900	308,900	0.0	3,795	4,101	306	8.1	1.23	1.33
Apartment	300,000	300,000	0.0	4,613	5,010	396	8.6	1.54	1.67
Comm/Ind: Lo Val	150,000	150,000	0.0	3,823	4,061	238	6.2	2.55	2.71
Comm/Ind: Med Val	300,000	300,000	0.0	8,849	9,404	555	6.3	2.95	3.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,302	34,336	2,034	6.3	3.23	3.43

Nicollet County

North Mankato city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	644,208	644,208	0	0.0	7,747	8,084	337	4.4	1.20	1.25
Res Non-Hmstd	60,313	60,313	0	0.0	874	931	56	6.4	1.45	1.54
Misc props	3,960	3,960	0	0.0	64	68	4	6.5	1.62	1.73
Apartments	48,444	48,444	0	0.0	786	837	51	6.5	1.62	1.73
Low-inc Apts	6,282	6,282	0	0.0	63	67	4	6.4	1.00	1.06
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	25,022	25,022	0	0.0	663	694	32	4.8	2.65	2.78
Com/Ind Hi	114,793	114,793	0	0.0	3,996	4,190	194	4.9	3.48	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,160	8,160	0	0.0	283	296	14	4.9	3.46	3.63
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	69	69	0	0.0	0	0	0	7.2	0.68	0.73
Ag Non-Hmstd	4,295	4,295	0	0.0	51	54	4	7.2	1.18	1.26
<b>Total</b>	915,547	915,547	0	0.0	14,526	15,222	696	4.8	1.59	1.66

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10,686	9,887	-799	-7.5	County	52.76	56.39	0.00	0.00
(-) TIF Tax Capacity	81	81	0	0.0	City/Town	45.40	49.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.05	20.13	14.98	14.98
(=) Taxable Tax Capacity	10,605	9,806	-799	-7.5	Special District	0.54	0.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	117.74	126.19	14.98	14.98

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	120,200	120,200	0.0	1,331	1,363	32	2.4	1.11	1.13
Res Hmstd: Avg Val	180,200	180,200	0.0	2,181	2,279	97	4.5	1.21	1.26
Res Hmstd: Hi Val	240,200	240,200	0.0	3,032	3,194	162	5.3	1.26	1.33
Res Hmstd: Ex-Hi Val	360,400	360,400	0.0	4,735	5,027	292	6.2	1.31	1.39
Apartment	300,000	300,000	0.0	4,865	5,182	317	6.5	1.62	1.73
Comm/Ind: Lo Val	150,000	150,000	0.0	3,973	4,163	190	4.8	2.65	2.78
Comm/Ind: Med Val	300,000	300,000	0.0	9,195	9,638	444	4.8	3.06	3.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,564	35,191	1,627	4.8	3.36	3.52

Nicollet County

St. Peter city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	341,456	341,456	0	0.0	3,869	4,103	234	6.0	1.13	1.20
Res Non-Hmstd	43,382	43,382	0	0.0	594	641	47	8.0	1.37	1.48
Misc props	2,101	2,101	0	0.0	34	37	3	8.0	1.62	1.75
Apartments	26,467	26,467	0	0.0	414	447	33	8.1	1.56	1.69
Low-inc Apts	12,982	12,982	0	0.0	125	135	10	7.9	0.96	1.04
Seasonal Rec	162	162	0	0.0	3	3	0	8.1	1.56	1.69
Com/Ind: Lo	25,081	25,081	0	0.0	646	684	38	5.9	2.58	2.73
Com/Ind Hi	30,125	30,125	0	0.0	1,019	1,080	61	6.0	3.38	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,788	1,788	0	0.0	60	64	4	6.0	3.38	3.58
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	38	38	0	0.0	0	0	0	9.0	0.56	0.61
Ag Non-Hmstd	22	22	0	0.0	0	0	0	9.0	1.12	1.23
<b>Total</b>	<b>483,602</b>	<b>483,602</b>	<b>0</b>	<b>0.0</b>	<b>6,764</b>	<b>7,194</b>	<b>430</b>	<b>6.4</b>	<b>1.40</b>	<b>1.49</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,349	4,848	-501	-9.4	County	52.77	56.40	0.00	0.00
(-) TIF Tax Capacity	663	663	0	0.0	City/Town	43.56	48.78	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.55	16.77	15.81	15.81
(=) Taxable Tax Capacity	4,685	4,185	-501	-10.7	Special District	0.54	0.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>112.42</b>	<b>122.53</b>	<b>15.81</b>	<b>15.81</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	108,100	108,100	108,100	0.0	1,111	1,158	47	4.3	1.03	1.07
Res Hmstd: Avg Val	162,100	162,100	162,100	0.0	1,852	1,965	113	6.1	1.14	1.21
Res Hmstd: Hi Val	216,100	216,100	216,100	0.0	2,593	2,772	178	6.9	1.20	1.28
Res Hmstd: Ex-Hi Val	324,200	324,200	324,200	0.0	4,077	4,386	310	7.6	1.26	1.35
Apartment	300,000	300,000	300,000	0.0	4,690	5,069	379	8.1	1.56	1.69
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,865	4,093	227	5.9	2.58	2.73
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,940	9,471	531	5.9	2.98	3.16
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	32,623	34,569	1,946	6.0	3.26	3.46

Nicollet County

Mankato city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hmstd	173	173	0	0.0	2	2	0	5.4	1.26	1.33
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	874	874	0	0.0	22	23	1	4.0	2.55	2.65
Com/Ind Hi	1,963	1,963	0	0.0	66	68	3	4.1	3.34	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3	3	0	0.0	0	0	0	4.1	3.35	3.48
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	21	21	0	0.0	0	0	0	6.2	1.11	1.18
<b>Total</b>	<b>3,034</b>	<b>3,034</b>	<b>0</b>	<b>0.0</b>	<b>90</b>	<b>94</b>	<b>4</b>	<b>4.1</b>	<b>2.98</b>	<b>3.10</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	54	54	0	0.0	County	52.37	56.01	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	39.56	41.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.50	19.59	14.98	14.98
(=) Taxable Tax Capacity	54	54	0	0.0	Special District	0.54	0.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>110.97</b>	<b>117.80</b>	<b>14.98</b>	<b>14.98</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	150,000	0.0	3,820	3,974	154	4.0	2.55	2.65
Comm/Ind: Med Val	300,000	300,000	0.0	8,839	9,198	359	4.1	2.95	3.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,261	33,576	1,315	4.1	3.23	3.36

**Nobles County**

**Adrian city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	31,607	31,607	0	0.0	559	569	10	1.9	1.77	1.80
Res Non-Hmstd	2,259	2,259	0	0.0	47	55	8	16.4	2.10	2.44
Misc props	14	14	0	0.0	0	0	0	16.9	2.50	2.92
Apartments	277	277	0	0.0	7	8	1	16.9	2.50	2.92
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	328	328	0	0.0	8	10	1	16.9	2.50	2.92
Com/Ind: Lo	3,351	3,351	0	0.0	123	140	17	13.9	3.66	4.17
Com/Ind Hi	1,196	1,196	0	0.0	57	65	8	14.2	4.76	5.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	49	49	0	0.0	2	3	0	14.2	4.76	5.43
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	118	118	0	0.0	1	1	0	19.8	0.86	1.02
Ag Non-Hmstd	191	191	0	0.0	3	4	1	19.8	1.71	2.05
<b>Total</b>	<b>39,390</b>	<b>39,390</b>	<b>0</b>	<b>0.0</b>	<b>808</b>	<b>855</b>	<b>47</b>	<b>5.8</b>	<b>2.05</b>	<b>2.17</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	424	331	-93	-21.9	County	40.96	43.19	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.25	17.58	36.01	36.01
(=) Taxable Tax Capacity	424	331	-93	-21.9	Special District	1.63	1.72	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	171.02	204.86	36.01	36.01

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	59,000	59,000	0.0	985	938	-48	-4.9	1.67	1.59
Res Hmstd:Avg Val	88,400	88,400	0.0	1,537	1,529	-8	-0.5	1.74	1.73
Res Hmstd: Hi Val	117,800	117,800	0.0	2,172	2,292	119	5.5	1.84	1.95
Res Hmstd: Ex-Hi Val	176,800	176,800	0.0	3,447	3,822	375	10.9	1.95	2.16
Apartment	300,000	300,000	0.0	7,494	8,763	1,269	16.9	2.5	2.92
Comm/Ind: Lo Val	150,000	150,000	0.0	5,487	6,248	761	13.9	3.66	4.17
Comm/Ind: Med Val	300,000	300,000	0.0	12,623	14,399	1,777	14.1	4.21	4.8
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	45,923	52,437	6,514	14.2	4.59	5.24

**Nobles County**

**Bigelow city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,318	4,318	0	0.0	56	57	2	2.8	1.29	1.33
Res Non-Hmstd	433	433	0	0.0	7	8	1	15.8	1.63	1.89
Misc props	4	4	0	0.0	0	0	0	16.7	2.31	2.70
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	452	452	0	0.0	14	16	2	12.7	3.04	3.43
Com/Ind Hi	423	423	0	0.0	17	19	2	13.0	3.97	4.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd House	218	218	0	0.0	3	3	0	7.4	1.38	1.48
Ag Hmstd Land	407	407	0	0.0	3	4	1	21.1	0.79	0.95
Ag Non-Hmstd	14	14	0	0.0	0	0	0	18.9	1.36	1.62
<b>Total</b>	<b>6,268</b>	<b>6,268</b>	<b>0</b>	<b>0.0</b>	<b>100</b>	<b>107</b>	<b>8</b>	<b>7.5</b>	<b>1.59</b>	<b>1.71</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	68	52	-15	-22.8	County	42.41	45.04	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	73.06	94.61	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.79	20.27	27.09	27.09
(=) Taxable Tax Capacity	68	52	-15	-22.8	Special District	1.63	1.72	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>135.89</b>	<b>161.63</b>	<b>27.09</b>	<b>27.09</b>

*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	35,200	35,200	0.0	433	437	4	0.9	1.23	1.24
Res Hmstd:Avg Val	52,700	52,700	0.0	648	654	6	0.9	1.23	1.24
Res Hmstd: Hi Val	70,300	70,300	0.0	865	872	8	0.9	1.23	1.24
Res Hmstd: Ex-Hi Val	105,400	105,400	0.0	1,440	1,541	100	7.0	1.37	1.46
Apartment	300,000	300,000	0.0	5,908	6,874	965	16.3	1.97	2.29
Comm/Ind: Lo Val	150,000	150,000	0.0	4,563	5,142	579	12.7	3.04	3.43
Comm/Ind: Med Val	300,000	300,000	0.0	10,511	11,862	1,352	12.9	3.50	3.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,268	43,224	4,956	13.0	3.83	4.32

**Nobles County**

**Brewster city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	10,754	10,754	0	0.0	120	127	7	6.0	1.12	1.18
Res Non-Hmstd	1,188	1,188	0	0.0	18	19	1	7.2	1.50	1.60
Misc props	40	40	0	0.0	1	1	0	7.2	1.49	1.60
Apartments	106	106	0	0.0	2	2	0	7.7	1.75	1.88
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	972	972	0	0.0	27	28	2	5.9	2.73	2.90
Com/Ind Hi	6,699	6,699	0	0.0	234	248	14	6.1	3.49	3.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	228	228	0	0.0	8	8	0	6.1	3.49	3.71
Ag Hmstd House	449	449	0	0.0	5	5	0	5.3	1.14	1.20
Ag Hmstd Land	1,689	1,689	0	0.0	10	11	1	11.7	0.57	0.64
Ag Non-Hmstd	704	704	0	0.0	7	8	1	10.5	1.03	1.13
<b>Total</b>	<b>22,830</b>	<b>22,830</b>	<b>0</b>	<b>0.0</b>	<b>431</b>	<b>458</b>	<b>27</b>	<b>6.3</b>	<b>1.89</b>	<b>2.01</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	296	256	-41	-13.7	County	48.38	51.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	48.42	56.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.62	3.63	46.27	46.27
(=) Taxable Tax Capacity	<u>296</u>	<u>256</u>	<u>-41</u>	<u>-13.7</u>	Special District	<u>2.20</u>	<u>2.31</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	102.62	113.34	46.27	46.27

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	44,200	44,200	0.0	481	505	24	4.9	1.09	1.14
Res Hmstd:Avg Val	66,300	66,300	0.0	722	758	36	4.9	1.09	1.14
Res Hmstd: Hi Val	88,400	88,400	0.0	1,023	1,079	56	5.4	1.16	1.22
Res Hmstd: Ex-Hi Val	132,600	132,600	0.0	1,721	1,830	108	6.3	1.3	1.38
Apartment	300,000	300,000	0.0	5,236	5,639	402	7.7	1.75	1.88
Comm/Ind: Lo Val	150,000	150,000	0.0	4,102	4,343	241	5.9	2.73	2.9
Comm/Ind: Med Val	300,000	300,000	0.0	9,339	9,902	563	6.0	3.11	3.30
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,781	35,846	2,065	6.1	3.38	3.58



**Nobles County**

**Dundee city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	906	906	0	0.0	16	16	0	-1.9	1.81	1.78
Res Non-Hmstd	220	220	0	0.0	5	6	1	15.8	2.23	2.58
Misc props	2	2	0	0.0	0	0	0	17.3	3.03	3.55
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	191	191	0	0.0	7	8	1	13.9	3.76	4.28
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1	1	0	0.0	0	0	0	14.5	4.82	5.52
Ag Hmstd House	44	44	0	0.0	1	1	0	-2.3	1.82	1.77
Ag Hmstd Land	297	297	0	0.0	2	3	1	24.0	0.73	0.90
Ag Non-Hmstd	120	120	0	0.0	2	2	0	21.5	1.63	1.97
<b>Total</b>	<b>1,780</b>	<b>1,780</b>	<b>0</b>	<b>0.0</b>	<b>34</b>	<b>36</b>	<b>2</b>	<b>7.2</b>	<b>1.88</b>	<b>2.02</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	17	14	-4	-21.8	County	43.00	45.67	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.26	4.44	58.89	58.89
(=) Taxable Tax Capacity	17	14	-4	-21.8	Special District	0.32	0.34	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	162.57	197.48	58.89	58.89

**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	17,000	17,000	0.0	308	302	-7	-2.3	1.81	1.77
Res Hmstd: Avg Val	25,500	25,500	0.0	463	452	-10	-2.3	1.81	1.77
Res Hmstd: Hi Val	34,000	34,000	0.0	617	603	-14	-2.3	1.81	1.77
Res Hmstd: Ex-Hi Val	51,100	51,100	0.0	927	906	-21	-2.3	1.81	1.77
Apartment	300,000	300,000	0.0	7,863	9,172	1,309	16.6	2.62	3.06
Comm/Ind: Lo Val	150,000	150,000	0.0	5,640	6,425	785	13.9	3.76	4.28
Comm/Ind: Med Val	300,000	300,000	0.0	12,865	14,698	1,832	14.2	4.29	4.9
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	46,584	53,303	6,719	14.4	4.66	5.33

**Nobles County**

**Ellsworth city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	8,988	8,988	0	0.0	167	167	0	-0.3	1.86	1.86
Res Non-Hmstd	821	821	0	0.0	18	23	4	22.0	2.25	2.74
Misc props	26	26	0	0.0	1	1	0	22.1	2.28	2.78
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	100	100	0	0.0	2	2	0	22.0	1.68	2.05
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	626	626	0	0.0	24	29	5	19.0	3.90	4.64
Com/Ind Hi	544	544	0	0.0	28	33	5	19.5	5.07	6.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	269	269	0	0.0	13	16	3	19.5	4.99	5.96
Ag Hmstd House	101	101	0	0.0	2	2	0	6.1	1.97	2.09
Ag Hmstd Land	300	300	0	0.0	3	4	1	27.8	0.91	1.17
Ag Non-Hmstd	357	357	0	0.0	7	8	2	26.7	1.85	2.35
<b>Total</b>	<b>12,131</b>	<b>12,131</b>	<b>0</b>	<b>0.0</b>	<b>265</b>	<b>284</b>	<b>19</b>	<b>7.3</b>	<b>2.18</b>	<b>2.34</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	130	97	-33	-25.6	County	41.61	43.98	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.35	5.28	39.03	39.03
(=) Taxable Tax Capacity	130	97	-33	-25.6	Special District	1.63	1.72	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>185.24</b>	<b>234.63</b>	<b>39.03</b>	<b>39.03</b>

**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	33,000	33,000	0.0	608	593	-15	-2.4	1.84	1.8
Res Hmstd:Avg Val	49,500	49,500	0.0	912	890	-22	-2.4	1.84	1.8
Res Hmstd: Hi Val	66,000	66,000	0.0	1,216	1,187	-29	-2.4	1.84	1.8
Res Hmstd: Ex-Hi Val	99,000	99,000	0.0	1,937	2,044	108	5.6	1.96	2.07
Apartment	300,000	300,000	0.0	8,117	9,969	1,852	22.8	2.71	3.32
Comm/Ind: Lo Val	150,000	150,000	0.0	5,852	6,963	1,111	19.0	3.90	4.64
Comm/Ind: Med Val	300,000	300,000	0.0	13,459	16,053	2,593	19.3	4.49	5.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	48,961	58,470	9,509	19.4	4.9	5.85

**Nobles County**

**Kinbrae city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	250	250	0	0.0	2	3	0	18.1	0.86	1.01
Res Non-Hmstd	38	38	0	0.0	0	1	0	3.1	1.30	1.34
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	93	93	0	0.0	1	1	0	5.1	0.74	0.78
Com/Ind: Lo	128	128	0	0.0	3	3	0	2.4	2.32	2.38
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	27	27	0	0.0	1	1	0	2.6	2.90	2.98
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,330	1,330	0	0.0	8	9	0	5.7	0.61	0.64
Ag Non-Hmstd	368	368	0	0.0	2	3	0	5.7	0.67	0.71
<b>Total</b>	<b>2,232</b>	<b>2,232</b>	<b>0</b>	<b>0.0</b>	<b>18</b>	<b>19</b>	<b>1</b>	<b>6.4</b>	<b>0.79</b>	<b>0.84</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	22	21	-1	-4.5	County	42.66	45.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	18.10	18.96	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.26	4.44	58.88	58.88
(=) Taxable Tax Capacity	<u>22</u>	<u>21</u>	<u>-1</u>	<u>-4.5</u>	Special District	<u>1.72</u>	<u>1.81</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	66.74	70.52	58.88	58.88

*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	29,300	29,300	0.0	251	296	46	18.2	0.86	1.01
Res Hmstd: Avg Val	44,000	44,000	0.0	377	445	68	18.2	0.86	1.01
Res Hmstd: Hi Val	58,600	58,600	0.0	502	593	91	18.2	0.86	1.01
Res Hmstd: Ex-Hi Val	88,000	88,000	0.0	812	932	120	14.7	0.92	1.06
Comm/Ind: Lo Val	150,000	150,000	0.0	3,484	3,569	85	2.4	2.32	2.38
Comm/Ind: Med Val	300,000	300,000	0.0	7,834	8,032	198	2.5	2.61	2.68
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,137	28,863	726	2.6	2.81	2.89

**Nobles County**

**Lismore city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,051	5,051	0	0.0	95	94	-1	-1.1	1.88	1.86
Res Non-Hmstd	640	640	0	0.0	14	16	2	15.6	2.22	2.56
Misc props	14	14	0	0.0	0	1	0	16.5	3.11	3.63
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,008	1,008	0	0.0	39	44	5	13.4	3.84	4.36
Com/Ind Hi	63	63	0	0.0	3	4	0	13.7	5.01	5.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	189	189	0	0.0	9	11	1	13.7	5.01	5.69
Ag Hmstd House	178	178	0	0.0	3	3	0	-7.1	1.79	1.67
Ag Hmstd Land	129	129	0	0.0	1	1	0	23.7	0.87	1.07
Ag Non-Hmstd	20	20	0	0.0	0	0	0	18.7	1.83	2.18
<b>Total</b>	<b>7,292</b>	<b>7,292</b>	<b>0</b>	<b>0.0</b>	<b>166</b>	<b>174</b>	<b>8</b>	<b>5.0</b>	<b>2.27</b>	<b>2.39</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	80	64	-16	-20.3	County	39.81	41.80	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.68	15.67	36.02	36.02
(=) Taxable Tax Capacity	80	64	-16	-20.3	Special District	1.63	1.72	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>183.42</b>	<b>217.69</b>	<b>36.02</b>	<b>36.02</b>

**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	41,500	41,500	0.0	745	692	-53	-7.1	1.79	1.67
Res Hmstd: Avg Val	62,200	62,200	0.0	1,116	1,036	-80	-7.1	1.79	1.67
Res Hmstd: Hi Val	82,900	82,900	0.0	1,521	1,455	-66	-4.4	1.84	1.76
Res Hmstd: Ex-Hi Val	124,400	124,400	0.0	2,469	2,589	120	4.8	1.99	2.08
Apartment	300,000	300,000	0.0	7,959	9,244	1,285	16.1	2.65	3.08
Comm/Ind: Lo Val	150,000	150,000	0.0	5,766	6,537	771	13.4	3.84	4.36
Comm/Ind: Med Val	300,000	300,000	0.0	13,274	15,073	1,799	13.6	4.42	5.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	48,311	54,907	6,596	13.7	4.83	5.49

**Nobles County**

**Round Lake city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,987	6,987	0	0.0	77	84	7	8.7	1.10	1.20
Res Non-Hmstd	1,043	1,043	0	0.0	16	18	2	11.2	1.51	1.68
Misc props	20	20	0	0.0	0	0	0	11.2	2.09	2.33
Apartments	71	71	0	0.0	1	1	0	11.9	1.76	1.97
Low-inc Apts	243	243	0	0.0	3	3	0	11.2	1.12	1.25
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	775	775	0	0.0	21	23	2	9.1	2.75	3.00
Com/Ind Hi	1,343	1,343	0	0.0	47	52	4	9.5	3.52	3.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd House	129	129	0	0.0	1	2	0	7.5	1.10	1.18
Ag Hmstd Land	679	679	0	0.0	6	6	1	17.1	0.81	0.95
Ag Non-Hmstd	1,115	1,115	0	0.0	12	14	2	16.0	1.05	1.21
<b>Total</b>	<b>12,405</b>	<b>12,405</b>	<b>0</b>	<b>0.0</b>	<b>184</b>	<b>203</b>	<b>18</b>	<b>9.9</b>	<b>1.49</b>	<b>1.63</b>

**Tax Base**

**Tax Rates**

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	139	113	-27	-19.1	County	41.56	43.99	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	60.91	75.31	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.73	1.61	45.35	45.35
(=) Taxable Tax Capacity	139	113	-27	-19.1	Special District	0.32	0.34	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>104.52</b>	<b>121.24</b>	<b>45.35</b>	<b>45.35</b>

**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	30,400	30,400	0.0	334	359	25	7.5	1.1	1.18
Res Hmstd:Avg Val	45,600	45,600	0.0	501	539	37	7.5	1.1	1.18
Res Hmstd: Hi Val	60,800	60,800	0.0	668	718	50	7.5	1.1	1.18
Res Hmstd: Ex-Hi Val	91,300	91,300	0.0	1,078	1,169	91	8.4	1.18	1.28
Apartment	300,000	300,000	0.0	5,280	5,907	627	11.9	1.76	1.97
Comm/Ind: Lo Val	150,000	150,000	0.0	4,131	4,507	376	9.1	2.75	3.00
Comm/Ind: Med Val	300,000	300,000	0.0	9,412	10,290	878	9.3	3.14	3.43
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,056	37,275	3,219	9.5	3.41	3.73

**Nobles County**

**Rushmore city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	8,780	8,780	0	0.0	131	135	4	3.0	1.49	1.53
Res Non-Hmstd	1,008	1,008	0	0.0	18	22	3	17.2	1.82	2.14
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	107	107	0	0.0	1	2	0	17.2	1.36	1.59
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	714	714	0	0.0	24	27	3	14.1	3.31	3.78
Com/Ind Hi	586	586	0	0.0	25	29	4	14.4	4.33	4.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	20	20	0	0.0	0	0	0	20.2	0.77	0.93
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	11,214	11,214	0	0.0	200	214	14	7.2	1.78	1.91

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	121	93	-28	-22.8	County	42.17	44.73	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	91.80	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.50	19.89	27.09	27.09
(=) Taxable Tax Capacity	121	93	-28	-22.8	Special District	1.63	1.72	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	154.10	185.31	27.09	27.09

**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	43,300	43,300	0.0	611	599	-13	-2.1	1.41	1.38
Res Hmstd: Avg Val	64,900	64,900	0.0	916	897	-19	-2.1	1.41	1.38
Res Hmstd: Hi Val	86,500	86,500	0.0	1,273	1,291	19	1.5	1.47	1.49
Res Hmstd: Ex-Hi Val	129,800	129,800	0.0	2,096	2,283	187	8.9	1.62	1.76
Comm/Ind: Lo Val	150,000	150,000	0.0	4,972	5,675	702	14.1	3.31	3.78
Comm/Ind: Med Val	300,000	300,000	0.0	11,467	13,105	1,638	14.3	3.82	4.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,774	47,781	6,007	14.4	4.18	4.78

**Nobles County**

**Wilmont city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	7,189	7,189	0	0.0	99	102	2	2.5	1.38	1.42
Res Non-Hmstd	672	672	0	0.0	12	14	2	15.8	1.78	2.06
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	64	64	0	0.0	1	2	0	16.2	2.09	2.43
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	618	618	0	0.0	20	22	3	12.8	3.19	3.60
Com/Ind Hi	363	363	0	0.0	15	17	2	13.1	4.16	4.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	405	405	0	0.0	17	19	2	13.1	4.16	4.71
Ag Hmstd House	126	126	0	0.0	2	2	0	8.0	1.52	1.64
Ag Hmstd Land	389	389	0	0.0	3	3	1	20.7	0.66	0.79
Ag Non-Hmstd	353	353	0	0.0	4	5	1	16.4	1.18	1.38
<b>Total</b>	<b>10,178</b>	<b>10,178</b>	<b>0</b>	<b>0.0</b>	<b>173</b>	<b>186</b>	<b>13</b>	<b>7.3</b>	<b>1.70</b>	<b>1.82</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	111	87	-24	-21.2	County	42.07	44.62	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	81.29	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.42	19.77	27.30	27.30
(=) Taxable Tax Capacity	111	87	-24	-21.2	Special District	1.63	1.72	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	143.41	169.28	27.30	27.30

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	38,800	38,800	0.0	507	500	-7	-1.4	1.31	1.29
Res Hmstd:Avg Val	58,200	58,200	0.0	761	750	-11	-1.4	1.31	1.29
Res Hmstd: Hi Val	77,600	77,600	0.0	1,022	1,013	-9	-0.9	1.32	1.31
Res Hmstd: Ex-Hi Val	116,500	116,500	0.0	1,721	1,837	116	6.7	1.48	1.58
Comm/Ind: Lo Val	150,000	150,000	0.0	4,735	5,317	582	12.3	3.16	3.54
Comm/Ind: Med Val	300,000	300,000	0.0	10,912	12,270	1,358	12.4	3.64	4.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,737	44,717	4,980	12.5	3.97	4.47

**Nobles County**

**Worthington city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	300,289	300,289	0	0.0	3,573	3,749	177	4.9	1.19	1.25
Res Non-Hmstd	36,693	36,693	0	0.0	532	575	43	8.0	1.45	1.57
Misc props	1,579	1,579	0	0.0	29	32	2	8.0	1.85	2.00
Apartments	19,677	19,677	0	0.0	334	361	28	8.3	1.70	1.84
Low-inc Apts	9,391	9,391	0	0.0	99	107	8	8.0	1.06	1.14
Seasonal Rec	929	929	0	0.0	13	15	1	8.6	1.45	1.58
Com/Ind: Lo	36,981	36,981	0	0.0	1,003	1,066	62	6.2	2.71	2.88
Com/Ind Hi	82,689	82,689	0	0.0	2,917	3,103	186	6.4	3.53	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,522	1,522	0	0.0	53	57	3	6.4	3.51	3.74
Ag Hmstd House	302	302	0	0.0	3	4	0	4.1	1.15	1.20
Ag Hmstd Land	519	519	0	0.0	4	4	0	11.5	0.73	0.81
Ag Non-Hmstd	2,485	2,485	0	0.0	28	31	3	9.9	1.14	1.25
<b>Total</b>	<b>493,056</b>	<b>493,056</b>	<b>0</b>	<b>0.0</b>	<b>8,590</b>	<b>9,104</b>	<b>514</b>	<b>6.0</b>	<b>1.74</b>	<b>1.85</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	5,996	5,342	-655	-10.9	County	41.35	43.84	0.00	0.00
(-) TIF Tax Capacity	585	585	0	0.0	City/Town	51.00	58.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.57	18.87	27.09	27.09
(=) Taxable Tax Capacity	<u>5,412</u>	<u>4,757</u>	<u>-655</u>	<u>-12.1</u>	Special District	<u>4.05</u>	<u>4.51</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>113.98</b>	<b>125.25</b>	<b>27.09</b>	<b>27.09</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	71,800	71,800	0.0	726	734	8	1.2	1.01	1.02
Res Hmstd:Avg Val	107,600	107,600	0.0	1,242	1,294	52	4.2	1.15	1.20
Res Hmstd: Hi Val	143,400	143,400	0.0	1,780	1,880	100	5.6	1.24	1.31
Res Hmstd: Ex-Hi Val	215,100	215,100	0.0	2,856	3,053	197	6.9	1.33	1.42
Apartment	300,000	300,000	0.0	5,087	5,510	423	8.3	1.7	1.84
Comm/Ind: Lo Val	150,000	150,000	0.0	4,070	4,323	254	6.2	2.71	2.88
Comm/Ind: Med Val	300,000	300,000	0.0	9,361	9,952	592	6.3	3.12	3.32
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,051	36,220	2,169	6.4	3.41	3.62



**Norman County**

**Ada city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	39,749	39,749	0	0.0	422	461	39	9.3	1.06	1.16
Res Non-Hmstd	4,188	4,188	0	0.0	58	66	8	14.7	1.38	1.58
Misc props	204	204	0	0.0	4	4	1	15.4	1.85	2.13
Apartments	1,277	1,277	0	0.0	21	24	3	15.1	1.65	1.89
Low-inc Apts	668	668	0	0.0	7	8	1	14.7	1.02	1.17
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,899	4,899	0	0.0	131	145	15	11.2	2.66	2.96
Com/Ind Hi	1,005	1,005	0	0.0	35	39	4	11.4	3.48	3.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	191	191	0	0.0	7	7	1	11.4	3.48	3.88
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	103	103	0	0.0	1	1	0	17.4	0.63	0.73
Ag Non-Hmstd	180	180	0	0.0	2	2	0	17.4	1.14	1.34
<b>Total</b>	<b>52,464</b>	<b>52,464</b>	<b>0</b>	<b>0.0</b>	<b>686</b>	<b>758</b>	<b>72</b>	<b>10.6</b>	<b>1.31</b>	<b>1.45</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	563	446	-118	-20.9	County	39.54	41.43	0.00	0.00
(-) TIF Tax Capacity	14	14	0	0.0	City/Town	65.60	83.50	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.13	1.83	21.45	21.45
(=) Taxable Tax Capacity	<u>549</u>	<u>431</u>	<u>-118</u>	<u>-21.4</u>	Special District	<u>7.22</u>	<u>7.66</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>114.50</b>	<b>134.42</b>	<b>21.45</b>	<b>21.45</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	48,100	48,100	0.0	462	491	30	6.4	0.96	1.02
Res Hmstd:Avg Val	72,200	72,200	0.0	693	737	44	6.4	0.96	1.02
Res Hmstd: Hi Val	96,200	96,200	0.0	1,022	1,115	93	9.1	1.06	1.16
Res Hmstd: Ex-Hi Val	144,400	144,400	0.0	1,721	1,925	204	11.9	1.19	1.33
Apartment	300,000	300,000	0.0	4,937	5,685	747	15.1	1.65	1.89
Comm/Ind: Lo Val	150,000	150,000	0.0	3,997	4,445	448	11.2	2.66	2.96
Comm/Ind: Med Val	300,000	300,000	0.0	9,218	10,265	1,046	11.3	3.07	3.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,586	37,423	3,836	11.4	3.36	3.74

**Norman County**

**Borup city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	991	991	0	0.0	8	9	1	14.1	0.77	0.88
Res Non-Hmstd	293	293	0	0.0	4	4	0	12.0	1.22	1.37
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	142	142	0	0.0	2	2	0	12.3	1.39	1.56
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	138	138	0	0.0	3	4	0	8.7	2.36	2.56
Com/Ind Hi	7	7	0	0.0	0	0	0	8.9	3.07	3.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	51	51	0	0.0	2	2	0	8.9	3.07	3.34
Ag Hmstd House	185	185	0	0.0	2	2	0	13.3	0.84	0.95
Ag Hmstd Land	202	202	0	0.0	1	1	0	17.4	0.61	0.72
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>2,009</b>	<b>2,009</b>	<b>0</b>	<b>0.0</b>	<b>21</b>	<b>24</b>	<b>3</b>	<b>12.4</b>	<b>1.05</b>	<b>1.18</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	21	17	-4	-20.4	County	41.01	43.29	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	41.89	52.62	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.87	4.05	21.45	21.45
(=) Taxable Tax Capacity	<u>21</u>	<u>17</u>	<u>-4</u>	<u>-20.4</u>	Special District	<u>7.22</u>	<u>7.66</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	94.00	107.63	21.45	21.45

*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	27,200	27,200	0.0	205	234	29	14.0	0.75	0.86
Res Hmstd: Avg Val	40,800	40,800	0.0	308	351	43	14.0	0.75	0.86
Res Hmstd: Hi Val	54,400	54,400	0.0	410	468	58	14.0	0.75	0.86
Res Hmstd: Ex-Hi Val	81,600	81,600	0.0	643	732	88	13.7	0.79	0.9
Comm/Ind: Lo Val	150,000	150,000	0.0	3,536	3,842	307	8.7	2.36	2.56
Comm/Ind: Med Val	300,000	300,000	0.0	8,142	8,858	715	8.8	2.71	2.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,641	32,264	2,623	8.8	2.96	3.23

**Norman County**

**Gary city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,342	4,342	0	0.0	63	66	2	3.7	1.46	1.51
Res Non-Hmstd	534	534	0	0.0	10	11	1	13.0	1.79	2.02
Misc props	24	24	0	0.0	1	1	0	14.3	2.44	2.79
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	564	564	0	0.0	18	20	2	11.0	3.17	3.52
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	190	190	0	0.0	8	9	1	11.4	4.07	4.53
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	4	4	0	0.0	0	0	0	20.8	0.83	1.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	5,658	5,658	0	0.0	99	106	7	6.6	1.75	1.87

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	61	47	-14	-23.1	County	38.40	39.90	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	68.60	89.22	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.77	17.40	47.36	47.36
(=) Taxable Tax Capacity	61	47	-14	-23.1	Special District	7.22	7.66	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	130.99	154.19	47.36	47.36

*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	38,700	38,700	0.0	535	541	6	1.1	1.38	1.4
Res Hmstd:Avg Val	58,000	58,000	0.0	802	811	9	1.1	1.38	1.4
Res Hmstd: Hi Val	77,300	77,300	0.0	1,076	1,091	15	1.4	1.39	1.41
Res Hmstd: Ex-Hi Val	116,000	116,000	0.0	1,801	1,925	124	6.9	1.55	1.66
Apartment	300,000	300,000	0.0	6,333	7,203	870	13.7	2.11	2.40
Comm/Ind: Lo Val	150,000	150,000	0.0	4,756	5,278	522	11.0	3.17	3.52
Comm/Ind: Med Val	300,000	300,000	0.0	10,862	12,079	1,218	11.2	3.62	4.03
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,352	43,818	4,466	11.3	3.94	4.38

**Norman County**

**Halstad city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	12,198	12,198	0	0.0	207	212	6	2.8	1.69	1.74
Res Non-Hmstd	995	995	0	0.0	20	23	3	14.6	2.03	2.32
Misc props	21	21	0	0.0	1	1	0	15.7	2.61	3.02
Apartments	777	777	0	0.0	19	21	3	15.3	2.39	2.75
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,343	1,343	0	0.0	47	53	6	12.5	3.50	3.93
Com/Ind Hi	549	549	0	0.0	25	28	3	13.0	4.49	5.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	328	328	0	0.0	13	15	2	12.8	4.00	4.51
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	30	30	0	0.0	0	1	0	19.4	1.51	1.80
<b>Total</b>	<b>16,241</b>	<b>16,241</b>	<b>0</b>	<b>0.0</b>	<b>331</b>	<b>354</b>	<b>22</b>	<b>6.8</b>	<b>2.04</b>	<b>2.18</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	179	141	-37	-21.0	County	40.36	42.47	0.00	0.00
(-) TIF Tax Capacity	6	6	0	0.0	City/Town	96.11	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.18	7.34	50.01	50.01
(=) Taxable Tax Capacity	173	136	-37	-21.6	Special District	7.22	7.66	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	150.88	180.10	50.01	50.01

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	48,900	48,900	0.0	787	773	-14	-1.7	1.61	1.58
Res Hmstd: Avg Val	73,400	73,400	0.0	1,181	1,160	-21	-1.7	1.61	1.58
Res Hmstd: Hi Val	97,800	97,800	0.0	1,680	1,738	58	3.5	1.72	1.78
Res Hmstd: Ex-Hi Val	146,700	146,700	0.0	2,707	2,943	236	8.7	1.85	2.01
Apartment	300,000	300,000	0.0	7,158	8,254	1,096	15.3	2.39	2.75
Comm/Ind: Lo Val	150,000	150,000	0.0	5,244	5,901	658	12.5	3.5	3.93
Comm/Ind: Med Val	300,000	300,000	0.0	11,985	13,520	1,534	12.8	4	4.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,446	49,072	5,626	12.9	4.34	4.91

**Norman County**

**Hendrum city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	7,516	7,516	0	0.0	154	158	4	2.5	2.05	2.11
Res Non-Hmstd	742	742	0	0.0	18	21	3	17.1	2.37	2.77
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	94	94	0	0.0	3	3	0	17.8	2.79	3.29
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	561	561	0	0.0	22	26	3	15.0	3.99	4.58
Com/Ind Hi	17	17	0	0.0	1	1	0	15.4	5.15	5.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	82	82	0	0.0	4	5	1	15.4	5.15	5.94
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	9,011	9,011	0	0.0	202	214	11	5.7	2.24	2.37

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	94	73	-21	-22.4	County	40.61	42.78	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.45	7.68	50.01	50.01
(=) Taxable Tax Capacity	94	73	-21	-22.4	Special District	7.22	7.66	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	183.50	223.25	50.01	50.01

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	49,000	49,000	0.0	948	901	-47	-4.9	1.94	1.84
Res Hmstd: Avg Val	73,400	73,400	0.0	1,420	1,350	-70	-4.9	1.94	1.84
Res Hmstd: Hi Val	97,800	97,800	0.0	1,999	2,038	38	1.9	2.04	2.08
Res Hmstd: Ex-Hi Val	146,800	146,800	0.0	3,188	3,475	287	9.0	2.17	2.37
Comm/Ind: Lo Val	150,000	150,000	0.0	5,978	6,872	894	15.0	3.99	4.58
Comm/Ind: Med Val	300,000	300,000	0.0	13,698	15,785	2,087	15.2	4.57	5.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	49,726	57,378	7,652	15.4	4.97	5.74

**Norman County**

**Perley city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,424	2,424	0	0.0	31	33	2	7.1	1.29	1.38
Res Non-Hmstd	176	176	0	0.0	3	3	0	14.3	1.69	1.94
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	421	421	0	0.0	13	14	1	11.9	2.98	3.34
Com/Ind Hi	22	22	0	0.0	1	1	0	12.4	3.81	4.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	44	44	0	0.0	2	2	0	12.4	3.81	4.28
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	185	185	0	0.0	2	3	0	20.3	1.17	1.40
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>3,272</b>	<b>3,272</b>	<b>0</b>	<b>0.0</b>	<b>51</b>	<b>56</b>	<b>5</b>	<b>9.5</b>	<b>1.57</b>	<b>1.72</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	36	26	-9	-25.4	County	40.98	43.26	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	60.52	81.17	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.83	8.16	50.02	50.02
(=) Taxable Tax Capacity	36	26	-9	-25.4	Special District	7.22	7.66	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>116.56</b>	<b>140.26</b>	<b>50.02</b>	<b>50.02</b>

*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	31,100	31,100	0.0	394	417	24	6.0	1.27	1.34
Res Hmstd:Avg Val	46,600	46,600	0.0	590	625	35	6.0	1.27	1.34
Res Hmstd: Hi Val	62,100	62,100	0.0	786	833	47	6.0	1.27	1.34
Res Hmstd: Ex-Hi Val	93,200	93,200	0.0	1,264	1,369	105	8.3	1.36	1.47
Comm/Ind: Lo Val	150,000	150,000	0.0	4,472	5,005	533	11.9	2.98	3.34
Comm/Ind: Med Val	300,000	300,000	0.0	10,184	11,428	1,244	12.2	3.39	3.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,841	41,401	4,561	12.4	3.68	4.14

**Norman County**

**Shelly city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,276	3,276	0	0.0	41	45	4	9.5	1.25	1.37
Res Non-Hmstd	693	693	0	0.0	11	13	1	11.1	1.64	1.82
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	15	15	0	0.0	0	0	0	12.0	1.89	2.12
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	535	535	0	0.0	15	17	1	9.5	2.87	3.15
Com/Ind Hi	82	82	0	0.0	3	3	0	10.0	3.63	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	23	23	0	0.0	0	0	0	44.1	0.21	0.30
Ag Non-Hmstd	18	18	0	0.0	0	0	0	18.0	1.01	1.19
<b>Total</b>	4,641	4,641	0	0.0	71	78	7	9.9	1.53	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	50	38	-12	-24.1	County	40.68	42.86	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	48.75	64.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.63	4.71	62.26	62.26
(=) Taxable Tax Capacity	50	38	-12	-24.1	Special District	7.22	7.66	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	101.29	119.49	62.26	62.26

**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	29,500	29,500	0.0	364	395	31	8.4	1.24	1.34
Res Hmstd: Avg Val	44,200	44,200	0.0	546	592	46	8.4	1.24	1.34
Res Hmstd: Hi Val	59,000	59,000	0.0	729	790	61	8.4	1.24	1.34
Res Hmstd: Ex-Hi Val	88,500	88,500	0.0	1,155	1,259	104	9.0	1.30	1.42
Comm/Ind: Lo Val	150,000	150,000	0.0	4,312	4,721	410	9.5	2.87	3.15
Comm/Ind: Med Val	300,000	300,000	0.0	9,749	10,705	956	9.8	3.25	3.57
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,125	38,628	3,504	10.0	3.51	3.86

**Norman County**

**Twin Valley city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	12,158	12,158	0	0.0	202	201	0	-0.1	1.66	1.66
Res Non-Hmstd	1,496	1,496	0	0.0	31	35	5	15.4	2.05	2.36
Misc props	23	23	0	0.0	1	1	0	16.4	2.58	3.01
Apartments	889	889	0	0.0	22	25	3	16.1	2.43	2.82
Low-inc Apts	606	606	0	0.0	9	11	1	15.4	1.53	1.76
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,394	1,394	0	0.0	49	56	7	13.2	3.55	4.02
Com/Ind Hi	204	204	0	0.0	9	11	1	13.7	4.57	5.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	471	471	0	0.0	22	24	3	13.7	4.57	5.20
Ag Hmstd House	69	69	0	0.0	1	1	0	-2.3	1.63	1.60
Ag Hmstd Land	155	155	0	0.0	2	2	0	22.4	1.05	1.28
Ag Non-Hmstd	79	79	0	0.0	1	1	0	20.0	1.56	1.87
<b>Total</b>	<b>17,543</b>	<b>17,543</b>	<b>0</b>	<b>0.0</b>	<b>348</b>	<b>369</b>	<b>21</b>	<b>6.0</b>	<b>1.98</b>	<b>2.10</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	189	145	-44	-23.5	County	38.56	40.09	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	93.12	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.23	17.98	47.36	47.36
(=) Taxable Tax Capacity	189	145	-44	-23.5	Special District	7.22	7.66	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	156.12	187.41	47.36	47.36

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	34,800	34,800	0.0	569	556	-13	-2.3	1.63	1.6
Res Hmstd: Avg Val	52,200	52,200	0.0	853	834	-19	-2.3	1.63	1.6
Res Hmstd: Hi Val	69,500	69,500	0.0	1,136	1,111	-26	-2.3	1.63	1.6
Res Hmstd: Ex-Hi Val	104,300	104,300	0.0	1,844	1,927	83	4.5	1.77	1.85
Apartment	300,000	300,000	0.0	7,275	8,449	1,173	16.1	2.43	2.82
Comm/Ind: Lo Val	150,000	150,000	0.0	5,322	6,026	704	13.2	3.55	4.02
Comm/Ind: Med Val	300,000	300,000	0.0	12,181	13,823	1,642	13.5	4.06	4.61
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,190	50,213	6,022	13.6	4.42	5.02



Olmsted County

Byron city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	268,993	268,993	0	0.0	3,760	3,859	99	2.6	1.40	1.43
Res Non-Hmstd	44,964	44,964	0	0.0	747	797	50	6.7	1.66	1.77
Misc props	295	295	0	0.0	7	8	0	6.0	2.52	2.67
Apartments	8,192	8,192	0	0.0	154	164	10	6.7	1.87	2.00
Low-inc Apts	1,664	1,664	0	0.0	19	20	1	6.7	1.13	1.21
Seasonal Rec	2,061	2,061	0	0.0	39	41	3	6.7	1.87	2.00
Com/Ind: Lo	13,558	13,558	0	0.0	403	423	20	5.1	2.97	3.12
Com/Ind Hi	20,529	20,529	0	0.0	809	850	41	5.1	3.94	4.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,456	5,456	0	0.0	215	226	11	5.1	3.94	4.14
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	1,229	1,229	0	0.0	18	19	1	6.9	1.45	1.55
<b>Total</b>	366,941	366,941	0	0.0	6,170	6,408	238	3.9	1.68	1.75

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,076	3,760	-316	-7.8	County	56.43	59.79	0.00	0.00
(-) TIF Tax Capacity	64	64	0	0.0	City/Town	51.27	55.66	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	37.64	39.97	5.77	5.77
(=) Taxable Tax Capacity	4,013	3,696	-316	-7.9	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	145.35	155.42	5.77	5.77

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	119,600	119,600	0.0	1,543	1,516	-26	-1.7	1.29	1.27	
Res Hmstd: Avg Val	179,400	179,400	0.0	2,500	2,564	64	2.6	1.39	1.43	
Res Hmstd: Hi Val	239,100	239,100	0.0	3,456	3,610	154	4.4	1.45	1.51	
Res Hmstd: Ex-Hi Val	358,800	358,800	0.0	5,372	5,706	334	6.2	1.5	1.59	
Apartment	300,000	300,000	0.0	5,623	6,001	378	6.7	1.87	2.00	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,456	4,682	227	5.1	2.97	3.12	
Comm/Ind: Med Val	300,000	300,000	0.0	10,367	10,896	529	5.1	3.46	3.63	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,956	39,895	1,939	5.1	3.8	3.99	

Olmsted County

Dover city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	32,669	32,669	0	0.0	420	433	14	3.3	1.28	1.33
Res Non-Hmstd	4,482	4,482	0	0.0	68	73	5	8.1	1.51	1.63
Misc props	91	91	0	0.0	2	2	0	8.2	1.79	1.94
Apartments	420	420	0	0.0	8	8	1	8.2	1.79	1.94
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,422	1,422	0	0.0	41	43	3	6.1	2.87	3.05
Com/Ind Hi	1,380	1,380	0	0.0	52	56	3	6.2	3.80	4.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	956	956	0	0.0	36	39	2	6.2	3.80	4.04
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	713	713	0	0.0	5	6	0	8.9	0.73	0.80
Ag Non-Hmstd	358	358	0	0.0	5	5	0	8.5	1.38	1.49
<b>Total</b>	<b>42,491</b>	<b>42,491</b>	<b>0</b>	<b>0.0</b>	<b>636</b>	<b>665</b>	<b>29</b>	<b>4.5</b>	<b>1.50</b>	<b>1.57</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	455	403	-52	-11.5	County	56.47	59.83	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	44.72	50.51	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.49	39.07	7.24	7.24
(=) Taxable Tax Capacity	455	403	-52	-11.5	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>137.68</b>	<b>149.41</b>	<b>7.24</b>	<b>7.24</b>

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	98,800	98,800	0.0	1,148	1,124	-24	-2.1	1.16	1.14
Res Hmstd: Avg Val	148,200	148,200	0.0	1,909	1,964	56	2.9	1.29	1.33
Res Hmstd: Hi Val	197,500	197,500	0.0	2,667	2,803	136	5.1	1.35	1.42
Res Hmstd: Ex-Hi Val	296,400	296,400	0.0	4,190	4,485	296	7.1	1.41	1.51
Apartment	300,000	300,000	0.0	5,380	5,820	440	8.2	1.79	1.94
Comm/Ind: Lo Val	150,000	150,000	0.0	4,305	4,569	264	6.1	2.87	3.05
Comm/Ind: Med Val	300,000	300,000	0.0	10,009	10,625	616	6.2	3.34	3.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,627	38,885	2,259	6.2	3.66	3.89

Olmsted County

Eyota city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	89,113	89,113	0	0.0	1,205	1,243	38	3.2	1.35	1.40
Res Non-Hmstd	6,926	6,926	0	0.0	110	120	10	8.7	1.59	1.73
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	2,084	2,084	0	0.0	39	42	3	8.8	1.87	2.04
Low-inc Apts	507	507	0	0.0	6	6	0	8.7	1.13	1.23
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,570	4,570	0	0.0	136	144	9	6.6	2.96	3.16
Com/Ind Hi	2,027	2,027	0	0.0	80	85	5	6.7	3.93	4.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,116	1,116	0	0.0	44	47	3	6.7	3.92	4.18
Ag Hmstd House	377	377	0	0.0	5	6	0	5.0	1.41	1.47
Ag Hmstd Land	1,911	1,911	0	0.0	16	17	1	9.4	0.81	0.89
Ag Non-Hmstd	244	244	0	0.0	4	4	0	9.1	1.44	1.57
<b>Total</b>	<b>108,876</b>	<b>108,876</b>	<b>0</b>	<b>0.0</b>	<b>1,643</b>	<b>1,714</b>	<b>71</b>	<b>4.3</b>	<b>1.51</b>	<b>1.57</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,142	1,001	-141	-12.3	County	56.36	59.70	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	51.29	58.50	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.35	38.92	7.24	7.24
(=) Taxable Tax Capacity	1,142	1,001	-141	-12.3	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>144.01</b>	<b>157.12</b>	<b>7.24</b>	<b>7.24</b>

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	100,400	100,400	0.0	1,236	1,207	-29	-2.4	1.23	1.20
Res Hmstd: Avg Val	150,600	150,600	0.0	2,041	2,103	62	3.1	1.36	1.4
Res Hmstd: Hi Val	200,700	200,700	0.0	2,844	2,997	154	5.4	1.42	1.49
Res Hmstd: Ex-Hi Val	301,200	301,200	0.0	4,454	4,791	337	7.6	1.48	1.59
Comm/Ind: Lo Val	150,000	150,000	0.0	4,447	4,743	295	6.6	2.96	3.16
Comm/Ind: Med Val	300,000	300,000	0.0	10,341	11,030	689	6.7	3.45	3.68
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,845	40,371	2,525	6.7	3.78	4.04

<b>Olmsted County</b>	<b>Rochester city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	5,180,552	5,180,552	0	0.0	61,370	63,526	2,156	3.5	1.18	1.23
Res Non-Hmstd	886,152	886,152	0	0.0	12,144	12,826	682	5.6	1.37	1.45
Misc props	10,542	10,542	0	0.0	180	190	10	5.6	1.71	1.80
Apartments	377,103	377,103	0	0.0	6,048	6,392	344	5.7	1.60	1.69
Low-inc Apts	83,414	83,414	0	0.0	816	862	46	5.6	0.98	1.03
Seasonal Rec	3,996	3,996	0	0.0	64	67	4	5.7	1.60	1.69
Com/Ind: Lo	259,643	259,643	0	0.0	6,853	7,137	285	4.2	2.64	2.75
Com/Ind Hi	1,762,245	1,762,245	0	0.0	61,270	63,845	2,575	4.2	3.48	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	17,046	17,046	0	0.0	591	616	25	4.2	3.47	3.62
Ag Hmstd House	1,002	1,002	0	0.0	12	12	0	4.0	1.19	1.24
Ag Hmstd Land	2,817	2,817	0	0.0	17	18	1	6.7	0.61	0.65
Ag Non-Hmstd	27,298	27,298	0	0.0	329	349	20	6.1	1.20	1.28
<b>Total</b>	<b>8,611,809</b>	<b>8,611,809</b>	<b>0</b>	<b>0.0</b>	<b>149,693</b>	<b>155,841</b>	<b>6,148</b>	<b>4.1</b>	<b>1.74</b>	<b>1.81</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	106,547	100,259	-6,288	-5.9	County	53.89	57.10	0.00	0.00
(-) TIF Tax Capacity	1,714	1,714	0	0.0	City/Town	43.72	46.51	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.94	23.25	11.02	11.02
(=) Taxable Tax Capacity	104,834	98,545	-6,288	-6.0	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>119.55</b>	<b>126.86</b>	<b>11.02</b>	<b>11.02</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	119,100	119,100	0.0	1,290	1,306	16	1.2	1.08	1.1
Res Hmstd: Avg Val	178,600	178,600	0.0	2,120	2,194	74	3.5	1.19	1.23
Res Hmstd: Hi Val	238,100	238,100	0.0	2,951	3,082	131	4.5	1.24	1.29
Res Hmstd: Ex-Hi Val	357,200	357,200	0.0	4,613	4,860	247	5.4	1.29	1.36
Apartment	300,000	300,000	0.0	4,814	5,088	274	5.7	1.60	1.7
Comm/Ind: Lo Val	150,000	150,000	0.0	3,954	4,118	164	4.2	2.64	2.75
Comm/Ind: Med Val	300,000	300,000	0.0	9,171	9,554	383	4.2	3.06	3.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,516	34,923	1,406	4.2	3.35	3.49

Olmsted County

Stewartville city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	243,881	243,881	0	0.0	3,465	3,576	110	3.2	1.42	1.47
Res Non-Hmstd	25,240	25,240	0	0.0	407	434	28	6.8	1.61	1.72
Misc props	5,011	5,011	0	0.0	95	102	7	7.0	1.90	2.03
Apartments	8,352	8,352	0	0.0	159	170	11	7.0	1.90	2.03
Low-inc Apts	5,187	5,187	0	0.0	61	65	4	6.8	1.18	1.26
Seasonal Rec	387	387	0	0.0	7	8	1	7.0	1.90	2.03
Com/Ind: Lo	15,642	15,642	0	0.0	463	488	25	5.4	2.96	3.12
Com/Ind Hi	23,591	23,591	0	0.0	911	961	50	5.5	3.86	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,277	5,277	0	0.0	203	215	11	5.5	3.86	4.07
Ag Hmstd House	235	235	0	0.0	4	4	0	5.2	1.50	1.58
Ag Hmstd Land	1,155	1,155	0	0.0	7	8	1	8.3	0.65	0.70
Ag Non-Hmstd	480	480	0	0.0	6	7	1	8.1	1.31	1.42
<b>Total</b>	<b>334,438</b>	<b>334,438</b>	<b>0</b>	<b>0.0</b>	<b>5,789</b>	<b>6,037</b>	<b>248</b>	<b>4.3</b>	<b>1.73</b>	<b>1.80</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,734	3,372	-362	-9.7	County	53.85	57.05	0.00	0.00
(-) TIF Tax Capacity	134	134	0	0.0	City/Town	49.79	55.36	4.84	4.84
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.65	29.50	20.95	20.95
(=) Taxable Tax Capacity	3,600	3,238	-362	-10.0	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>131.30</b>	<b>141.91</b>	<b>25.79</b>	<b>25.79</b>

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	103,700	103,700	0.0	1,350	1,343	-7	-0.5	1.30	1.3
Res Hmstd:Avg Val	155,500	155,500	0.0	2,210	2,278	68	3.1	1.42	1.46
Res Hmstd: Hi Val	207,300	207,300	0.0	3,071	3,213	142	4.6	1.48	1.55
Res Hmstd: Ex-Hi Val	311,000	311,000	0.0	4,793	5,084	291	6.1	1.54	1.63
Apartment	300,000	300,000	0.0	5,697	6,096	398	7.0	1.9	2.03
Comm/Ind: Lo Val	150,000	150,000	0.0	4,440	4,679	239	5.4	2.96	3.12
Comm/Ind: Med Val	300,000	300,000	0.0	10,231	10,788	557	5.4	3.41	3.6
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,254	39,298	2,044	5.5	3.73	3.93

Olmsted County

Oronoco city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	106,439	106,439	0	0.0	1,326	1,381	55	4.1	1.25	1.30
Res Non-Hmstd	18,977	18,977	0	0.0	270	284	14	5.0	1.42	1.49
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	174	174	0	0.0	3	3	0	5.1	1.57	1.65
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,759	2,759	0	0.0	72	74	3	3.7	2.60	2.70
Com/Ind Hi	1,478	1,478	0	0.0	51	53	2	3.8	3.43	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,854	1,854	0	0.0	64	66	2	3.8	3.43	3.56
Ag Hmstd House	187	187	0	0.0	2	2	0	3.3	1.17	1.21
Ag Hmstd Land	450	450	0	0.0	2	2	0	6.5	0.49	0.53
Ag Non-Hmstd	1,193	1,193	0	0.0	14	15	1	5.5	1.18	1.24
<b>Total</b>	<b>133,511</b>	<b>133,511</b>	<b>0</b>	<b>0.0</b>	<b>1,803</b>	<b>1,879</b>	<b>77</b>	<b>4.3</b>	<b>1.35</b>	<b>1.41</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,403	1,342	-61	-4.4	County	56.47	59.82	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.85	40.62	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.71	24.08	11.86	11.86
(=) Taxable Tax Capacity	<u>1,403</u>	<u>1,342</u>	<u>-61</u>	<u>-4.4</u>	Special District	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>118.03</b>	<b>124.53</b>	<b>11.86</b>	<b>11.86</b>

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	169,600	169,600	0.0	1,983	2,039	56	2.8	1.17	1.20
Res Hmstd: Avg Val	254,300	254,300	0.0	3,160	3,290	130	4.1	1.24	1.29
Res Hmstd: Hi Val	338,900	338,900	0.0	4,335	4,538	204	4.7	1.28	1.34
Res Hmstd: Ex-Hi Val	508,500	508,500	0.0	6,630	6,962	332	5.0	1.30	1.37
Comm/Ind: Lo Val	150,000	150,000	0.0	3,932	4,078	146	3.7	2.62	2.72
Comm/Ind: Med Val	300,000	300,000	0.0	9,116	9,457	341	3.7	3.04	3.15
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,307	34,558	1,250	3.8	3.33	3.46

Olmsted County

Chatfield city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	59,340	59,340	0	0.0	851	876	25	2.9	1.43	1.48
Res Non-Hmstd	6,648	6,648	0	0.0	107	116	9	8.2	1.61	1.75
Misc props	334	334	0	0.0	7	7	1	8.3	1.95	2.11
Apartments	97	97	0	0.0	2	2	0	8.3	1.95	2.11
Low-inc Apts	1,233	1,233	0	0.0	15	16	1	8.2	1.18	1.28
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,686	2,686	0	0.0	82	87	5	6.4	3.05	3.25
Com/Ind Hi	3,739	3,739	0	0.0	151	161	10	6.4	4.04	4.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,325	1,325	0	0.0	53	57	3	6.4	4.04	4.29
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	39	39	0	0.0	0	0	0	14.6	0.44	0.51
Ag Non-Hmstd	211	211	0	0.0	3	3	0	8.7	1.48	1.61
<b>Total</b>	<b>75,652</b>	<b>75,652</b>	<b>0</b>	<b>0.0</b>	<b>1,271</b>	<b>1,325</b>	<b>54</b>	<b>4.2</b>	<b>1.68</b>	<b>1.75</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	820	734	-86	-10.4	County	53.88	57.08	0.00	0.00
(-) TIF Tax Capacity	81	81	0	0.0	City/Town	66.36	74.37	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.83	29.53	9.83	9.83
(=) Taxable Tax Capacity	739	654	-86	-11.6	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>148.07</b>	<b>160.99</b>	<b>9.83</b>	<b>9.83</b>

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	106,200	106,200	0.0	1,400	1,368	-32	-2.3	1.32	1.29
Res Hmstd:Avg Val	159,200	159,200	0.0	2,285	2,351	66	2.9	1.44	1.48
Res Hmstd: Hi Val	212,200	212,200	0.0	3,169	3,333	164	5.2	1.49	1.57
Res Hmstd: Ex-Hi Val	318,400	318,400	0.0	4,942	5,301	359	7.3	1.55	1.66
Apartment	300,000	300,000	0.0	5,847	6,332	485	8.3	1.95	2.11
Comm/Ind: Lo Val	150,000	150,000	0.0	4,578	4,868	291	6.4	3.05	3.25
Comm/Ind: Med Val	300,000	300,000	0.0	10,632	11,310	678	6.4	3.54	3.77
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,886	41,373	2,487	6.4	3.89	4.14

Olmsted County

Pine Island city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	35,399	35,399	0	0.0	529	549	20	3.8	1.49	1.55
Res Non-Hmstd	12,598	12,598	0	0.0	210	225	14	6.9	1.67	1.78
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,250	1,250	0	0.0	38	40	2	5.4	3.06	3.22
Com/Ind Hi	614	614	0	0.0	25	26	1	5.4	4.04	4.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	14,976	14,976	0	0.0	219	236	16	7.5	1.46	1.57
<b>Total</b>	<b>64,837</b>	<b>64,837</b>	<b>0</b>	<b>0.0</b>	<b>1,021</b>	<b>1,076</b>	<b>54</b>	<b>5.3</b>	<b>1.58</b>	<b>1.66</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	667	632	-35	-5.2	County	53.92	57.13	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	68.32	74.62	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.13	25.57	13.22	13.22
(=) Taxable Tax Capacity	667	632	-35	-5.2	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>146.37</b>	<b>157.32</b>	<b>13.22</b>	<b>13.22</b>

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	128,100	128,100	0.0	1,787	1,780	-7	-0.4	1.4	1.39
Res Hmstd: Avg Val	192,100	192,100	0.0	2,866	2,962	96	3.3	1.49	1.54
Res Hmstd: Hi Val	256,100	256,100	0.0	3,945	4,144	199	5.0	1.54	1.62
Res Hmstd: Ex-Hi Val	384,200	384,200	0.0	6,105	6,510	405	6.6	1.59	1.69
Comm/Ind: Lo Val	150,000	150,000	0.0	4,590	4,837	246	5.4	3.06	3.22
Comm/Ind: Med Val	300,000	300,000	0.0	10,645	11,220	575	5.4	3.55	3.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,899	41,006	2,107	5.4	3.89	4.10



Otter Tail County

Battle Lake city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	40,906	40,906	0	0.0	389	410	21	5.4	0.95	1.00
Res Non-Hmstd	4,599	4,599	0	0.0	54	57	3	6.4	1.17	1.25
Misc props	29	29	0	0.0	0	0	0	6.5	1.62	1.73
Apartments	4,814	4,814	0	0.0	65	69	4	6.5	1.36	1.44
Low-inc Apts	246	246	0	0.0	2	2	0	6.4	0.82	0.87
Seasonal Rec	18,163	18,163	0	0.0	222	235	13	5.7	1.22	1.30
Com/Ind: Lo	5,986	5,986	0	0.0	141	147	6	4.5	2.36	2.46
Com/Ind Hi	2,120	2,120	0	0.0	66	69	3	4.5	3.13	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	703	703	0	0.0	22	23	1	4.5	3.11	3.25
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	223	223	0	0.0	1	1	0	7.4	0.48	0.51
Ag Non-Hmstd	210	210	0	0.0	2	2	0	6.6	1.07	1.14
<b>Total</b>	<b>77,999</b>	<b>77,999</b>	<b>0</b>	<b>0.0</b>	<b>966</b>	<b>1,018</b>	<b>52</b>	<b>5.4</b>	<b>1.24</b>	<b>1.30</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	857	796	-61	-7.1	County	36.89	38.70	0.00	0.00
(-) TIF Tax Capacity	48	48	0	0.0	City/Town	62.21	67.24	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.13	7.28	2.09	2.09
(=) Taxable Tax Capacity	809	749	-61	-7.5	Special District	0.57	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>106.80</b>	<b>113.81</b>	<b>2.09</b>	<b>2.09</b>

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	102,400	102,400	0.0	835	868	33	4.0	0.82	0.85
Res Hmstd:Avg Val	153,500	153,500	0.0	1,437	1,512	75	5.2	0.94	0.99
Res Hmstd: Hi Val	204,600	204,600	0.0	2,040	2,157	117	5.8	1	1.05
Res Hmstd: Ex-Hi Val	307,000	307,000	0.0	3,247	3,449	202	6.2	1.06	1.12
Apartment	300,000	300,000	0.0	4,068	4,331	263	6.5	1.36	1.44
Comm/Ind: Lo Val	150,000	150,000	0.0	3,533	3,691	158	4.5	2.36	2.46
Comm/Ind: Med Val	300,000	300,000	0.0	8,234	8,601	368	4.5	2.74	2.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,169	31,518	1,349	4.5	3.02	3.15

**Otter Tail County**

**Bluffton city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	5,093	5,093	0	0.0	48	53	5	10.1	0.94	1.04
Res Non-Hmstd	627	627	0	0.0	8	9	1	11.1	1.28	1.42
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	244	244	0	0.0	4	4	0	11.4	1.47	1.64
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	508	508	0	0.0	12	13	1	8.2	2.46	2.66
Com/Ind Hi	397	397	0	0.0	13	14	1	8.3	3.20	3.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	64	64	0	0.0	2	2	0	8.3	3.20	3.47
Ag Hmstd House	839	839	0	0.0	7	8	1	13.0	0.87	0.98
Ag Hmstd Land	1,514	1,514	0	0.0	5	6	1	20.3	0.33	0.40
Ag Non-Hmstd	562	562	0	0.0	6	6	1	13.3	0.98	1.11
<b>Total</b>	<b>9,847</b>	<b>9,847</b>	<b>0</b>	<b>0.0</b>	<b>105</b>	<b>116</b>	<b>11</b>	<b>10.6</b>	<b>1.06</b>	<b>1.17</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	98	82	-16	-16.6	County	36.95	38.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.52	52.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.52	22.39	21.50	21.50
(=) Taxable Tax Capacity	98	82	-16	-16.6	Special District	0.57	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>100.56</b>	<b>113.92</b>	<b>21.50</b>	<b>21.50</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	57,900	57,900	0.0	475	520	45	9.5	0.82	0.9
Res Hmstd:Avg Val	86,700	86,700	0.0	764	839	75	9.8	0.88	0.97
Res Hmstd: Hi Val	115,600	115,600	0.0	1,143	1,260	117	10.3	0.99	1.09
Res Hmstd: Ex-Hi Val	173,500	173,500	0.0	1,901	2,103	202	10.6	1.1	1.21
Comm/Ind: Lo Val	150,000	150,000	0.0	3,684	3,985	301	8.2	2.46	2.66
Comm/Ind: Med Val	300,000	300,000	0.0	8,488	9,190	702	8.3	2.83	3.06
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,907	33,481	2,573	8.3	3.09	3.35

**Otter Tail County**

**Clitherall city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,024	2,024	0	0.0	6	10	4	55.0	0.32	0.50
Res Non-Hmstd	488	488	0	0.0	4	4	0	12.6	0.78	0.88
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	258	258	0	0.0	2	2	0	11.6	0.75	0.84
Com/Ind: Lo	268	268	0	0.0	5	5	0	7.4	1.77	1.90
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	58	58	0	0.0	1	1	0	7.4	2.35	2.53
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	19	19	0	0.0	0	0	0	107.4	0.04	0.08
Ag Non-Hmstd	8	8	0	0.0	0	0	0	12.9	0.68	0.76
<b>Total</b>	<b>3,124</b>	<b>3,124</b>	<b>0</b>	<b>0.0</b>	<b>18</b>	<b>23</b>	<b>5</b>	<b>25.7</b>	<b>0.59</b>	<b>0.74</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	34	26	-8	-22.7	County	36.98	38.80	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.94	29.68	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.21	7.36	2.09	2.09
(=) Taxable Tax Capacity	34	26	-8	-22.7	Special District	0.57	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>67.70</b>	<b>76.44</b>	<b>2.09</b>	<b>2.09</b>

*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	36,600	36,600	0.0	109	176	66	60.9	0.3	0.48
Res Hmstd:Avg Val	54,800	54,800	0.0	163	263	100	60.9	0.3	0.48
Res Hmstd: Hi Val	73,100	73,100	0.0	218	351	133	60.9	0.3	0.48
Res Hmstd: Ex-Hi Val	109,700	109,700	0.0	492	652	160	32.6	0.45	0.59
Comm/Ind: Lo Val	150,000	150,000	0.0	2,653	2,850	196	7.4	1.77	1.9
Comm/Ind: Med Val	300,000	300,000	0.0	6,181	6,639	458	7.4	2.06	2.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	22,643	24,324	1,681	7.4	2.26	2.43

**Otter Tail County**

**Dalton city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	4,857	4,857	0	0.0	49	51	2	4.4	1.00	1.04
Res Non-Hmstd	624	624	0	0.0	9	10	1	15.1	1.41	1.62
Misc props	127	127	0	0.0	2	2	0	15.3	1.71	1.97
Apartments	538	538	0	0.0	9	11	1	15.3	1.71	1.97
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	28	28	0	0.0	0	0	0	15.6	1.34	1.55
Com/Ind: Lo	1,192	1,192	0	0.0	33	37	4	11.4	2.76	3.07
Com/Ind Hi	31	31	0	0.0	1	1	0	11.5	3.64	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	132	132	0	0.0	5	5	1	11.5	3.64	4.06
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	61	61	0	0.0	1	1	0	16.5	0.86	1.00
Ag Non-Hmstd	34	34	0	0.0	0	1	0	16.5	1.27	1.48
<b>Total</b>	<b>7,623</b>	<b>7,623</b>	<b>0</b>	<b>0.0</b>	<b>109</b>	<b>119</b>	<b>10</b>	<b>9.0</b>	<b>1.43</b>	<b>1.56</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	85	67	-18	-21.2	County	36.80	38.58	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	63.82	80.93	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.68	27.72	12.19	12.19
(=) Taxable Tax Capacity	85	67	-18	-21.2	Special District	0.57	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>126.87</b>	<b>147.83</b>	<b>12.19</b>	<b>12.19</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	40,400	40,400	0.0	400	408	7	1.8	0.99	1.01
Res Hmstd:Avg Val	60,600	60,600	0.0	600	611	11	1.8	0.99	1.01
Res Hmstd: Hi Val	80,700	80,700	0.0	822	848	26	3.1	1.02	1.05
Res Hmstd: Ex-Hi Val	121,100	121,100	0.0	1,421	1,548	128	9.0	1.17	1.28
Apartment	300,000	300,000	0.0	5,123	5,909	786	15.3	1.71	1.97
Comm/Ind: Lo Val	150,000	150,000	0.0	4,136	4,608	471	11.4	2.76	3.07
Comm/Ind: Med Val	300,000	300,000	0.0	9,590	10,690	1,100	11.5	3.2	3.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,043	39,077	4,034	11.5	3.50	3.91

**Otter Tail County**

**Deer Creek city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	6,152	6,152	0	0.0	47	53	7	14.1	0.76	0.87
Res Non-Hmstd	1,236	1,236	0	0.0	15	17	2	11.0	1.22	1.36
Misc props	129	129	0	0.0	2	2	0	11.2	1.35	1.50
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	464	464	0	0.0	4	4	0	10.8	0.84	0.93
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,255	1,255	0	0.0	29	31	2	7.9	2.30	2.49
Com/Ind Hi	201	201	0	0.0	6	7	0	8.1	3.00	3.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	296	296	0	0.0	9	10	1	8.1	3.00	3.24
Ag Hmstd House	607	607	0	0.0	4	5	1	24.2	0.72	0.90
Ag Hmstd Land	2,892	2,892	0	0.0	11	13	2	15.9	0.38	0.44
Ag Non-Hmstd	601	601	0	0.0	5	6	1	13.4	0.89	1.01
<b>Total</b>	<b>13,834</b>	<b>13,834</b>	<b>0</b>	<b>0.0</b>	<b>132</b>	<b>148</b>	<b>16</b>	<b>12.0</b>	<b>0.96</b>	<b>1.07</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	135	111	-23	-17.3	County	36.78	38.56	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	40.13	48.53	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.01	14.90	21.50	21.50
(=) Taxable Tax Capacity	<u>135</u>	<u>111</u>	<u>-23</u>	<u>-17.3</u>	Special District	<u>0.57</u>	<u>0.60</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>90.49</b>	<b>102.59</b>	<b>21.50</b>	<b>21.50</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	48,300	48,300	0.0	348	401	53	15.4	0.72	0.83
Res Hmstd:Avg Val	72,500	72,500	0.0	522	602	80	15.4	0.72	0.83
Res Hmstd: Hi Val	96,600	96,600	0.0	796	906	109	13.7	0.82	0.94
Res Hmstd: Ex-Hi Val	144,900	144,900	0.0	1,381	1,550	169	12.2	0.95	1.07
Apartment	300,000	300,000	0.0	4,038	4,492	454	11.2	1.35	1.5
Comm/Ind: Lo Val	150,000	150,000	0.0	3,457	3,729	272	7.9	2.30	2.49
Comm/Ind: Med Val	300,000	300,000	0.0	7,960	8,595	635	8.0	2.65	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,970	31,299	2,329	8.0	2.9	3.13

**Otter Tail County**

**Dent city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,363	4,363	0	0.0	48	49	1	2.2	1.09	1.12
Res Non-Hmstd	656	656	0	0.0	10	11	2	15.9	1.47	1.71
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	109	109	0	0.0	2	2	0	16.0	1.76	2.04
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	79	79	0	0.0	1	1	0	15.4	1.46	1.69
Com/Ind: Lo	1,064	1,064	0	0.0	30	34	4	11.9	2.84	3.18
Com/Ind Hi	91	91	0	0.0	3	4	0	11.9	3.78	4.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	131	131	0	0.0	5	6	1	11.9	3.78	4.22
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	111	111	0	0.0	2	2	0	16.2	1.39	1.61
<b>Total</b>	<b>6,604</b>	<b>6,604</b>	<b>0</b>	<b>0.0</b>	<b>101</b>	<b>108</b>	<b>8</b>	<b>7.9</b>	<b>1.52</b>	<b>1.64</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	74	60	-14	-19.1	County	36.96	38.78	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	84.98	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.86	12.32	2.79	2.79
(=) Taxable Tax Capacity	74	60	-14	-19.1	Special District	4.72	4.90	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>138.52</b>	<b>161.01</b>	<b>2.79</b>	<b>2.79</b>

*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	46,700	46,700	0.0	473	464	-9	-1.9	1.01	0.99
Res Hmstd: Avg Val	70,000	70,000	0.0	709	696	-13	-1.9	1.01	0.99
Res Hmstd: Hi Val	93,200	93,200	0.0	1,029	1,062	34	3.3	1.10	1.14
Res Hmstd: Ex-Hi Val	139,900	139,900	0.0	1,731	1,895	164	9.5	1.24	1.35
Comm/Ind: Lo Val	150,000	150,000	0.0	4,257	4,763	506	11.9	2.84	3.18
Comm/Ind: Med Val	300,000	300,000	0.0	9,920	11,100	1,180	11.9	3.31	3.70
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,346	40,674	4,328	11.9	3.63	4.07

**Otter Tail County**

**Elizabeth city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,466	3,466	0	0.0	34	37	2	6.9	0.99	1.06
Res Non-Hmstd	693	693	0	0.0	10	12	2	17.5	1.49	1.75
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	519	519	0	0.0	14	16	2	13.1	2.72	3.08
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	70	70	0	0.0	3	3	0	13.3	3.59	4.06
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	6	6	0	0.0	0	0	0	19.1	0.62	0.74
Ag Non-Hmstd	48	48	0	0.0	1	1	0	19.1	1.24	1.48
<b>Total</b>	<b>4,801</b>	<b>4,801</b>	<b>0</b>	<b>0.0</b>	<b>62</b>	<b>68</b>	<b>6</b>	<b>10.5</b>	<b>1.29</b>	<b>1.43</b>

*Tax Base*

*Tax Rates*

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	52	39	-13	-24.5	County	36.85	38.63	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	61.35	81.30	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.73	27.77	12.19	12.19
(=) Taxable Tax Capacity	<u>52</u>	<u>39</u>	<u>-13</u>	<u>-24.5</u>	Special District	<u>0.57</u>	<u>0.60</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	124.50	148.29	12.19	12.19

*Tax Burdens on  
Hypothetical Properties*

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,400	40,400	40,400	0.0	391	409	18	4.6	0.97	1.01
Res Hmstd:Avg Val	60,600	60,600	60,600	0.0	586	613	27	4.6	0.97	1.01
Res Hmstd: Hi Val	80,800	80,800	80,800	0.0	805	852	48	5.9	1	1.05
Res Hmstd: Ex-Hi Val	121,300	121,300	121,300	0.0	1,395	1,556	161	11.6	1.15	1.28
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,083	4,618	535	13.1	2.72	3.08
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,466	10,715	1,249	13.2	3.16	3.57
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	34,585	39,165	4,580	13.2	3.46	3.92

**Otter Tail County**

**Erhard city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	3,879	3,879	0	0.0	21	26	6	26.6	0.54	0.68
Res Non-Hmstd	553	553	0	0.0	5	6	1	15.1	0.96	1.10
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	672	672	0	0.0	14	15	1	9.8	2.05	2.25
Com/Ind Hi	173	173	0	0.0	5	5	0	9.8	2.72	2.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	80	80	0	0.0	2	2	0	9.8	2.72	2.99
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	196	196	0	0.0	2	2	0	15.6	0.86	0.99
<b>Total</b>	<b>5,553</b>	<b>5,553</b>	<b>0</b>	<b>0.0</b>	<b>48</b>	<b>57</b>	<b>9</b>	<b>17.8</b>	<b>0.87</b>	<b>1.03</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	62	49	-13	-21.1	County	36.96	38.78	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.20	53.51	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.21	5.37	3.13	3.13
(=) Taxable Tax Capacity	<u>62</u>	<u>49</u>	<u>-13</u>	<u>-21.1</u>	Special District	<u>1.21</u>	<u>1.25</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>85.58</b>	<b>98.90</b>	<b>3.13</b>	<b>3.13</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	44,500	44,500	0.0	217	278	61	28.3	0.49	0.62
Res Hmstd:Avg Val	66,700	66,700	0.0	325	417	92	28.3	0.49	0.62
Res Hmstd: Hi Val	88,900	88,900	0.0	496	618	122	24.5	0.56	0.69
Res Hmstd: Ex-Hi Val	133,300	133,300	0.0	930	1,110	180	19.4	0.7	0.83
Comm/Ind: Lo Val	150,000	150,000	0.0	3,071	3,371	300	9.8	2.05	2.25
Comm/Ind: Med Val	300,000	300,000	0.0	7,151	7,850	699	9.8	2.38	2.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,187	28,752	2,564	9.8	2.62	2.88



**Otter Tail County**

**Fergus Falls city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	448,515	448,515	0	0.0	4,373	4,626	253	5.8	0.98	1.03
Res Non-Hmstd	51,086	51,086	0	0.0	637	682	45	7.0	1.25	1.34
Misc props	2,665	2,665	0	0.0	45	48	3	6.7	1.68	1.79
Apartments	54,298	54,298	0	0.0	783	838	56	7.1	1.44	1.54
Low-inc Apts	11,422	11,422	0	0.0	101	108	7	7.0	0.88	0.94
Seasonal Rec	7,261	7,261	0	0.0	86	92	6	6.9	1.18	1.26
Com/Ind: Lo	51,499	51,499	0	0.0	1,255	1,319	63	5.0	2.44	2.56
Com/Ind Hi	128,569	128,569	0	0.0	4,127	4,338	211	5.1	3.21	3.37
Publ U: Elec Gen	25,150	25,150	0	0.0	562	603	41	7.3	2.23	2.40
Publ U: Other	21,818	21,818	0	0.0	699	735	36	5.1	3.20	3.37
Ag Hmstd House	1,262	1,262	0	0.0	13	14	1	6.0	1.01	1.08
Ag Hmstd Land	1,324	1,324	0	0.0	5	6	1	10.3	0.41	0.46
Ag Non-Hmstd	2,849	2,849	0	0.0	30	32	2	7.8	1.06	1.14
<b>Total</b>	<b>807,719</b>	<b>807,719</b>	<b>0</b>	<b>0.0</b>	<b>12,716</b>	<b>13,441</b>	<b>725</b>	<b>5.7</b>	<b>1.57</b>	<b>1.66</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	10,226	9,334	-891	-8.7	County	36.25	38.03	0.00	0.00
(-) TIF Tax Capacity	405	405	0	0.0	City/Town	41.75	45.92	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.04	28.14	12.19	12.19
(=) Taxable Tax Capacity	9,821	8,929	-891	-9.1	Special District	1.53	1.68	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>105.56</b>	<b>113.77</b>	<b>12.19</b>	<b>12.19</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	81,100	81,100	0.0	656	681	25	3.9	0.81	0.84
Res Hmstd: Avg Val	121,700	121,700	0.0	1,170	1,234	64	5.4	0.96	1.01
Res Hmstd: Hi Val	162,200	162,200	0.0	1,684	1,785	102	6.1	1.04	1.10
Res Hmstd: Ex-Hi Val	243,300	243,300	0.0	2,711	2,890	178	6.6	1.11	1.19
Apartment	300,000	300,000	0.0	4,324	4,632	308	7.1	1.44	1.54
Comm/Ind: Lo Val	150,000	150,000	0.0	3,657	3,841	185	5.0	2.44	2.56
Comm/Ind: Med Val	300,000	300,000	0.0	8,472	8,902	431	5.1	2.82	2.97
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,940	32,519	1,579	5.1	3.09	3.25

**Otter Tail County**

**Henning city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	17,000	17,000	0	0.0	169	181	12	7.4	0.99	1.07
Res Non-Hmstd	3,262	3,262	0	0.0	45	50	5	11.5	1.38	1.54
Misc props	195	195	0	0.0	3	4	0	11.9	1.67	1.87
Apartments	1,350	1,350	0	0.0	22	24	3	11.8	1.60	1.79
Low-inc Apts	440	440	0	0.0	4	5	1	11.4	1.00	1.11
Seasonal Rec	22	22	0	0.0	0	0	0	13.0	1.17	1.32
Com/Ind: Lo	4,240	4,240	0	0.0	111	120	10	8.7	2.61	2.84
Com/Ind Hi	953	953	0	0.0	32	35	3	8.9	3.40	3.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	17	17	0	0.0	1	1	0	8.9	3.40	3.71
Ag Hmstd House	802	802	0	0.0	9	10	1	8.5	1.09	1.18
Ag Hmstd Land	1,207	1,207	0	0.0	4	5	1	20.6	0.37	0.44
Ag Non-Hmstd	792	792	0	0.0	9	10	1	13.9	1.09	1.25
<b>Total</b>	<b>30,280</b>	<b>30,280</b>	<b>0</b>	<b>0.0</b>	<b>409</b>	<b>446</b>	<b>37</b>	<b>9.0</b>	<b>1.35</b>	<b>1.47</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	330	273	-57	-17.2	County	36.68	38.44	0.00	0.00
(-) TIF Tax Capacity	11	11	0	0.0	City/Town	59.27	72.14	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.78	13.34	23.85	23.85
(=) Taxable Tax Capacity	319	262	-57	-17.8	Special District	0.57	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	109.31	124.51	23.85	23.85

*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	46,800	46,800	0.0	436	461	25	5.8	0.93	0.99
Res Hmstd:Avg Val	70,200	70,200	0.0	654	692	38	5.8	0.93	0.99
Res Hmstd: Hi Val	93,500	93,500	0.0	957	1,028	71	7.5	1.02	1.1
Res Hmstd: Ex-Hi Val	140,300	140,300	0.0	1,622	1,775	153	9.4	1.16	1.27
Apartment	300,000	300,000	0.0	4,815	5,385	570	11.8	1.60	1.79
Comm/Ind: Lo Val	150,000	150,000	0.0	3,916	4,258	342	8.7	2.61	2.84
Comm/Ind: Med Val	300,000	300,000	0.0	9,018	9,816	798	8.8	3.01	3.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,828	35,754	2,926	8.9	3.28	3.58

**Otter Tail County**

**New York Mills city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	28,322	28,322	0	0.0	325	334	9	2.7	1.15	1.18
Res Non-Hmstd	5,393	5,393	0	0.0	79	88	9	11.0	1.47	1.63
Misc props	332	332	0	0.0	7	8	1	10.2	2.20	2.42
Apartments	4,098	4,098	0	0.0	72	80	8	11.2	1.76	1.95
Low-inc Apts	3,175	3,175	0	0.0	34	38	4	11.0	1.07	1.19
Seasonal Rec	83	83	0	0.0	1	2	0	11.2	1.76	1.95
Com/Ind: Lo	5,591	5,591	0	0.0	157	171	13	8.4	2.82	3.05
Com/Ind Hi	8,133	8,133	0	0.0	302	327	26	8.5	3.71	4.02
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	925	925	0	0.0	34	37	3	8.5	3.71	4.02
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	201	201	0	0.0	2	3	0	12.1	1.19	1.33
<b>Total</b>	<b>56,252</b>	<b>56,252</b>	<b>0</b>	<b>0.0</b>	<b>1,015</b>	<b>1,087</b>	<b>72</b>	<b>7.1</b>	<b>1.80</b>	<b>1.93</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	685	607	-78	-11.4	County	35.33	36.95	0.00	0.00
(-) TIF Tax Capacity	145	145	0	0.0	City/Town	70.15	82.01	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.07	26.27	13.09	13.09
(=) Taxable Tax Capacity	540	462	-78	-14.5	Special District	0.57	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>130.12</b>	<b>145.82</b>	<b>13.09</b>	<b>13.09</b>

*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	59,200	59,200	0.0	611	595	-16	-2.5	1.03	1.01
Res Hmstd:Avg Val	88,800	88,800	0.0	979	985	5	0.6	1.10	1.11
Res Hmstd: Hi Val	118,400	118,400	0.0	1,430	1,494	64	4.5	1.21	1.26
Res Hmstd: Ex-Hi Val	177,600	177,600	0.0	2,331	2,512	181	7.8	1.31	1.41
Apartment	300,000	300,000	0.0	5,272	5,861	589	11.2	1.76	1.95
Comm/Ind: Lo Val	150,000	150,000	0.0	4,223	4,576	353	8.4	2.82	3.05
Comm/Ind: Med Val	300,000	300,000	0.0	9,788	10,612	824	8.4	3.26	3.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,757	38,780	3,023	8.5	3.58	3.88

**Otter Tail County**

**Ottertail city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	47,935	47,935	0	0.0	337	357	20	5.9	0.70	0.75
Res Non-Hmstd	8,865	8,865	0	0.0	74	76	2	2.8	0.83	0.85
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	39,454	39,454	0	0.0	341	349	8	2.4	0.86	0.88
Com/Ind: Lo	6,285	6,285	0	0.0	115	117	2	1.7	1.83	1.86
Com/Ind Hi	14,940	14,940	0	0.0	363	369	6	1.7	2.43	2.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,610	1,610	0	0.0	39	40	1	1.7	2.43	2.47
Ag Hmstd House	662	662	0	0.0	3	4	1	19.8	0.52	0.62
Ag Hmstd Land	1,786	1,786	0	0.0	5	5	0	3.9	0.26	0.27
Ag Non-Hmstd	1,023	1,023	0	0.0	7	7	0	2.9	0.71	0.73
<b>Total</b>	<b>122,560</b>	<b>122,560</b>	<b>0</b>	<b>0.0</b>	<b>1,284</b>	<b>1,324</b>	<b>40</b>	<b>3.1</b>	<b>1.05</b>	<b>1.08</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,434	1,399	-35	-2.4	County	36.96	38.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.82	21.55	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.97	12.44	4.33	4.33
(=) Taxable Tax Capacity	<u>1,434</u>	<u>1,399</u>	<u>-35</u>	<u>-2.4</u>	Special District	<u>0.57</u>	<u>0.60</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>71.32</b>	<b>73.37</b>	<b>4.33</b>	<b>4.33</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	163,100	163,100	0.0	1,008	1,102	94	9.3	0.62	0.68
Res Hmstd:Avg Val	244,500	244,500	0.0	1,697	1,788	91	5.3	0.69	0.73
Res Hmstd: Hi Val	325,900	325,900	0.0	2,386	2,474	88	3.7	0.73	0.76
Res Hmstd: Ex-Hi Val	489,000	489,000	0.0	3,699	3,799	100	2.7	0.76	0.78
Comm/Ind: Lo Val	150,000	150,000	0.0	2,768	2,814	46	1.7	1.85	1.88
Comm/Ind: Med Val	300,000	300,000	0.0	6,438	6,545	108	1.7	2.15	2.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	23,562	23,957	395	1.7	2.36	2.4

**Otter Tail County**

**Parkers Prairie city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	33,932	33,932	0	0.0	475	490	15	3.1	1.40	1.44
Res Non-Hmstd	6,807	6,807	0	0.0	117	127	10	8.7	1.72	1.87
Misc props	1,674	1,674	0	0.0	28	30	2	8.6	1.66	1.81
Apartments	768	768	0	0.0	15	16	1	8.9	1.96	2.14
Low-inc Apts	453	453	0	0.0	6	6	0	8.6	1.23	1.33
Seasonal Rec	127	127	0	0.0	2	2	0	10.1	1.39	1.53
Com/Ind: Lo	5,125	5,125	0	0.0	155	166	11	7.0	3.02	3.23
Com/Ind Hi	2,308	2,308	0	0.0	91	97	6	7.1	3.92	4.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,559	1,559	0	0.0	61	66	4	7.1	3.92	4.21
Ag Hmstd House	197	197	0	0.0	3	3	0	6.2	1.54	1.63
Ag Hmstd Land	148	148	0	0.0	1	1	0	11.6	0.61	0.68
Ag Non-Hmstd	1,464	1,464	0	0.0	19	21	2	10.7	1.31	1.45
<b>Total</b>	<b>54,562</b>	<b>54,562</b>	<b>0</b>	<b>0.0</b>	<b>972</b>	<b>1,025</b>	<b>53</b>	<b>5.5</b>	<b>1.78</b>	<b>1.88</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	612	538	-74	-12.1	County	36.81	38.60	0.00	0.00
(-) TIF Tax Capacity	15	15	0	0.0	City/Town	80.09	91.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.86	14.72	32.12	32.12
(=) Taxable Tax Capacity	<u>597</u>	<u>523</u>	<u>-74</u>	<u>-12.4</u>	Special District	<u>0.57</u>	<u>0.60</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>131.33</b>	<b>145.36</b>	<b>32.12</b>	<b>32.12</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	75,400	75,400	0.0	931	900	-31	-3.3	1.23	1.19
Res Hmstd:Avg Val	113,000	113,000	0.0	1,576	1,612	36	2.3	1.39	1.43
Res Hmstd: Hi Val	150,700	150,700	0.0	2,226	2,330	104	4.7	1.48	1.55
Res Hmstd: Ex-Hi Val	226,000	226,000	0.0	3,525	3,765	240	6.8	1.56	1.67
Apartment	300,000	300,000	0.0	5,888	6,415	526	8.9	1.96	2.14
Comm/Ind: Lo Val	150,000	150,000	0.0	4,535	4,851	316	7.0	3.02	3.23
Comm/Ind: Med Val	300,000	300,000	0.0	10,422	11,159	737	7.1	3.47	3.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,893	40,594	2,701	7.1	3.79	4.06

**Otter Tail County**

**Pelican Rapids city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	43,526	43,526	0	0.0	404	422	17	4.3	0.93	0.97
Res Non-Hmstd	7,257	7,257	0	0.0	92	102	10	10.4	1.27	1.40
Misc props	718	718	0	0.0	12	13	1	9.9	1.70	1.86
Apartments	3,884	3,884	0	0.0	59	65	6	10.4	1.51	1.67
Low-inc Apts	3,781	3,781	0	0.0	34	38	4	10.4	0.91	1.01
Seasonal Rec	139	139	0	0.0	2	2	0	10.1	1.34	1.48
Com/Ind: Lo	9,734	9,734	0	0.0	247	265	18	7.4	2.54	2.73
Com/Ind Hi	12,750	12,750	0	0.0	430	462	32	7.5	3.37	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,770	2,770	0	0.0	93	100	7	7.5	3.37	3.63
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	462	462	0	0.0	2	3	0	12.2	0.52	0.58
Ag Non-Hmstd	429	429	0	0.0	5	6	1	10.6	1.18	1.31
<b>Total</b>	<b>85,449</b>	<b>85,449</b>	<b>0</b>	<b>0.0</b>	<b>1,382</b>	<b>1,478</b>	<b>96</b>	<b>7.0</b>	<b>1.62</b>	<b>1.73</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,061	939	-122	-11.5	County	36.49	38.29	0.00	0.00
(-) TIF Tax Capacity	70	70	0	0.0	City/Town	75.07	85.65	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.55	5.71	3.13	3.13
(=) Taxable Tax Capacity	991	868	-122	-12.3	Special District	1.21	1.25	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>118.32</b>	<b>130.89</b>	<b>3.13</b>	<b>3.13</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	59,600	59,600	0.0	485	487	1	0.3	0.81	0.82
Res Hmstd:Avg Val	89,400	89,400	0.0	794	816	22	2.8	0.89	0.91
Res Hmstd: Hi Val	119,100	119,100	0.0	1,181	1,249	68	5.7	0.99	1.05
Res Hmstd: Ex-Hi Val	178,700	178,700	0.0	1,959	2,118	159	8.1	1.1	1.19
Apartment	300,000	300,000	0.0	4,531	5,002	472	10.4	1.51	1.67
Comm/Ind: Lo Val	150,000	150,000	0.0	3,808	4,091	283	7.4	2.54	2.73
Comm/Ind: Med Val	300,000	300,000	0.0	8,869	9,529	660	7.4	2.96	3.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,490	34,910	2,420	7.5	3.25	3.49

**Otter Tail County**

**Perham city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	89,031	89,031	0	0.0	822	865	43	5.2	0.92	0.97
Res Non-Hmstd	18,835	18,835	0	0.0	230	246	16	6.8	1.22	1.30
Misc props	410	410	0	0.0	6	6	0	6.8	1.47	1.58
Apartments	11,344	11,344	0	0.0	159	170	11	6.8	1.40	1.50
Low-inc Apts	2,689	2,689	0	0.0	23	24	2	6.8	0.85	0.91
Seasonal Rec	201	201	0	0.0	2	3	0	6.5	1.17	1.25
Com/Ind: Lo	23,811	23,811	0	0.0	572	600	27	4.8	2.40	2.52
Com/Ind Hi	41,967	41,967	0	0.0	1,337	1,401	64	4.8	3.19	3.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,192	4,192	0	0.0	134	140	6	4.8	3.19	3.34
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	147	147	0	0.0	2	2	0	7.1	1.08	1.15
<b>Total</b>	<b>192,628</b>	<b>192,628</b>	<b>0</b>	<b>0.0</b>	<b>3,287</b>	<b>3,456</b>	<b>169</b>	<b>5.2</b>	<b>1.71</b>	<b>1.79</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	2,542	2,361	-182	-7.1	County	36.41	38.20	0.00	0.00
(-) TIF Tax Capacity	466	466	0	0.0	City/Town	54.05	59.23	3.03	3.03
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.44	12.92	2.79	2.79
(=) Taxable Tax Capacity	<u>2,076</u>	<u>1,894</u>	<u>-182</u>	<u>-8.7</u>	Special District	<u>4.65</u>	<u>4.86</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>107.56</b>	<b>115.21</b>	<b>5.82</b>	<b>5.82</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	81,200	81,200	0.0	621	638	17	2.7	0.77	0.79
Res Hmstd: Avg Val	121,800	121,800	0.0	1,118	1,171	53	4.8	0.92	0.96
Res Hmstd: Hi Val	162,300	162,300	0.0	1,614	1,704	90	5.6	0.99	1.05
Res Hmstd: Ex-Hi Val	243,500	243,500	0.0	2,608	2,771	163	6.3	1.07	1.14
Apartment	300,000	300,000	0.0	4,208	4,495	287	6.8	1.40	1.5
Comm/Ind: Lo Val	150,000	150,000	0.0	3,606	3,778	172	4.8	2.40	2.52
Comm/Ind: Med Val	300,000	300,000	0.0	8,385	8,787	402	4.8	2.8	2.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,687	32,161	1,474	4.8	3.07	3.22

**Otter Tail County**

**Richville city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,204	2,204	0	0.0	16	18	2	11.6	0.71	0.79
Res Non-Hmstd	610	610	0	0.0	7	7	1	10.4	1.09	1.20
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	76	76	0	0.0	1	1	0	9.9	1.04	1.15
Com/Ind: Lo	254	254	0	0.0	6	6	0	7.0	2.21	2.37
Com/Ind Hi	171	171	0	0.0	5	5	0	7.0	2.94	3.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	44	44	0	0.0	1	1	0	7.0	2.94	3.15
Ag Hmstd House	144	144	0	0.0	1	1	0	11.9	0.69	0.77
Ag Hmstd Land	542	542	0	0.0	2	2	0	13.4	0.39	0.44
Ag Non-Hmstd	200	200	0	0.0	2	2	0	10.7	0.97	1.07
<b>Total</b>	<b>4,246</b>	<b>4,246</b>	<b>0</b>	<b>0.0</b>	<b>40</b>	<b>44</b>	<b>4</b>	<b>10.1</b>	<b>0.94</b>	<b>1.04</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	44	37	-7	-15.4	County	36.96	38.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.27	51.13	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.86	12.32	2.79	2.79
(=) Taxable Tax Capacity	44	37	-7	-15.4	Special District	4.72	4.90	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	96.82	107.13	2.79	2.79

*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	49,600	49,600	0.0	296	333	37	12.5	0.6	0.67
Res Hmstd: Avg Val	74,300	74,300	0.0	443	498	55	12.5	0.6	0.67
Res Hmstd: Hi Val	99,100	99,100	0.0	704	786	82	11.7	0.71	0.79
Res Hmstd: Ex-Hi Val	148,600	148,600	0.0	1,241	1,378	136	11.0	0.84	0.93
Comm/Ind: Lo Val	150,000	150,000	0.0	3,319	3,551	232	7.0	2.21	2.37
Comm/Ind: Med Val	300,000	300,000	0.0	7,730	8,272	542	7.0	2.58	2.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,317	30,302	1,986	7.0	2.83	3.03



**Otter Tail County**

**Underwood city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	11,528	11,528	0	0.0	98	106	8	8.5	0.85	0.92
Res Non-Hmstd	1,308	1,308	0	0.0	15	16	1	10.0	1.13	1.25
Misc props	105	105	0	0.0	2	2	0	8.6	1.90	2.06
Apartments	256	256	0	0.0	3	4	0	10.1	1.35	1.49
Low-inc Apts	296	296	0	0.0	2	3	0	10.0	0.82	0.90
Seasonal Rec	1,300	1,300	0	0.0	15	16	1	9.6	1.14	1.25
Com/Ind: Lo	1,418	1,418	0	0.0	33	36	2	7.0	2.35	2.51
Com/Ind Hi	539	539	0	0.0	17	18	1	7.0	3.12	3.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	240	240	0	0.0	7	8	1	7.0	3.12	3.33
Ag Hmstd House	244	244	0	0.0	3	3	0	9.7	1.03	1.12
Ag Hmstd Land	199	199	0	0.0	1	1	0	12.0	0.46	0.51
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>17,432</b>	<b>17,432</b>	<b>0</b>	<b>0.0</b>	<b>196</b>	<b>213</b>	<b>16</b>	<b>8.4</b>	<b>1.13</b>	<b>1.22</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	189	161	-28	-14.7	County	36.75	38.53	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.18	52.94	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.60	23.95	3.73	3.73
(=) Taxable Tax Capacity	189	161	-28	-14.7	Special District	0.57	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	105.11	116.02	3.73	3.73

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	66,200	66,200	0.0	456	486	30	6.5	0.69	0.73
Res Hmstd:Avg Val	99,300	99,300	0.0	798	861	63	7.9	0.80	0.87
Res Hmstd: Hi Val	132,300	132,300	0.0	1,187	1,290	104	8.7	0.9	0.98
Res Hmstd: Ex-Hi Val	198,600	198,600	0.0	1,968	2,154	186	9.4	0.99	1.08
Apartment	300,000	300,000	0.0	4,054	4,463	409	10.1	1.35	1.49
Comm/Ind: Lo Val	150,000	150,000	0.0	3,520	3,765	245	7.0	2.35	2.51
Comm/Ind: Med Val	300,000	300,000	0.0	8,194	8,767	573	7.0	2.73	2.92
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,008	32,108	2,100	7.0	3.00	3.21

**Otter Tail County**

**Vergas city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	12,910	12,910	0	0.0	136	145	9	6.3	1.06	1.12
Res Non-Hmstd	1,544	1,544	0	0.0	22	24	2	7.2	1.45	1.55
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	1,579	1,579	0	0.0	24	26	2	7.3	1.53	1.65
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	5,112	5,112	0	0.0	58	62	4	7.8	1.13	1.22
Com/Ind: Lo	1,743	1,743	0	0.0	44	46	2	5.3	2.52	2.66
Com/Ind Hi	368	368	0	0.0	12	13	1	5.4	3.28	3.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	289	289	0	0.0	9	10	1	5.4	3.28	3.46
Ag Hmstd House	427	427	0	0.0	4	5	0	5.9	1.02	1.08
Ag Hmstd Land	908	908	0	0.0	4	4	0	10.8	0.41	0.46
Ag Non-Hmstd	99	99	0	0.0	1	1	0	8.7	1.02	1.11
<b>Total</b>	<b>24,980</b>	<b>24,980</b>	<b>0</b>	<b>0.0</b>	<b>315</b>	<b>336</b>	<b>21</b>	<b>6.6</b>	<b>1.26</b>	<b>1.35</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	266	237	-29	-10.9	County	36.96	38.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	49.72	55.80	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.92	15.90	25.71	25.71
(=) Taxable Tax Capacity	<u>266</u>	<u>237</u>	<u>-29</u>	<u>-10.9</u>	Special District	<u>0.57</u>	<u>0.60</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	102.16	111.07	25.71	25.71

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	71,700	71,700	0.0	630	662	32	5.1	0.88	0.92
Res Hmstd:Avg Val	107,600	107,600	0.0	1,100	1,166	65	5.9	1.02	1.08
Res Hmstd: Hi Val	143,400	143,400	0.0	1,590	1,691	101	6.3	1.11	1.18
Res Hmstd: Ex-Hi Val	215,100	215,100	0.0	2,572	2,744	172	6.7	1.2	1.28
Comm/Ind: Lo Val	150,000	150,000	0.0	3,783	3,984	200	5.3	2.52	2.66
Comm/Ind: Med Val	300,000	300,000	0.0	8,699	9,166	468	5.4	2.9	3.06
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,638	33,353	1,714	5.4	3.16	3.34

**Otter Tail County**

**Vining city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	1,479	1,479	0	0.0	11	13	2	16.9	0.72	0.85
Res Non-Hmstd	392	392	0	0.0	4	5	0	7.2	1.15	1.23
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	99	99	0	0.0	1	1	0	8.3	0.89	0.96
Com/Ind: Lo	599	599	0	0.0	13	14	1	5.1	2.19	2.30
Com/Ind Hi	121	121	0	0.0	3	4	0	5.2	2.84	2.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	88	88	0	0.0	3	3	0	5.2	2.84	2.99
Ag Hmstd House	426	426	0	0.0	3	4	0	15.4	0.72	0.83
Ag Hmstd Land	768	768	0	0.0	2	2	0	16.3	0.23	0.26
Ag Non-Hmstd	254	254	0	0.0	2	2	0	9.1	0.81	0.89
<b>Total</b>	<b>4,225</b>	<b>4,225</b>	<b>0</b>	<b>0.0</b>	<b>42</b>	<b>46</b>	<b>4</b>	<b>9.8</b>	<b>0.99</b>	<b>1.09</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	44	38	-6	-13.8	County	36.98	38.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.71	35.64	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.14	13.77	23.85	23.85
(=) Taxable Tax Capacity	44	38	-6	-13.8	Special District	0.57	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>81.40</b>	<b>88.80</b>	<b>23.85</b>	<b>23.85</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	39,500	39,500	0.0	258	305	47	18.2	0.65	0.77
Res Hmstd: Avg Val	59,200	59,200	0.0	386	457	70	18.2	0.65	0.77
Res Hmstd: Hi Val	78,900	78,900	0.0	529	621	92	17.4	0.67	0.79
Res Hmstd: Ex-Hi Val	118,400	118,400	0.0	980	1,098	117	12.0	0.83	0.93
Comm/Ind: Lo Val	150,000	150,000	0.0	3,288	3,454	166	5.1	2.19	2.30
Comm/Ind: Med Val	300,000	300,000	0.0	7,553	7,941	388	5.1	2.52	2.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,454	28,879	1,424	5.2	2.75	2.89

**Otter Tail County**

**Urbank city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	1,478	1,478	0	0.0	9	11	2	26.1	0.60	0.75
Res Non-Hmstd	410	410	0	0.0	4	4	0	5.6	1.00	1.06
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	287	287	0	0.0	6	6	0	3.9	1.99	2.07
Com/Ind Hi	113	113	0	0.0	3	3	0	4.1	2.55	2.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	52	52	0	0.0	1	1	0	4.1	2.55	2.65
Ag Hmstd House	163	163	0	0.0	1	1	0	44.7	0.57	0.82
Ag Hmstd Land	688	688	0	0.0	2	2	0	10.5	0.25	0.27
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>3,191</b>	<b>3,191</b>	<b>0</b>	<b>0.0</b>	<b>25</b>	<b>29</b>	<b>4</b>	<b>13.8</b>	<b>0.80</b>	<b>0.91</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	32	26	-6	-18.2	County	36.94	38.75	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.05	13.51	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.04	14.93	32.12	32.12
(=) Taxable Tax Capacity	<u>32</u>	<u>26</u>	<u>-6</u>	<u>-18.2</u>	Special District	<u>0.57</u>	<u>0.60</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>62.60</b>	<b>67.78</b>	<b>32.12</b>	<b>32.12</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	41,800	41,800	0.0	229	304	76	33.0	0.55	0.73
Res Hmstd:Avg Val	62,700	62,700	0.0	343	456	113	33.0	0.55	0.73
Res Hmstd: Hi Val	83,600	83,600	0.0	495	634	139	28.1	0.59	0.76
Res Hmstd: Ex-Hi Val	125,400	125,400	0.0	928	1,077	149	16.0	0.74	0.86
Comm/Ind: Lo Val	150,000	150,000	0.0	2,989	3,106	117	3.9	1.99	2.07
Comm/Ind: Med Val	300,000	300,000	0.0	6,814	7,086	272	4.0	2.27	2.36
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,664	25,661	997	4.0	2.47	2.57

**Otter Tail County**

**Rothsay city (part)**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	6,177	6,177	0	0.0	96	101	5	5.0	1.55	1.63
Res Non-Hmstd	410	410	0	0.0	8	8	1	9.6	1.84	2.01
Misc props	46	46	0	0.0	1	1	0	10.3	2.12	2.34
Apartments	199	199	0	0.0	4	5	0	10.3	2.12	2.34
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	616	616	0	0.0	19	21	2	8.3	3.15	3.41
Com/Ind Hi	198	198	0	0.0	8	9	1	8.7	3.99	4.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	79	79	0	0.0	3	3	0	8.7	3.99	4.34
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>7,726</b>	<b>7,726</b>	<b>0</b>	<b>0.0</b>	<b>139</b>	<b>148</b>	<b>9</b>	<b>6.2</b>	<b>1.80</b>	<b>1.91</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	84	67	-16	-19.6	County	36.73	38.49	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	71.99	87.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.50	9.86	63.47	63.47
(=) Taxable Tax Capacity	84	67	-16	-19.6	Special District	0.57	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>118.80</b>	<b>136.21</b>	<b>63.47</b>	<b>63.47</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	60,200	60,200	0.0	856	874	18	2.1	1.42	1.45
Res Hmstd:Avg Val	90,300	90,300	0.0	1,355	1,407	52	3.8	1.50	1.56
Res Hmstd: Hi Val	120,300	120,300	0.0	1,928	2,042	114	5.9	1.60	1.7
Res Hmstd: Ex-Hi Val	180,600	180,600	0.0	3,082	3,320	238	7.7	1.71	1.84
Apartment	300,000	300,000	0.0	6,359	7,012	653	10.3	2.12	2.34
Comm/Ind: Lo Val	150,000	150,000	0.0	4,724	5,115	392	8.3	3.15	3.41
Comm/Ind: Med Val	300,000	300,000	0.0	10,705	11,619	914	8.5	3.57	3.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,615	41,967	3,352	8.7	3.86	4.2

**Otter Tail County**

**Wadena city (part)**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,644	4,644	0	0.0	47	52	5	10.4	1.01	1.11
Res Non-Hmstd	133	133	0	0.0	2	2	0	9.8	1.25	1.37
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4	4	0	0.0	0	0	0	7.1	2.35	2.51
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	4,782	4,782	0	0.0	48	54	5	10.3	1.01	1.12

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	48	41	-6	-13.1	County	36.27	38.06	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	36.24	42.47	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.52	22.39	21.50	21.50
(=) Taxable Tax Capacity	48	41	-6	-13.1	Special District	1.20	1.41	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	93.23	104.31	21.50	21.50

*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	991	1,101	110	11.1	0.9	1
Res Hmstd: Avg Val	165,300	165,300	0.0	1,673	1,846	174	10.4	1.01	1.12
Res Hmstd: Hi Val	220,300	220,300	0.0	2,353	2,590	237	10.1	1.07	1.18
Res Hmstd: Ex-Hi Val	330,500	330,500	0.0	3,717	4,080	363	9.8	1.12	1.23
Comm/Ind: Lo Val	150,000	150,000	0.0	3,519	3,768	249	7.1	2.35	2.51
Comm/Ind: Med Val	300,000	300,000	0.0	8,103	8,685	582	7.2	2.70	2.9
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,498	31,631	2,133	7.2	2.95	3.16

Pennington County

Goodridge city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,065	1,065	0	0.0	17	17	0	0.8	1.58	1.59
Res Non-Hmstd	133	133	0	0.0	3	3	0	13.8	2.12	2.42
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	113	113	0	0.0	3	3	0	14.3	2.33	2.67
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	176	176	0	0.0	6	7	1	11.8	3.41	3.81
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	39	39	0	0.0	2	2	0	12.3	4.35	4.89
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	25	25	0	0.0	0	0	0	19.3	1.39	1.65
<b>Total</b>	1,551	1,551	0	0.0	30	32	2	6.2	1.96	2.08

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	17	13	-4	-24.8	County	72.09	79.89	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	55.25	73.43	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.42	5.74	56.99	56.99
(=) Taxable Tax Capacity	17	13	-4	-24.8	Special District	5.78	6.22	3.31	3.31
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	138.52	165.29	60.31	60.31

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	16,900	16,900	0.0	268	270	1	0.4	1.59	1.59
Res Hmstd:Avg Val	25,400	25,400	0.0	403	405	2	0.4	1.59	1.59
Res Hmstd: Hi Val	33,800	33,800	0.0	537	539	2	0.4	1.59	1.59
Res Hmstd: Ex-Hi Val	50,700	50,700	0.0	805	809	3	0.4	1.59	1.59
Comm/Ind: Lo Val	150,000	150,000	0.0	5,120	5,722	602	11.8	3.41	3.81
Comm/Ind: Med Val	300,000	300,000	0.0	11,646	13,050	1,405	12.1	3.88	4.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,097	47,249	5,151	12.2	4.21	4.72

Pennington County

St. Hilaire city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,168	5,168	0	0.0	63	63	0	-0.2	1.23	1.23
Res Non-Hmstd	857	857	0	0.0	14	15	2	10.9	1.62	1.79
Misc props	24	24	0	0.0	0	1	0	11.1	1.92	2.13
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	228	228	0	0.0	3	3	0	10.8	1.18	1.31
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,205	1,205	0	0.0	36	39	3	8.6	2.99	3.25
Com/Ind Hi	1,239	1,239	0	0.0	49	53	4	8.7	3.92	4.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	150	150	0	0.0	6	6	1	8.7	3.92	4.26
Ag Hmstd House	69	69	0	0.0	1	1	0	-3.7	1.18	1.13
Ag Hmstd Land	22	22	0	0.0	0	0	0	17.6	0.48	0.57
Ag Non-Hmstd	119	119	0	0.0	2	2	0	12.5	1.37	1.54
<b>Total</b>	<b>9,081</b>	<b>9,081</b>	<b>0</b>	<b>0.0</b>	<b>173</b>	<b>183</b>	<b>10</b>	<b>5.6</b>	<b>1.91</b>	<b>2.02</b>

Tax Base

Tax Rates

	Taxable Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	110	93	-18	-16.1	County	69.86	77.26	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	32.30	38.51	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.63	31.65	17.71	17.71	
(=) Taxable Tax Capacity	110	93	-18	-16.1	Special District	5.78	6.22	3.31	3.31	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>136.58</b>	<b>153.65</b>	<b>21.02</b>	<b>21.02</b>	

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	37,500	37,500	0.0	441	425	-16	-3.7	1.18	1.13
Res Hmstd: Avg Val	56,200	56,200	0.0	661	636	-25	-3.7	1.18	1.13
Res Hmstd: Hi Val	74,900	74,900	0.0	881	848	-33	-3.7	1.18	1.13
Res Hmstd: Ex-Hi Val	112,300	112,300	0.0	1,498	1,545	46	3.1	1.33	1.38
Apartment	300,000	300,000	0.0	5,752	6,393	640	11.1	1.92	2.13
Comm/Ind: Lo Val	150,000	150,000	0.0	4,487	4,871	384	8.6	2.99	3.25
Comm/Ind: Med Val	300,000	300,000	0.0	10,365	11,261	896	8.6	3.45	3.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,793	41,080	3,287	8.7	3.78	4.11



Pennington County

Thief River Falls city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	219,284	219,284	0	0.0	3,100	3,155	54	1.8	1.41	1.44
Res Non-Hmstd	20,252	20,252	0	0.0	353	391	38	10.9	1.74	1.93
Misc props	1,761	1,761	0	0.0	41	45	4	10.6	2.32	2.57
Apartments	14,201	14,201	0	0.0	289	321	32	11.1	2.04	2.26
Low-inc Apts	7,140	7,140	0	0.0	89	99	10	10.8	1.25	1.39
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	24,570	24,570	0	0.0	770	837	66	8.6	3.13	3.40
Com/Ind Hi	39,681	39,681	0	0.0	1,630	1,774	143	8.8	4.11	4.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,023	3,023	0	0.0	124	135	11	8.8	4.11	4.47
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	577	577	0	0.0	8	9	1	12.4	1.46	1.64
<b>Total</b>	<b>330,489</b>	<b>330,489</b>	<b>0</b>	<b>0.0</b>	<b>6,406</b>	<b>6,766</b>	<b>360</b>	<b>5.6</b>	<b>1.94</b>	<b>2.05</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,879	3,338	-541	-14.0	County	70.53	78.10	0.00	0.00
(-) TIF Tax Capacity	133	133	0	0.0	City/Town	40.49	47.33	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.30	32.49	17.71	17.71
(=) Taxable Tax Capacity	3,746	3,205	-541	-14.5	Special District	5.78	6.22	3.31	3.31
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	146.10	164.14	21.02	21.02

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	64,400	64,400	0.0	819	770	-49	-6.0	1.27	1.2
Res Hmstd:Avg Val	96,500	96,500	0.0	1,327	1,318	-9	-0.7	1.38	1.37
Res Hmstd: Hi Val	128,700	128,700	0.0	1,894	1,962	68	3.6	1.47	1.52
Res Hmstd: Ex-Hi Val	193,000	193,000	0.0	3,027	3,247	221	7.3	1.57	1.68
Apartment	300,000	300,000	0.0	6,109	6,786	677	11.1	2.04	2.26
Comm/Ind: Lo Val	150,000	150,000	0.0	4,701	5,107	406	8.6	3.13	3.40
Comm/Ind: Med Val	300,000	300,000	0.0	10,864	11,812	947	8.7	3.62	3.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,626	43,100	3,473	8.8	3.96	4.31

Pine County

Askov city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,272	9,272	0	0.0	125	122	-3	-2.6	1.35	1.31
Res Non-Hmstd	2,070	2,070	0	0.0	34	39	4	11.8	1.67	1.86
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	30	30	0	0.0	1	1	0	11.8	2.05	2.29
Low-inc Apts	861	861	0	0.0	11	12	1	11.8	1.24	1.38
Seasonal Rec	239	239	0	0.0	4	4	0	11.6	1.67	1.86
Com/Ind: Lo	2,054	2,054	0	0.0	65	71	6	9.2	3.17	3.46
Com/Ind Hi	589	589	0	0.0	25	27	2	9.2	4.21	4.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	404	404	0	0.0	17	18	2	9.2	4.13	4.51
Ag Hmstd House	578	578	0	0.0	8	9	1	7.2	1.44	1.54
Ag Hmstd Land	355	355	0	0.0	2	2	0	17.8	0.54	0.64
Ag Non-Hmstd	147	147	0	0.0	2	3	0	12.2	1.59	1.78
<b>Total</b>	16,598	16,598	0	0.0	294	308	14	4.6	1.77	1.85

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	182	154	-28	-15.2	County	47.80	51.27	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	73.30	86.46	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.88	37.42	6.31	6.31
(=) Taxable Tax Capacity	182	154	-28	-15.2	Special District	2.59	2.80	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	158.57	177.95	6.31	6.31

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	67,400	67,400	0.0	842	762	-80	-9.4	1.25	1.13
Res Hmstd: Avg Val	101,000	101,000	0.0	1,384	1,360	-24	-1.7	1.37	1.35
Res Hmstd: Hi Val	134,600	134,600	0.0	1,968	2,033	65	3.3	1.46	1.51
Res Hmstd: Ex-Hi Val	202,000	202,000	0.0	3,140	3,383	243	7.7	1.55	1.67
Comm/Ind: Lo Val	150,000	150,000	0.0	4,761	5,197	436	9.2	3.17	3.46
Comm/Ind: Med Val	300,000	300,000	0.0	11,078	12,095	1,018	9.2	3.69	4.03
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,556	44,287	3,731	9.2	4.06	4.43

Pine County

Brook Park city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,625	3,625	0	0.0	24	28	4	16.3	0.66	0.77
Res Non-Hmstd	1,054	1,054	0	0.0	10	11	1	8.5	0.97	1.05
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	135	135	0	0.0	1	1	0	8.6	0.92	1.00
Com/Ind: Lo	511	511	0	0.0	11	11	1	5.7	2.10	2.22
Com/Ind Hi	484	484	0	0.0	13	14	1	5.8	2.77	2.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	34	34	0	0.0	1	1	0	5.8	2.77	2.92
Ag Hmstd House	246	246	0	0.0	2	2	0	13.1	0.73	0.82
Ag Hmstd Land	182	182	0	0.0	0	0	0	32.2	0.12	0.16
Ag Non-Hmstd	311	311	0	0.0	3	3	0	9.4	0.85	0.93
<b>Total</b>	<b>6,581</b>	<b>6,581</b>	<b>0</b>	<b>0.0</b>	<b>65</b>	<b>72</b>	<b>7</b>	<b>10.5</b>	<b>0.99</b>	<b>1.09</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	73	63	-10	-14.2	47.78	51.21	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	21.32	24.85	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	15.45	16.45	9.39	9.39	9.39	9.39
(=) Taxable Tax Capacity	<u>73</u>	<u>63</u>	<u>-10</u>	<u>-14.2</u>	<u>0.17</u>	<u>0.19</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	84.72	92.70	9.39	9.39	9.39

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	61,700	61,700	0.0	334	401	67	20.1	0.54	0.65
Res Hmstd: Avg Val	92,400	92,400	0.0	580	675	95	16.3	0.63	0.73
Res Hmstd: Hi Val	123,200	123,200	0.0	898	1,015	117	13.1	0.73	0.82
Res Hmstd: Ex-Hi Val	184,900	184,900	0.0	1,534	1,697	162	10.6	0.83	0.92
Comm/Ind: Lo Val	150,000	150,000	0.0	3,146	3,325	179	5.7	2.1	2.22
Comm/Ind: Med Val	300,000	300,000	0.0	7,293	7,712	419	5.7	2.43	2.57
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,649	28,183	1,535	5.8	2.66	2.82

Pine County

Bruno city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,126	2,126	0	0.0	17	19	1	6.3	0.82	0.87
Res Non-Hmstd	523	523	0	0.0	6	7	1	8.8	1.20	1.30
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	95	95	0	0.0	1	1	0	8.7	1.17	1.27
Com/Ind: Lo	372	372	0	0.0	9	10	1	6.2	2.44	2.59
Com/Ind Hi	771	771	0	0.0	25	26	2	6.3	3.23	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	145	145	0	0.0	5	5	0	6.3	3.23	3.43
Ag Hmstd House	418	418	0	0.0	3	4	0	6.5	0.80	0.85
Ag Hmstd Land	357	357	0	0.0	1	1	0	18.2	0.28	0.33
Ag Non-Hmstd	132	132	0	0.0	1	2	0	9.3	1.10	1.20
<b>Total</b>	<b>4,939</b>	<b>4,939</b>	<b>0</b>	<b>0.0</b>	<b>69</b>	<b>74</b>	<b>5</b>	<b>6.8</b>	<b>1.40</b>	<b>1.50</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	59	51	-8	-13.9	County	47.79	51.27	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	24.29	28.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.51	37.09	6.30	6.30
(=) Taxable Tax Capacity	59	51	-8	-13.9	Special District	2.59	2.80	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>109.18</b>	<b>119.37</b>	<b>6.30</b>	<b>6.30</b>

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	52,100	52,100	0.0	393	406	13	3.2	0.75	0.78
Res Hmstd:Avg Val	78,000	78,000	0.0	599	620	21	3.5	0.77	0.79
Res Hmstd: Hi Val	104,000	104,000	0.0	922	974	52	5.6	0.89	0.94
Res Hmstd: Ex-Hi Val	156,100	156,100	0.0	1,571	1,685	114	7.3	1.01	1.08
Comm/Ind: Lo Val	150,000	150,000	0.0	3,650	3,879	229	6.3	2.43	2.59
Comm/Ind: Med Val	300,000	300,000	0.0	8,485	9,020	535	6.3	2.83	3.01
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,047	33,009	1,962	6.3	3.10	3.30

Pine County

Denham city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,138	1,138	0	0.0	7	8	1	16.5	0.62	0.72
Res Non-Hmstd	655	655	0	0.0	6	6	0	7.1	0.90	0.97
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	403	403	0	0.0	4	4	0	6.9	0.93	0.99
Com/Ind: Lo	206	206	0	0.0	4	4	0	4.7	2.02	2.12
Com/Ind Hi	12	12	0	0.0	0	0	0	4.7	2.68	2.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	297	297	0	0.0	8	8	0	4.7	2.68	2.80
Ag Hmstd House	274	274	0	0.0	2	2	0	10.4	0.75	0.83
Ag Hmstd Land	290	290	0	0.0	1	1	0	12.1	0.26	0.29
Ag Non-Hmstd	284	284	0	0.0	2	2	0	7.7	0.82	0.88
<b>Total</b>	<b>3,560</b>	<b>3,560</b>	<b>0</b>	<b>0.0</b>	<b>34</b>	<b>37</b>	<b>3</b>	<b>8.5</b>	<b>0.96</b>	<b>1.05</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	39	35	-3	-8.3	County	47.81	51.29	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.56	21.31	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.31	15.34	6.20	6.20
(=) Taxable Tax Capacity	39	35	-3	-8.3	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	81.85	88.13	6.20	6.20

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	70,700	70,700	0.0	340	418	78	23.0	0.48	0.59
Res Hmstd:Avg Val	105,900	105,900	0.0	655	755	99	15.2	0.62	0.71
Res Hmstd: Hi Val	141,200	141,200	0.0	998	1,116	118	11.8	0.71	0.79
Res Hmstd: Ex-Hi Val	211,900	211,900	0.0	1,684	1,839	155	9.2	0.79	0.87
Comm/Ind: Lo Val	150,000	150,000	0.0	3,033	3,175	141	4.7	2.02	2.12
Comm/Ind: Med Val	300,000	300,000	0.0	7,047	7,376	330	4.7	2.35	2.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,776	26,985	1,209	4.7	2.58	2.7

Pine County

Finlayson city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	10,198	10,198	0	0.0	106	111	5	4.7	1.04	1.09
Res Non-Hmstd	2,136	2,136	0	0.0	28	30	2	8.3	1.29	1.40
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	804	804	0	0.0	12	13	1	8.4	1.53	1.66
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	50	50	0	0.0	1	1	0	8.4	1.22	1.33
Com/Ind: Lo	1,984	1,984	0	0.0	51	54	3	6.1	2.55	2.70
Com/Ind Hi	1,574	1,574	0	0.0	53	56	3	6.1	3.37	3.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	406	406	0	0.0	13	14	1	6.1	3.30	3.50
Ag Hmstd House	1,130	1,130	0	0.0	12	13	1	5.8	1.07	1.13
Ag Hmstd Land	1,008	1,008	0	0.0	4	4	1	14.8	0.35	0.40
Ag Non-Hmstd	567	567	0	0.0	7	7	1	9.0	1.15	1.25
<b>Total</b>	<b>19,857</b>	<b>19,857</b>	<b>0</b>	<b>0.0</b>	<b>285</b>	<b>303</b>	<b>17</b>	<b>6.0</b>	<b>1.44</b>	<b>1.52</b>

Tax Base

Tax Rates

	Taxable Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	226	203	-23	-10.2	County	47.79	51.27		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	49.04	54.62		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.45	16.49		9.39	9.39
(=) Taxable Tax Capacity	226	203	-23	-10.2	Special District	2.59	2.80		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>114.88</b>	<b>125.17</b>		<b>9.39</b>	<b>9.39</b>

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	85,900	85,900	0.0	772	786	14	1.8	0.9	0.92
Res Hmstd: Avg Val	128,800	128,800	0.0	1,344	1,412	68	5.1	1.04	1.1
Res Hmstd: Hi Val	171,700	171,700	0.0	1,916	2,038	122	6.4	1.12	1.19
Res Hmstd: Ex-Hi Val	257,600	257,600	0.0	3,061	3,290	230	7.5	1.19	1.28
Comm/Ind: Lo Val	150,000	150,000	0.0	3,824	4,056	232	6.1	2.55	2.70
Comm/Ind: Med Val	300,000	300,000	0.0	8,877	9,417	540	6.1	2.96	3.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,454	34,435	1,981	6.1	3.25	3.44

Pine County

Henriette city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,865	1,865	0	0.0	24	24	0	1.3	1.28	1.29
Res Non-Hmstd	499	499	0	0.0	8	10	1	14.4	1.67	1.92
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	63	63	0	0.0	1	1	0	15.7	1.48	1.71
Com/Ind: Lo	361	361	0	0.0	11	12	1	11.4	3.05	3.40
Com/Ind Hi	61	61	0	0.0	2	3	0	11.6	3.99	4.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	32	32	0	0.0	1	1	0	11.6	3.99	4.46
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	51	51	0	0.0	1	1	0	16.5	1.40	1.63
<b>Total</b>	2,932	2,932	0	0.0	49	52	3	7.1	1.66	1.77

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	32	26	-6	-19.6	47.80	51.28	17.12	18.49	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	74.97	93.25	0.17	0.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	17.12	18.49	0.00	0.00	21.59	21.59
(=) Taxable Tax Capacity	32	26	-6	-19.6	0.17	0.19	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	140.07	163.21	21.59	21.59	

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	43,200	43,200	0.0	526	516	-9	-1.8	1.22	1.2
Res Hmstd:Avg Val	64,800	64,800	0.0	788	774	-14	-1.8	1.22	1.2
Res Hmstd: Hi Val	86,300	86,300	0.0	1,100	1,114	13	1.2	1.28	1.29
Res Hmstd: Ex-Hi Val	129,500	129,500	0.0	1,838	1,976	138	7.5	1.42	1.53
Comm/Ind: Lo Val	150,000	150,000	0.0	4,574	5,095	521	11.4	3.05	3.4
Comm/Ind: Med Val	300,000	300,000	0.0	10,565	11,780	1,215	11.5	3.52	3.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,522	42,977	4,455	11.6	3.85	4.3

Pine County

Hinckley city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	38,071	38,071	0	0.0	322	343	22	6.7	0.84	0.90
Res Non-Hmstd	11,828	11,828	0	0.0	132	141	8	6.3	1.12	1.19
Misc props	140	140	0	0.0	2	2	0	6.5	1.58	1.69
Apartments	9,434	9,434	0	0.0	126	134	8	6.4	1.33	1.42
Low-inc Apts	3,395	3,395	0	0.0	28	29	2	6.3	0.81	0.87
Seasonal Rec	792	792	0	0.0	11	11	1	6.4	1.33	1.42
Com/Ind: Lo	13,183	13,183	0	0.0	305	319	14	4.5	2.32	2.42
Com/Ind Hi	40,579	40,579	0	0.0	1,240	1,296	56	4.5	3.06	3.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,683	1,683	0	0.0	51	53	2	4.5	3.04	3.18
Ag Hmstd House	106	106	0	0.0	1	1	0	6.4	0.83	0.88
Ag Hmstd Land	164	164	0	0.0	1	1	0	9.3	0.37	0.40
Ag Non-Hmstd	2,337	2,337	0	0.0	23	25	2	6.9	0.99	1.06
<b>Total</b>	121,712	121,712	0	0.0	2,241	2,355	114	5.1	1.84	1.94

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Base	Alter	
Total Tax Capacity	1,725	1,635	-90	-5.2	County	47.76	51.24	0.00	0.00	
(-) TIF Tax Capacity	237	237	0	0.0	City/Town	33.45	35.61	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.45	16.48	9.39	9.39	
(=) Taxable Tax Capacity	1,488	1,398	-90	-6.1	Special District	2.59	2.80	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	99.26	106.13	9.39	9.39	

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	81,000	81,000	0.0	581	618	37	6.4	0.72	0.76
Res Hmstd: Avg Val	121,500	121,500	0.0	1,057	1,124	67	6.4	0.87	0.93
Res Hmstd: Hi Val	161,900	161,900	0.0	1,532	1,630	97	6.4	0.95	1.01
Res Hmstd: Ex-Hi Val	242,900	242,900	0.0	2,485	2,643	157	6.3	1.02	1.09
Apartment	300,000	300,000	0.0	4,004	4,261	258	6.4	1.33	1.42
Comm/Ind: Lo Val	150,000	150,000	0.0	3,473	3,627	155	4.5	2.32	2.42
Comm/Ind: Med Val	300,000	300,000	0.0	8,056	8,417	361	4.5	2.69	2.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,446	30,768	1,323	4.5	2.94	3.08



Pine County

Kerrick city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,562	1,562	0	0.0	16	16	0	2.9	1.00	1.03
Res Non-Hmstd	543	543	0	0.0	7	8	1	10.4	1.32	1.46
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	133	133	0	0.0	2	2	0	10.3	1.34	1.48
Com/Ind: Lo	181	181	0	0.0	5	5	0	7.7	2.69	2.89
Com/Ind Hi	143	143	0	0.0	5	5	0	7.7	3.56	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	158	158	0	0.0	5	6	0	7.7	3.39	3.66
Ag Hmstd House	180	180	0	0.0	2	2	0	1.3	1.01	1.02
Ag Hmstd Land	153	153	0	0.0	0	1	0	25.5	0.27	0.34
Ag Non-Hmstd	168	168	0	0.0	2	2	0	10.9	1.26	1.40
<b>Total</b>	<b>3,220</b>	<b>3,220</b>	<b>0</b>	<b>0.0</b>	<b>44</b>	<b>47</b>	<b>3</b>	<b>6.6</b>	<b>1.38</b>	<b>1.47</b>

Tax Base

Tax Rates

	Taxable Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	35	30	-5	-15.2	County	47.79	51.27		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.13	50.85		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.87	37.42		6.31	6.31
(=) Taxable Tax Capacity	35	30	-5	-15.2	Special District	0.17	0.19		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>125.97</b>	<b>139.73</b>		<b>6.31</b>	<b>6.31</b>

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	54,000	54,000	0.0	498	487	-11	-2.3	0.92	0.90
Res Hmstd:Avg Val	80,900	80,900	0.0	770	763	-8	-1.0	0.95	0.94
Res Hmstd: Hi Val	107,800	107,800	0.0	1,151	1,189	39	3.4	1.07	1.10
Res Hmstd: Ex-Hi Val	161,800	161,800	0.0	1,913	2,046	133	6.9	1.18	1.26
Comm/Ind: Lo Val	150,000	150,000	0.0	4,028	4,337	310	7.7	2.69	2.89
Comm/Ind: Med Val	300,000	300,000	0.0	9,366	10,089	723	7.7	3.12	3.36
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,280	36,929	2,649	7.7	3.43	3.69

Pine County

Pine City city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	97,814	97,814	0	0.0	1,077	1,129	51	4.8	1.10	1.15
Res Non-Hmstd	28,063	28,063	0	0.0	379	404	24	6.4	1.35	1.44
Misc props	1,308	1,308	0	0.0	20	21	1	6.5	1.54	1.64
Apartments	10,666	10,666	0	0.0	167	178	11	6.6	1.57	1.67
Low-inc Apts	3,994	3,994	0	0.0	39	41	2	6.3	0.97	1.03
Seasonal Rec	3,586	3,586	0	0.0	44	47	3	6.7	1.22	1.30
Com/Ind: Lo	20,729	20,729	0	0.0	532	558	26	4.8	2.57	2.69
Com/Ind Hi	39,941	39,941	0	0.0	1,339	1,404	66	4.9	3.35	3.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,960	3,960	0	0.0	132	138	6	4.9	3.32	3.48
Ag Hmstd House	433	433	0	0.0	4	5	1	17.8	1.00	1.18
Ag Hmstd Land	552	552	0	0.0	2	2	0	12.6	0.32	0.37
Ag Non-Hmstd	182	182	0	0.0	2	2	0	7.6	1.08	1.16
<b>Total</b>	<b>211,228</b>	<b>211,228</b>	<b>0</b>	<b>0.0</b>	<b>3,737</b>	<b>3,929</b>	<b>192</b>	<b>5.1</b>	<b>1.77</b>	<b>1.86</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,685	2,497	-188	-7.0	County	47.85	51.33	0.00	0.00
(-) TIF Tax Capacity	89	89	0	0.0	City/Town	42.70	46.03	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.24	18.62	21.59	21.59
(=) Taxable Tax Capacity	<u>2,596</u>	<u>2,408</u>	<u>-188</u>	<u>-7.2</u>	Special District	<u>0.17</u>	<u>0.19</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	107.96	116.17	21.59	21.59

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	94,900	94,900	0.0	942	974	31	3.3	0.99	1.03
Res Hmstd: Avg Val	142,300	142,300	0.0	1,599	1,676	77	4.8	1.12	1.18
Res Hmstd: Hi Val	189,600	189,600	0.0	2,254	2,377	123	5.5	1.19	1.25
Res Hmstd: Ex-Hi Val	284,500	284,500	0.0	3,569	3,784	215	6.0	1.25	1.33
Apartment	300,000	300,000	0.0	4,696	5,004	308	6.6	1.57	1.67
Comm/Ind: Lo Val	150,000	150,000	0.0	3,852	4,036	185	4.8	2.57	2.69
Comm/Ind: Med Val	300,000	300,000	0.0	8,879	9,310	431	4.9	2.96	3.10
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,341	33,921	1,579	4.9	3.23	3.39

Pine County

Rutledge city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	7,006	7,006	0	0.0	50	56	6	12.1	0.71	0.79
Res Non-Hmstd	2,008	2,008	0	0.0	19	21	2	8.3	0.97	1.05
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	3,972	3,972	0	0.0	40	43	3	8.0	1.00	1.08
Com/Ind: Lo	350	350	0	0.0	7	8	0	5.6	2.14	2.26
Com/Ind Hi	91	91	0	0.0	3	3	0	5.6	2.83	2.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	78	78	0	0.0	2	2	0	5.6	2.83	2.99
Ag Hmstd House	83	83	0	0.0	0	1	0	14.9	0.60	0.69
Ag Hmstd Land	69	69	0	0.0	0	0	0	25.4	0.16	0.20
Ag Non-Hmstd	1,608	1,608	0	0.0	14	16	1	8.9	0.89	0.97
<b>Total</b>	<b>15,264</b>	<b>15,264</b>	<b>0</b>	<b>0.0</b>	<b>136</b>	<b>149</b>	<b>13</b>	<b>9.4</b>	<b>0.89</b>	<b>0.98</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	156	138	-18	-11.3	County	47.80	51.28	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.28	30.74	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.31	15.34	6.20	6.20
(=) Taxable Tax Capacity	156	138	-18	-11.3	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>89.56</b>	<b>97.54</b>	<b>6.20</b>	<b>6.20</b>

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	69,600	69,600	0.0	388	450	62	16.1	0.56	0.65
Res Hmstd: Avg Val	104,300	104,300	0.0	720	810	90	12.5	0.69	0.78
Res Hmstd: Hi Val	139,100	139,100	0.0	1,085	1,202	117	10.8	0.78	0.86
Res Hmstd: Ex-Hi Val	208,700	208,700	0.0	1,814	1,985	171	9.4	0.87	0.95
Comm/Ind: Lo Val	150,000	150,000	0.0	3,207	3,386	180	5.6	2.14	2.26
Comm/Ind: Med Val	300,000	300,000	0.0	7,452	7,871	419	5.6	2.48	2.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,260	28,797	1,537	5.6	2.73	2.88

## Pine County

## Sandstone city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	28,641	28,641	0	0.0	372	364	-8	-2.2	1.30	1.27
Res Non-Hmstd	9,471	9,471	0	0.0	157	171	14	9.2	1.65	1.81
Misc props	167	167	0	0.0	3	4	0	9.3	1.95	2.13
Apartments	2,622	2,622	0	0.0	51	56	5	9.3	1.95	2.13
Low-inc Apts	1,099	1,099	0	0.0	13	14	1	9.2	1.18	1.29
Seasonal Rec	123	123	0	0.0	2	2	0	9.1	1.59	1.74
Com/Ind: Lo	6,623	6,623	0	0.0	203	217	14	7.1	3.06	3.28
Com/Ind Hi	6,588	6,588	0	0.0	268	287	19	7.1	4.06	4.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,539	1,539	0	0.0	62	66	4	7.1	4.03	4.32
Ag Hmstd House	185	185	0	0.0	2	2	0	4.4	1.17	1.22
Ag Hmstd Land	216	216	0	0.0	1	1	0	15.9	0.46	0.53
Ag Non-Hmstd	535	535	0	0.0	8	9	1	9.6	1.51	1.66
<b>Total</b>	<b>57,808</b>	<b>57,808</b>	<b>0</b>	<b>0.0</b>	<b>1,141</b>	<b>1,193</b>	<b>52</b>	<b>4.5</b>	<b>1.97</b>	<b>2.06</b>

## Tax Base

## Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	700	622	-77	-11.0	County	47.74	51.21	0.00	0.00
(-) TIF Tax Capacity	4	4	0	0.0	City/Town	64.37	72.40	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.82	37.36	6.31	6.31
(=) Taxable Tax Capacity	696	618	-77	-11.1	Special District	4.13	4.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>151.06</b>	<b>165.51</b>	<b>6.31</b>	<b>6.31</b>

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	72,000	72,000	0.0	845	760	-85	-10.0	1.17	1.06
Res Hmstd: Avg Val	107,900	107,900	0.0	1,423	1,398	-24	-1.7	1.32	1.3
Res Hmstd: Hi Val	143,800	143,800	0.0	2,020	2,069	49	2.4	1.40	1.44
Res Hmstd: Ex-Hi Val	215,700	215,700	0.0	3,216	3,411	195	6.1	1.49	1.58
Apartment	300,000	300,000	0.0	5,854	6,396	542	9.3	1.95	2.13
Comm/Ind: Lo Val	150,000	150,000	0.0	4,592	4,917	325	7.1	3.06	3.28
Comm/Ind: Med Val	300,000	300,000	0.0	10,684	11,442	758	7.1	3.56	3.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,111	41,891	2,780	7.1	3.91	4.19

Pine County

Sturgeon Lake city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	15,314	15,314	0	0.0	201	205	4	2.0	1.31	1.34
Res Non-Hmstd	2,763	2,763	0	0.0	46	50	5	9.9	1.65	1.81
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	2,985	2,985	0	0.0	50	55	5	9.4	1.68	1.84
Com/Ind: Lo	1,595	1,595	0	0.0	48	52	4	7.6	3.01	3.24
Com/Ind Hi	882	882	0	0.0	35	38	3	7.6	3.99	4.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	457	457	0	0.0	18	20	1	7.6	3.98	4.29
Ag Hmstd House	550	550	0	0.0	8	8	0	5.7	1.42	1.51
Ag Hmstd Land	679	679	0	0.0	4	5	1	12.4	0.62	0.69
Ag Non-Hmstd	1,542	1,542	0	0.0	23	25	2	10.3	1.47	1.63
<b>Total</b>	<b>26,767</b>	<b>26,767</b>	<b>0</b>	<b>0.0</b>	<b>433</b>	<b>457</b>	<b>24</b>	<b>5.6</b>	<b>1.62</b>	<b>1.71</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	287	255	-32	-11.2	County	47.79	51.26	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	85.22	95.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.31	15.34	6.20	6.20
(=) Taxable Tax Capacity	287	255	-32	-11.2	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>147.49</b>	<b>162.74</b>	<b>6.20</b>	<b>6.20</b>

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	79,800	79,800	0.0	926	859	-67	-7.2	1.16	1.08
Res Hmstd: Avg Val	119,700	119,700	0.0	1,575	1,592	16	1.0	1.32	1.33
Res Hmstd: Hi Val	159,600	159,600	0.0	2,224	2,324	100	4.5	1.39	1.46
Res Hmstd: Ex-Hi Val	239,400	239,400	0.0	3,523	3,789	267	7.6	1.47	1.58
Comm/Ind: Lo Val	150,000	150,000	0.0	4,510	4,853	343	7.6	3.01	3.24
Comm/Ind: Med Val	300,000	300,000	0.0	10,493	11,294	800	7.6	3.5	3.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,413	41,348	2,935	7.6	3.84	4.13

Pine County

Willow River city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	15,059	15,059	0	0.0	129	140	11	8.3	0.86	0.93
Res Non-Hmstd	5,543	5,543	0	0.0	59	64	5	8.1	1.07	1.15
Misc props	272	272	0	0.0	4	5	0	8.3	1.54	1.67
Apartments	799	799	0	0.0	10	11	1	8.2	1.29	1.40
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	399	399	0	0.0	4	5	0	7.8	1.09	1.18
Com/Ind: Lo	2,184	2,184	0	0.0	50	52	3	5.6	2.27	2.40
Com/Ind Hi	595	595	0	0.0	18	19	1	5.6	3.01	3.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	348	348	0	0.0	10	11	1	5.6	2.99	3.16
Ag Hmstd House	182	182	0	0.0	2	2	0	8.2	0.93	1.01
Ag Hmstd Land	155	155	0	0.0	0	0	0	15.9	0.27	0.31
Ag Non-Hmstd	288	288	0	0.0	3	3	0	8.6	0.98	1.07
<b>Total</b>	<b>25,824</b>	<b>25,824</b>	<b>0</b>	<b>0.0</b>	<b>290</b>	<b>312</b>	<b>22</b>	<b>7.6</b>	<b>1.12</b>	<b>1.21</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	282	253	-28	-10.1	County	47.80	51.28	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.71	37.50	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.31	15.34	6.20	6.20
(=) Taxable Tax Capacity	282	253	-28	-10.1	Special District	2.59	2.80	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>98.42</b>	<b>106.91</b>	<b>6.20</b>	<b>6.20</b>

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	91,100	91,100	0.0	663	720	57	8.6	0.73	0.79
Res Hmstd: Avg Val	136,600	136,600	0.0	1,180	1,278	99	8.4	0.86	0.94
Res Hmstd: Hi Val	182,100	182,100	0.0	1,697	1,837	140	8.3	0.93	1.01
Res Hmstd: Ex-Hi Val	273,300	273,300	0.0	2,733	2,956	223	8.2	1	1.08
Apartment	300,000	300,000	0.0	3,877	4,195	319	8.2	1.29	1.4
Comm/Ind: Lo Val	150,000	150,000	0.0	3,406	3,597	191	5.6	2.27	2.4
Comm/Ind: Med Val	300,000	300,000	0.0	7,917	8,363	446	5.6	2.64	2.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,966	30,601	1,635	5.6	2.9	3.06

Pine County

Rock Creek city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	59,041	59,041	0	0.0	509	558	49	9.6	0.86	0.95
Res Non-Hmstd	13,834	13,834	0	0.0	151	161	10	6.7	1.09	1.16
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	248	248	0	0.0	3	3	0	6.5	1.22	1.30
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	3,460	3,460	0	0.0	32	34	2	7.2	0.93	0.99
Com/Ind: Lo	3,099	3,099	0	0.0	67	70	3	4.6	2.17	2.27
Com/Ind Hi	1,952	1,952	0	0.0	55	57	3	4.6	2.81	2.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,499	3,499	0	0.0	101	106	5	4.9	2.88	3.02
Ag Hmstd House	17,281	17,281	0	0.0	143	159	15	10.6	0.83	0.92
Ag Hmstd Land	27,967	27,967	0	0.0	95	106	10	10.9	0.34	0.38
Ag Non-Hmstd	13,241	13,241	0	0.0	114	123	9	8.0	0.86	0.93
<b>Total</b>	143,622	143,622	0	0.0	1,270	1,377	107	8.4	0.88	0.96

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,383	1,258	-126	-9.1	County	47.79	51.27	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.36	16.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.58	23.40	18.10	18.10
(=) Taxable Tax Capacity	1,383	1,258	-126	-9.1	Special District	0.17	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	84.91	91.76	18.10	18.10

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	110,500	110,500	0.0	865	964	98	11.4	0.78	0.87
Res Hmstd:Avg Val	165,700	165,700	0.0	1,484	1,616	132	8.9	0.9	0.97
Res Hmstd: Hi Val	220,900	220,900	0.0	2,102	2,268	166	7.9	0.95	1.03
Res Hmstd: Ex-Hi Val	331,400	331,400	0.0	3,340	3,573	233	7.0	1.01	1.08
Comm/Ind: Lo Val	150,000	150,000	0.0	3,281	3,435	154	4.7	2.19	2.29
Comm/Ind: Med Val	300,000	300,000	0.0	7,564	7,924	360	4.8	2.52	2.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,555	28,875	1,319	4.8	2.76	2.89

Pipestone County

Edgerton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	33,806	33,806	0	0.0	372	410	38	10.1	1.10	1.21
Res Non-Hmstd	2,460	2,460	0	0.0	35	39	4	10.6	1.43	1.58
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	1,549	1,549	0	0.0	25	28	3	11.1	1.64	1.82
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	50	50	0	0.0	1	1	0	13.8	1.06	1.21
Com/Ind: Lo	4,367	4,367	0	0.0	114	124	10	8.4	2.61	2.83
Com/Ind Hi	4,254	4,254	0	0.0	143	155	12	8.7	3.35	3.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	512	512	0	0.0	17	19	1	8.7	3.35	3.64
Ag Hmstd House	405	405	0	0.0	5	5	0	9.9	1.12	1.23
Ag Hmstd Land	435	435	0	0.0	1	1	0	29.2	0.25	0.32
Ag Non-Hmstd	355	355	0	0.0	3	4	1	14.8	0.98	1.13
<b>Total</b>	<b>48,193</b>	<b>48,193</b>	<b>0</b>	<b>0.0</b>	<b>716</b>	<b>786</b>	<b>69</b>	<b>9.7</b>	<b>1.49</b>	<b>1.63</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	553	457	-97	-17.5	County	34.56	36.41	6.82	6.82
(-) TIF Tax Capacity	12	12	0	0.0	City/Town	58.55	71.30	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.93	4.91	33.85	33.85
(=) Taxable Tax Capacity	541	445	-97	-17.9	Special District	0.32	0.34	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>98.37</b>	<b>112.96</b>	<b>40.68</b>	<b>40.68</b>

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	55,900	55,900	0.0	554	606	53	9.5	0.99	1.08
Res Hmstd:Avg Val	83,800	83,800	0.0	868	952	84	9.6	1.04	1.14
Res Hmstd: Hi Val	111,700	111,700	0.0	1,281	1,409	128	10.0	1.15	1.26
Res Hmstd: Ex-Hi Val	167,500	167,500	0.0	2,107	2,323	216	10.2	1.26	1.39
Comm/Ind: Lo Val	150,000	150,000	0.0	3,922	4,250	328	8.4	2.61	2.83
Comm/Ind: Med Val	300,000	300,000	0.0	8,948	9,714	766	8.6	2.98	3.24
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,404	35,212	2,808	8.7	3.24	3.52



Pipestone County

Hatfield city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	729	729	0	0.0	6	7	1	13.9	0.80	0.91
Res Non-Hmstd	98	98	0	0.0	1	1	0	4.1	1.10	1.15
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	228	228	0	0.0	5	5	0	3.1	2.20	2.27
Com/Ind Hi	221	221	0	0.0	6	6	0	3.2	2.81	2.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	35	35	0	0.0	1	1	0	3.2	2.81	2.90
Ag Hmstd House	214	214	0	0.0	1	2	0	21.9	0.67	0.82
Ag Hmstd Land	5,567	5,567	0	0.0	22	24	1	6.6	0.40	0.43
Ag Non-Hmstd	140	140	0	0.0	1	1	0	6.1	0.74	0.78
<b>Total</b>	<b>7,231</b>	<b>7,231</b>	<b>0</b>	<b>0.0</b>	<b>44</b>	<b>47</b>	<b>3</b>	<b>7.0</b>	<b>0.61</b>	<b>0.65</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	53	50	-3	-5.7	County	37.72	40.16	6.82	6.82
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.26	16.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.71	20.84	29.61	29.61
(=) Taxable Tax Capacity	<u>53</u>	<u>50</u>	<u>-3</u>	<u>-5.7</u>	Special District	<u>0.32</u>	<u>0.34</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>73.00</b>	<b>77.53</b>	<b>36.43</b>	<b>36.43</b>

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	25,000	25,000	0.0	174	207	34	19.5	0.69	0.83
Res Hmstd: Avg Val	37,500	37,500	0.0	260	311	51	19.5	0.69	0.83
Res Hmstd: Hi Val	50,000	50,000	0.0	347	415	68	19.5	0.69	0.83
Res Hmstd: Ex-Hi Val	75,100	75,100	0.0	521	623	101	19.5	0.69	0.83
Comm/Ind: Lo Val	150,000	150,000	0.0	3,288	3,390	102	3.1	2.19	2.26
Comm/Ind: Med Val	300,000	300,000	0.0	7,489	7,727	238	3.2	2.5	2.58
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,096	27,967	871	3.2	2.71	2.8

Pipestone County

Holland city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,168	3,168	0	0.0	29	32	3	11.0	0.91	1.00
Res Non-Hmstd	653	653	0	0.0	8	9	1	9.1	1.30	1.41
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	337	337	0	0.0	8	9	1	7.0	2.48	2.66
Com/Ind Hi	536	536	0	0.0	17	18	1	7.3	3.19	3.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	135	135	0	0.0	4	5	0	7.3	3.19	3.42
Ag Hmstd House	120	120	0	0.0	1	1	0	11.2	0.89	0.99
Ag Hmstd Land	1,195	1,195	0	0.0	6	6	1	14.1	0.47	0.54
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>6,143</b>	<b>6,143</b>	<b>0</b>	<b>0.0</b>	<b>74</b>	<b>81</b>	<b>7</b>	<b>9.5</b>	<b>1.20</b>	<b>1.31</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	65	52	-12	-19.0	County	34.30	35.94	6.82	6.82
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	41.22	50.89	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.75	17.05	29.42	29.42
(=) Taxable Tax Capacity	<u>65</u>	<u>52</u>	<u>-12</u>	<u>-19.0</u>	Special District	<u>0.32</u>	<u>0.34</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>92.58</b>	<b>104.22</b>	<b>36.24</b>	<b>36.24</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	29,500	29,500	0.0	262	291	29	11.2	0.89	0.99	
Res Hmstd: Avg Val	44,300	44,300	0.0	393	438	44	11.2	0.89	0.99	
Res Hmstd: Hi Val	59,000	59,000	0.0	524	583	59	11.2	0.89	0.99	
Res Hmstd: Ex-Hi Val	88,600	88,600	0.0	849	939	91	10.7	0.96	1.06	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,725	3,987	262	7.0	2.48	2.66	
Comm/Ind: Med Val	300,000	300,000	0.0	8,512	9,123	611	7.2	2.84	3.04	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,847	33,087	2,240	7.3	3.08	3.31	

Pipestone County

Ihlen city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,368	1,368	0	0.0	18	19	0	1.7	1.35	1.37
Res Non-Hmstd	211	211	0	0.0	4	4	1	15.4	1.77	2.05
Misc props	1	1	0	0.0	0	0	0	15.3	1.75	2.02
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	112	112	0	0.0	4	4	0	12.7	3.17	3.58
Com/Ind Hi	100	100	0	0.0	4	5	1	13.0	4.11	4.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	31	31	0	0.0	1	1	0	13.0	4.11	4.65
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	424	424	0	0.0	3	4	1	19.3	0.69	0.83
Ag Non-Hmstd	40	40	0	0.0	1	1	0	19.3	1.39	1.65
<b>Total</b>	<b>2,286</b>	<b>2,286</b>	<b>0</b>	<b>0.0</b>	<b>35</b>	<b>37</b>	<b>3</b>	<b>7.9</b>	<b>1.51</b>	<b>1.63</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	22	17	-5	-22.4	County	35.18	36.90	6.82	6.82
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	85.39	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.70	18.09	29.42	29.42
(=) Taxable Tax Capacity	22	17	-5	-22.4	Special District	0.32	0.34	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>138.59</b>	<b>165.37</b>	<b>36.24</b>	<b>36.24</b>

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	28,500	28,500	0.0	384	386	2	0.5	1.35	1.35
Res Hmstd: Avg Val	42,700	42,700	0.0	576	578	3	0.5	1.35	1.35
Res Hmstd: Hi Val	56,900	56,900	0.0	767	771	4	0.5	1.35	1.35
Res Hmstd: Ex-Hi Val	85,400	85,400	0.0	1,197	1,233	36	3.0	1.40	1.44
Apartment	300,000	300,000	0.0	6,284	7,288	1,004	16.0	2.09	2.43
Comm/Ind: Lo Val	150,000	150,000	0.0	4,761	5,363	603	12.7	3.17	3.58
Comm/Ind: Med Val	300,000	300,000	0.0	10,927	12,333	1,406	12.9	3.64	4.11
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,703	44,858	5,155	13.0	3.97	4.49

Pipestone County

Pipestone city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	94,946	94,946	0	0.0	1,531	1,530	0	0.0	1.61	1.61
Res Non-Hmstd	11,068	11,068	0	0.0	217	242	25	11.7	1.96	2.19
Misc props	323	323	0	0.0	10	11	1	12.6	3.04	3.43
Apartments	2,859	2,859	0	0.0	66	74	8	12.1	2.30	2.58
Low-inc Apts	2,249	2,249	0	0.0	32	36	4	11.6	1.44	1.60
Seasonal Rec	492	492	0	0.0	11	12	1	11.7	2.25	2.52
Com/Ind: Lo	17,966	17,966	0	0.0	615	675	60	9.7	3.42	3.76
Com/Ind Hi	13,221	13,221	0	0.0	587	646	59	10.0	4.44	4.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,826	4,826	0	0.0	212	234	21	10.0	4.40	4.84
Ag Hmstd House	650	650	0	0.0	11	11	0	1.9	1.70	1.73
Ag Hmstd Land	1,271	1,271	0	0.0	9	10	1	16.6	0.67	0.78
Ag Non-Hmstd	2,330	2,330	0	0.0	36	41	5	14.3	1.55	1.77
<b>Total</b>	<b>152,201</b>	<b>152,201</b>	<b>0</b>	<b>0.0</b>	<b>3,337</b>	<b>3,523</b>	<b>186</b>	<b>5.6</b>	<b>2.19</b>	<b>2.31</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,789	1,510	-279	-15.6	County	34.26	36.11	7.30	7.30
(-) TIF Tax Capacity	77	77	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.17	19.83	29.42	29.42
(=) Taxable Tax Capacity	1,712	1,433	-279	-16.3	Special District	0.32	0.34	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>154.84</b>	<b>177.06</b>	<b>36.71</b>	<b>36.71</b>

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	47,700	47,700	0.0	723	682	-41	-5.7	1.52	1.43
Res Hmstd: Avg Val	71,600	71,600	0.0	1,085	1,024	-62	-5.7	1.52	1.43
Res Hmstd: Hi Val	95,400	95,400	0.0	1,541	1,532	-9	-0.6	1.62	1.61
Res Hmstd: Ex-Hi Val	143,100	143,100	0.0	2,498	2,628	130	5.2	1.75	1.84
Apartment	300,000	300,000	0.0	6,908	7,741	833	12.1	2.30	2.58
Comm/Ind: Lo Val	150,000	150,000	0.0	5,133	5,633	500	9.7	3.42	3.76
Comm/Ind: Med Val	300,000	300,000	0.0	11,794	12,961	1,166	9.9	3.93	4.32
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,879	47,155	4,276	10.0	4.29	4.72

Pipestone County

Ruthton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,600	3,600	0	0.0	40	41	0	1.0	1.12	1.13
Res Non-Hmstd	581	581	0	0.0	9	10	1	11.9	1.53	1.71
Misc props	4	4	0	0.0	0	0	0	12.3	1.85	2.07
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	11	11	0	0.0	0	0	0	13.4	1.36	1.54
Com/Ind: Lo	900	900	0	0.0	26	29	2	9.4	2.90	3.17
Com/Ind Hi	1,595	1,595	0	0.0	60	66	6	9.6	3.78	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	126	126	0	0.0	5	5	0	9.6	3.78	4.15
Ag Hmstd House	104	104	0	0.0	1	1	0	-0.4	1.13	1.12
Ag Hmstd Land	460	460	0	0.0	3	4	1	17.1	0.67	0.79
Ag Non-Hmstd	67	67	0	0.0	1	1	0	14.2	1.28	1.46
<b>Total</b>	<b>7,448</b>	<b>7,448</b>	<b>0</b>	<b>0.0</b>	<b>146</b>	<b>157</b>	<b>11</b>	<b>7.4</b>	<b>1.96</b>	<b>2.10</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	95	80	-15	-15.4	County	34.49	36.35	6.82	6.82
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	90.48	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.01	2.81	17.41	17.41
(=) Taxable Tax Capacity	95	80	-15	-15.4	Special District	0.32	0.34	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>128.30</b>	<b>146.46</b>	<b>24.23</b>	<b>24.23</b>

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	24,100	24,100	0.0	271	270	-1	-0.4	1.13	1.12
Res Hmstd:Avg Val	36,200	36,200	0.0	407	406	-2	-0.4	1.13	1.12
Res Hmstd: Hi Val	48,200	48,200	0.0	542	540	-2	-0.4	1.13	1.12
Res Hmstd: Ex-Hi Val	72,400	72,400	0.0	815	812	-3	-0.4	1.13	1.12
Apartment	300,000	300,000	0.0	5,538	6,219	681	12.3	1.85	2.07
Comm/Ind: Lo Val	150,000	150,000	0.0	4,349	4,758	409	9.4	2.9	3.17
Comm/Ind: Med Val	300,000	300,000	0.0	10,026	10,980	953	9.5	3.34	3.66
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,521	40,017	3,496	9.6	3.65	4.00

Pipestone County

Trosky city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,754	1,754	0	0.0	18	19	1	6.4	1.00	1.07
Res Non-Hmstd	83	83	0	0.0	1	1	0	8.6	1.39	1.51
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	25	25	0	0.0	0	0	0	10.8	1.11	1.22
Com/Ind: Lo	142	142	0	0.0	4	4	0	6.8	2.64	2.82
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	77	77	0	0.0	3	3	0	7.1	3.40	3.64
Ag Hmstd House	373	373	0	0.0	4	4	0	8.0	1.11	1.20
Ag Hmstd Land	2,203	2,203	0	0.0	11	13	1	13.0	0.51	0.58
Ag Non-Hmstd	683	683	0	0.0	7	8	1	11.8	1.00	1.11
<b>Total</b>	<b>5,339</b>	<b>5,339</b>	<b>0</b>	<b>0.0</b>	<b>48</b>	<b>52</b>	<b>4</b>	<b>9.0</b>	<b>0.89</b>	<b>0.97</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	45	38	-7	-15.8	County	37.65	40.06	6.82	6.82
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	44.71	53.11	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.90	19.80	29.54	29.54
(=) Taxable Tax Capacity	45	38	-7	-15.8	Special District	0.32	0.34	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>101.59</b>	<b>113.30</b>	<b>36.36</b>	<b>36.36</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,600	30,600	30,600	0.0	300	319	20	6.5	0.98	1.04
Res Hmstd:Avg Val	45,800	45,800	45,800	0.0	449	478	29	6.5	0.98	1.04
Res Hmstd: Hi Val	61,100	61,100	61,100	0.0	598	638	39	6.5	0.98	1.04
Res Hmstd: Ex-Hi Val	91,700	91,700	91,700	0.0	975	1,044	69	7.1	1.06	1.14
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,930	4,193	264	6.7	2.62	2.8
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,988	9,603	615	6.8	3	3.20
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	32,593	34,847	2,255	6.9	3.26	3.48

Pipestone County

Woodstock city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,347	1,347	0	0.0	17	17	0	0.5	1.24	1.24
Res Non-Hmstd	265	265	0	0.0	5	5	1	11.6	1.71	1.90
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	256	256	0	0.0	8	9	1	9.5	3.07	3.37
Com/Ind Hi	312	312	0	0.0	12	14	1	9.8	3.98	4.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	61	61	0	0.0	2	3	0	9.8	3.98	4.37
Ag Hmstd House	257	257	0	0.0	3	3	0	0.8	1.32	1.33
Ag Hmstd Land	1,034	1,034	0	0.0	6	7	1	16.3	0.60	0.70
Ag Non-Hmstd	53	53	0	0.0	1	1	0	14.8	1.32	1.51
<b>Total</b>	<b>3,585</b>	<b>3,585</b>	<b>0</b>	<b>0.0</b>	<b>54</b>	<b>58</b>	<b>4</b>	<b>7.3</b>	<b>1.51</b>	<b>1.62</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	36	29	-6	-17.7	County	33.71	35.29	6.82	6.82
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	81.73	99.36	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.17	16.42	29.42	29.42
(=) Taxable Tax Capacity	36	29	-6	-17.7	Special District	0.32	0.34	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>131.93</b>	<b>151.41</b>	<b>36.24</b>	<b>36.24</b>

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	21,800	21,800	0.0	279	277	-2	-0.8	1.28	1.27
Res Hmstd:Avg Val	32,700	32,700	0.0	419	416	-4	-0.8	1.28	1.27
Res Hmstd: Hi Val	43,600	43,600	0.0	559	554	-5	-0.8	1.28	1.27
Res Hmstd: Ex-Hi Val	65,400	65,400	0.0	838	831	-7	-0.8	1.28	1.27
Comm/Ind: Lo Val	150,000	150,000	0.0	4,611	5,049	438	9.5	3.07	3.37
Comm/Ind: Med Val	300,000	300,000	0.0	10,577	11,600	1,023	9.7	3.53	3.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,420	42,171	3,751	9.8	3.84	4.22

Pipestone County

Jasper city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	8,338	8,338	0	0.0	112	111	-1	-0.5	1.34	1.33
Res Non-Hmstd	1,924	1,924	0	0.0	33	37	4	11.1	1.73	1.92
Misc props	77	77	0	0.0	2	3	0	12.4	3.00	3.37
Apartments	109	109	0	0.0	2	2	0	11.6	2.06	2.30
Low-inc Apts	56	56	0	0.0	1	1	0	11.1	1.29	1.43
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	857	857	0	0.0	27	29	2	9.1	3.13	3.42
Com/Ind Hi	62	62	0	0.0	2	3	0	9.4	4.06	4.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	242	242	0	0.0	10	11	1	9.4	4.06	4.44
Ag Hmstd House	68	68	0	0.0	1	1	0	-2.2	1.32	1.29
Ag Hmstd Land	325	325	0	0.0	2	2	0	15.7	0.61	0.70
Ag Non-Hmstd	124	124	0	0.0	2	2	0	14.1	1.36	1.55
<b>Total</b>	<b>12,181</b>	<b>12,181</b>	<b>0</b>	<b>0.0</b>	<b>194</b>	<b>202</b>	<b>8</b>	<b>4.0</b>	<b>1.59</b>	<b>1.66</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	128	97	-31	-24.2	County	36.76	38.91	6.82	6.82
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	79.54	95.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.24	20.05	29.42	29.42
(=) Taxable Tax Capacity	128	97	-31	-24.2	Special District	0.32	0.34	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>135.86</b>	<b>154.96</b>	<b>36.24</b>	<b>36.24</b>

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	30,700	30,700	0.0	406	397	-9	-2.2	1.32	1.29
Res Hmstd:Avg Val	46,000	46,000	0.0	608	594	-13	-2.2	1.32	1.29
Res Hmstd: Hi Val	61,300	61,300	0.0	810	792	-18	-2.2	1.32	1.29
Res Hmstd: Ex-Hi Val	92,000	92,000	0.0	1,294	1,310	17	1.3	1.41	1.42
Apartment	300,000	300,000	0.0	6,182	6,898	716	11.6	2.06	2.3
Comm/Ind: Lo Val	150,000	150,000	0.0	4,699	5,129	430	9.1	3.13	3.42
Comm/Ind: Med Val	300,000	300,000	0.0	10,784	11,786	1,003	9.3	3.59	3.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,178	42,854	3,676	9.4	3.92	4.29



**Polk County**

**Beltrami city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,057	1,057	0	0.0	13	12	0	-2.4	1.21	1.18
Res Non-Hmstd	122	122	0	0.0	2	2	0	6.9	1.62	1.73
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	346	346	0	0.0	10	11	1	5.6	2.94	3.11
Com/Ind Hi	828	828	0	0.0	32	33	2	5.8	3.81	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	97	97	0	0.0	4	4	0	5.8	3.81	4.03
Ag Hmstd House	184	184	0	0.0	2	2	0	-2.8	1.19	1.16
Ag Hmstd Land	1,627	1,627	0	0.0	9	10	1	9.7	0.57	0.62
Ag Non-Hmstd	9	9	0	0.0	0	0	0	8.8	1.25	1.36
<b>Total</b>	<b>4,270</b>	<b>4,270</b>	<b>0</b>	<b>0.0</b>	<b>72</b>	<b>75</b>	<b>3</b>	<b>4.6</b>	<b>1.68</b>	<b>1.76</b>

*Tax Base*

*Tax Rates*

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	46	41	-5	-10.4	County	58.47	62.52	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	50.70	56.58	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.55	6.93	34.18	34.18
(=) Taxable Tax Capacity	46	41	-5	-10.4	Special District	8.91	9.56	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	124.63	135.59	34.18	34.18

*Tax Burdens on Hypothetical Properties*

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	20,400	20,400	20,400	0.0	242	236	-7	-2.8	1.19	1.16
Res Hmstd: Avg Val	30,600	30,600	30,600	0.0	364	354	-10	-2.8	1.19	1.16
Res Hmstd: Hi Val	40,800	40,800	40,800	0.0	485	471	-13	-2.8	1.19	1.16
Res Hmstd: Ex-Hi Val	61,200	61,200	61,200	0.0	727	707	-20	-2.8	1.19	1.16
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,416	4,662	247	5.6	2.94	3.11
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	10,132	10,708	575	5.7	3.38	3.57
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	36,810	38,920	2,110	5.7	3.68	3.89

**Polk County**

**Climax city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	3,593	3,593	0	0.0	58	58	0	-0.8	1.63	1.61
Res Non-Hmstd	550	550	0	0.0	11	12	1	9.5	2.00	2.19
Misc props	41	41	0	0.0	1	1	0	10.1	2.34	2.58
Apartments	471	471	0	0.0	11	12	1	10.1	2.34	2.58
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	110	110	0	0.0	3	3	0	10.1	2.34	2.58
Com/Ind: Lo	556	556	0	0.0	19	21	2	8.3	3.42	3.70
Com/Ind Hi	176	176	0	0.0	8	8	1	8.7	4.35	4.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	221	221	0	0.0	10	10	1	8.7	4.35	4.73
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	587	587	0	0.0	4	4	1	14.5	0.65	0.75
Ag Non-Hmstd	410	410	0	0.0	6	6	1	13.7	1.37	1.56
<b>Total</b>	<b>6,714</b>	<b>6,714</b>	<b>0</b>	<b>0.0</b>	<b>130</b>	<b>136</b>	<b>6</b>	<b>5.0</b>	<b>1.93</b>	<b>2.03</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	72	59	-13	-17.7	County	55.02	58.33	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	71.97	87.43	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.55	1.00	62.26	62.26
(=) Taxable Tax Capacity	<u>72</u>	<u>59</u>	<u>-13</u>	<u>-17.7</u>	Special District	<u>8.91</u>	<u>9.56</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>137.45</b>	<b>156.32</b>	<b>62.26</b>	<b>62.26</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	34,600	34,600	0.0	553	540	-13	-2.3	1.6	1.56
Res Hmstd:Avg Val	51,900	51,900	0.0	829	810	-19	-2.3	1.6	1.56
Res Hmstd: Hi Val	69,100	69,100	0.0	1,104	1,078	-25	-2.3	1.6	1.56
Res Hmstd: Ex-Hi Val	103,700	103,700	0.0	1,792	1,830	39	2.1	1.73	1.77
Apartment	300,000	300,000	0.0	7,022	7,730	708	10.1	2.34	2.58
Comm/Ind: Lo Val	150,000	150,000	0.0	5,125	5,550	425	8.3	3.42	3.7
Comm/Ind: Med Val	300,000	300,000	0.0	11,648	12,638	991	8.5	3.88	4.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,086	45,718	3,632	8.6	4.21	4.57

Polk County

Crookston city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	165,622	165,622	0	0.0	2,033	2,085	53	2.6	1.23	1.26
Res Non-Hmstd	20,285	20,285	0	0.0	319	357	37	11.7	1.57	1.76
Misc props	778	778	0	0.0	17	19	2	11.2	2.17	2.41
Apartments	6,696	6,696	0	0.0	124	138	15	11.9	1.85	2.07
Low-inc Apts	5,071	5,071	0	0.0	57	64	7	11.7	1.13	1.26
Seasonal Rec	152	152	0	0.0	3	3	0	11.9	1.85	2.07
Com/Ind: Lo	17,105	17,105	0	0.0	499	545	45	9.1	2.92	3.18
Com/Ind Hi	28,182	28,182	0	0.0	1,083	1,182	99	9.2	3.84	4.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,433	6,433	0	0.0	247	270	23	9.2	3.84	4.19
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	587	587	0	0.0	4	5	1	13.4	0.73	0.82
Ag Non-Hmstd	351	351	0	0.0	5	5	1	13.0	1.36	1.53
<b>Total</b>	<b>251,263</b>	<b>251,263</b>	<b>0</b>	<b>0.0</b>	<b>4,391</b>	<b>4,673</b>	<b>282</b>	<b>6.4</b>	<b>1.75</b>	<b>1.86</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	2,950	2,500	-451	-15.3	County	56.12	59.84	0.00	0.00
(-) TIF Tax Capacity	28	28	0	0.0	City/Town	55.30	65.39	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.68	22.07	15.20	15.20
(=) Taxable Tax Capacity	<u>2,923</u>	<u>2,472</u>	<u>-451</u>	<u>-15.4</u>	Special District	<u>5.57</u>	<u>6.01</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>135.67</b>	<b>153.30</b>	<b>15.20</b>	<b>15.20</b>

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	57,900	57,900	0.0	642	621	-21	-3.3	1.11	1.07
Res Hmstd: Avg Val	86,900	86,900	0.0	1,017	1,013	-4	-0.4	1.17	1.17
Res Hmstd: Hi Val	115,800	115,800	0.0	1,479	1,540	61	4.1	1.28	1.33
Res Hmstd: Ex-Hi Val	173,700	173,700	0.0	2,405	2,596	191	7.9	1.38	1.49
Apartment	300,000	300,000	0.0	5,544	6,205	661	11.9	1.85	2.07
Comm/Ind: Lo Val	150,000	150,000	0.0	4,379	4,776	397	9.1	2.92	3.18
Comm/Ind: Med Val	300,000	300,000	0.0	10,142	11,068	925	9.1	3.38	3.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,037	40,430	3,393	9.2	3.70	4.04

Polk County

East Grand Forks city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	323,285	323,285	0	0.0	4,314	4,463	149	3.4	1.33	1.38
Res Non-Hmstd	24,241	24,241	0	0.0	377	407	30	7.9	1.56	1.68
Misc props	1,135	1,135	0	0.0	21	23	2	8.0	1.85	2.00
Apartments	26,606	26,606	0	0.0	487	526	39	8.0	1.83	1.98
Low-inc Apts	6,663	6,663	0	0.0	75	81	6	7.8	1.12	1.21
Seasonal Rec	1,190	1,190	0	0.0	22	24	2	8.0	1.83	1.98
Com/Ind: Lo	20,387	20,387	0	0.0	469	469	0	-0.1	2.30	2.30
Com/Ind Hi	55,238	55,238	0	0.0	1,272	1,270	-2	-0.1	2.30	2.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,726	2,726	0	0.0	63	63	0	-0.1	2.30	2.30
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	64	64	0	0.0	1	1	0	8.7	1.34	1.46
Ag Non-Hmstd	3,220	3,220	0	0.0	43	47	4	8.7	1.34	1.46
<b>Total</b>	464,756	464,756	0	0.0	7,144	7,372	228	3.2	1.54	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	5,388	4,882	-506	-9.4	County	57.30	61.26	0.00	0.00
(-) TIF Tax Capacity	188	188	0	0.0	City/Town	56.15	62.20	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.07	15.25	15.59	15.59
(=) Taxable Tax Capacity	5,200	4,694	-506	-9.7	Special District	6.41	6.94	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	133.93	145.64	15.59	15.59

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	99,200	99,200	0.0	1,200	1,187	-13	-1.1	1.21	1.2
Res Hmstd: Avg Val	148,700	148,700	0.0	1,985	2,050	65	3.3	1.33	1.38
Res Hmstd: Hi Val	198,200	198,200	0.0	2,770	2,913	143	5.2	1.4	1.47
Res Hmstd: Ex-Hi Val	297,400	297,400	0.0	4,342	4,643	300	6.9	1.46	1.56
Apartment	300,000	300,000	0.0	5,490	5,929	439	8.0	1.83	1.98
Comm/Ind: Lo Val	150,000	150,000	0.0	4,346	4,610	263	6.1	2.9	3.07
Comm/Ind: Med Val	300,000	300,000	0.0	10,063	10,678	615	6.1	3.35	3.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,742	38,995	2,253	6.1	3.67	3.9

Polk County

Erskine city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	7,349	7,349	0	0.0	129	116	-13	-9.7	1.75	1.58
Res Non-Hmstd	1,673	1,673	0	0.0	36	42	5	14.8	2.18	2.50
Misc props	127	127	0	0.0	3	4	1	15.1	2.64	3.04
Apartments	468	468	0	0.0	12	14	2	15.1	2.64	3.04
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	147	147	0	0.0	3	3	0	15.6	2.05	2.37
Com/Ind: Lo	1,562	1,562	0	0.0	60	68	7	12.3	3.87	4.35
Com/Ind Hi	926	926	0	0.0	47	53	6	12.5	5.10	5.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	301	301	0	0.0	15	17	2	12.5	5.10	5.74
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	36	36	0	0.0	1	1	0	16.2	1.97	2.29
<b>Total</b>	<b>12,589</b>	<b>12,589</b>	<b>0</b>	<b>0.0</b>	<b>308</b>	<b>319</b>	<b>11</b>	<b>3.6</b>	<b>2.44</b>	<b>2.53</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	147	119	-28	-19.1	County	57.19	60.94	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.86	23.11	17.95	17.95
(=) Taxable Tax Capacity	147	119	-28	-19.1	Special District	6.03	6.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	197.16	229.01	17.95	17.95

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	36,000	36,000	0.0	630	559	-71	-11.3	1.75	1.55
Res Hmstd: Avg Val	54,000	54,000	0.0	946	839	-107	-11.3	1.75	1.55
Res Hmstd: Hi Val	71,900	71,900	0.0	1,259	1,117	-142	-11.3	1.75	1.55
Res Hmstd: Ex-Hi Val	107,900	107,900	0.0	2,046	2,034	-12	-0.6	1.9	1.89
Apartment	300,000	300,000	0.0	7,932	9,126	1,194	15.1	2.64	3.04
Comm/Ind: Lo Val	150,000	150,000	0.0	5,804	6,521	717	12.3	3.87	4.35
Comm/Ind: Med Val	300,000	300,000	0.0	13,453	15,125	1,672	12.4	4.48	5.04
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	49,148	55,279	6,130	12.5	4.91	5.53

**Polk County**

**Fertile city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	19,648	19,648	0	0.0	269	274	5	1.9	1.37	1.39
Res Non-Hmstd	2,583	2,583	0	0.0	44	50	5	12.3	1.72	1.93
Misc props	63	63	0	0.0	1	1	0	12.8	2.03	2.29
Apartments	283	283	0	0.0	6	6	1	12.8	2.03	2.29
Low-inc Apts	258	258	0	0.0	3	4	0	12.3	1.27	1.43
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	3,636	3,636	0	0.0	113	124	11	10.1	3.11	3.42
Com/Ind Hi	411	411	0	0.0	17	18	2	10.3	4.03	4.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	543	543	0	0.0	22	24	2	10.3	4.01	4.43
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	67	67	0	0.0	0	0	0	27.6	0.38	0.48
Ag Non-Hmstd	347	347	0	0.0	5	5	1	15.4	1.35	1.56
<b>Total</b>	<b>27,840</b>	<b>27,840</b>	<b>0</b>	<b>0.0</b>	<b>480</b>	<b>508</b>	<b>28</b>	<b>5.9</b>	<b>1.72</b>	<b>1.82</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	305	243	-62	-20.4	County	57.74	61.60	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	63.11	79.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.66	5.81	34.17	34.17
(=) Taxable Tax Capacity	<u>305</u>	<u>243</u>	<u>-62</u>	<u>-20.4</u>	Special District	<u>8.91</u>	<u>9.56</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>135.41</b>	<b>156.23</b>	<b>34.17</b>	<b>34.17</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	48,000	48,000	0.0	622	614	-8	-1.3	1.3	1.28
Res Hmstd: Avg Val	72,000	72,000	0.0	933	921	-12	-1.3	1.3	1.28
Res Hmstd: Hi Val	96,000	96,000	0.0	1,342	1,381	39	2.9	1.4	1.44
Res Hmstd: Ex-Hi Val	144,000	144,000	0.0	2,199	2,362	163	7.4	1.53	1.64
Apartment	300,000	300,000	0.0	6,103	6,884	781	12.8	2.03	2.29
Comm/Ind: Lo Val	150,000	150,000	0.0	4,658	5,126	468	10.1	3.11	3.42
Comm/Ind: Med Val	300,000	300,000	0.0	10,698	11,791	1,093	10.2	3.57	3.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,885	42,892	4,007	10.3	3.89	4.29

Polk County

Fisher city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	11,317	11,317	0	0.0	170	173	3	2.0	1.50	1.53
Res Non-Hmstd	794	794	0	0.0	14	16	2	14.2	1.81	2.07
Misc props	45	45	0	0.0	1	1	0	13.3	2.84	3.22
Apartments	427	427	0	0.0	9	11	1	14.5	2.16	2.48
Low-inc Apts	363	363	0	0.0	5	5	1	14.2	1.33	1.52
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	460	460	0	0.0	15	17	2	11.5	3.29	3.67
Com/Ind Hi	322	322	0	0.0	14	16	2	11.6	4.32	4.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	246	246	0	0.0	11	12	1	11.6	4.32	4.82
Ag Hmstd House	62	62	0	0.0	1	1	0	-5.7	1.37	1.29
Ag Hmstd Land	261	261	0	0.0	2	2	0	18.0	0.70	0.82
Ag Non-Hmstd	60	60	0	0.0	1	1	0	16.0	1.57	1.82
<b>Total</b>	<b>14,357</b>	<b>14,357</b>	<b>0</b>	<b>0.0</b>	<b>243</b>	<b>255</b>	<b>13</b>	<b>5.2</b>	<b>1.69</b>	<b>1.78</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	151	120	-31	-20.3	County	58.47	62.53	0.00	0.00
(-) TIF Tax Capacity	3	3	0	0.0	City/Town	76.89	96.92	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.67	16.23	20.00	20.00
(=) Taxable Tax Capacity	148	117	-31	-20.7	Special District	6.03	6.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>157.07</b>	<b>182.17</b>	<b>20.00</b>	<b>20.00</b>

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	59,500	59,500	0.0	816	769	-46	-5.7	1.37	1.29
Res Hmstd: Avg Val	89,200	89,200	0.0	1,287	1,271	-16	-1.3	1.44	1.43
Res Hmstd: Hi Val	118,900	118,900	0.0	1,840	1,920	80	4.4	1.55	1.62
Res Hmstd: Ex-Hi Val	178,400	178,400	0.0	2,947	3,221	274	9.3	1.65	1.81
Apartment	300,000	300,000	0.0	6,490	7,431	941	14.5	2.16	2.48
Comm/Ind: Lo Val	150,000	150,000	0.0	4,933	5,498	565	11.5	3.29	3.67
Comm/Ind: Med Val	300,000	300,000	0.0	11,410	12,728	1,318	11.6	3.80	4.24
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,636	46,468	4,833	11.6	4.16	4.65

**Polk County**

**Fosston city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	31,128	31,128	0	0.0	378	375	-4	-1.0	1.22	1.20
Res Non-Hmstd	5,804	5,804	0	0.0	93	103	10	10.4	1.60	1.77
Misc props	213	213	0	0.0	4	5	0	10.7	2.04	2.26
Apartments	1,726	1,726	0	0.0	33	36	3	10.6	1.90	2.10
Low-inc Apts	382	382	0	0.0	4	5	0	10.4	1.17	1.29
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	7,588	7,588	0	0.0	226	244	18	8.1	2.97	3.22
Com/Ind Hi	6,865	6,865	0	0.0	268	290	22	8.2	3.90	4.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	187	187	0	0.0	7	8	1	8.2	3.90	4.23
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	162	162	0	0.0	2	2	0	11.8	1.32	1.48
Ag Non-Hmstd	164	164	0	0.0	2	3	0	11.7	1.37	1.53
<b>Total</b>	<b>54,219</b>	<b>54,219</b>	<b>0</b>	<b>0.0</b>	<b>1,019</b>	<b>1,070</b>	<b>52</b>	<b>5.1</b>	<b>1.88</b>	<b>1.97</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	654	553	-100	-15.4	County	58.20	62.19	0.00	0.00
(-) TIF Tax Capacity	28	28	0	0.0	City/Town	48.40	57.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.83	24.01	18.15	18.15
(=) Taxable Tax Capacity	625	525	-100	-16.1	Special District	8.91	9.56	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>137.34</b>	<b>153.43</b>	<b>18.15</b>	<b>18.15</b>

*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	49,400	49,400	0.0	570	544	-26	-4.6	1.15	1.10
Res Hmstd:Avg Val	74,100	74,100	0.0	856	817	-39	-4.6	1.15	1.10
Res Hmstd: Hi Val	98,800	98,800	0.0	1,253	1,260	8	0.6	1.27	1.28
Res Hmstd: Ex-Hi Val	148,300	148,300	0.0	2,067	2,178	111	5.4	1.39	1.47
Apartment	300,000	300,000	0.0	5,694	6,298	604	10.6	1.9	2.1
Comm/Ind: Lo Val	150,000	150,000	0.0	4,461	4,823	362	8.1	2.97	3.22
Comm/Ind: Med Val	300,000	300,000	0.0	10,318	11,163	845	8.2	3.44	3.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,652	40,750	3,098	8.2	3.77	4.08



Polk County

Gully city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	513	513	0	0.0	5	5	0	-4.8	1.03	0.98
Res Non-Hmstd	206	206	0	0.0	3	3	0	8.1	1.49	1.61
Misc props	8	8	0	0.0	0	0	0	8.3	1.80	1.95
Apartments	88	88	0	0.0	2	2	0	8.3	1.80	1.95
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	371	371	0	0.0	11	11	1	6.3	2.85	3.03
Com/Ind Hi	205	205	0	0.0	8	8	0	6.4	3.75	3.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	82	82	0	0.0	3	3	0	6.4	3.75	3.98
Ag Hmstd House	44	44	0	0.0	0	0	0	-4.2	1.07	1.03
Ag Hmstd Land	26	26	0	0.0	0	0	0	17.1	0.35	0.41
Ag Non-Hmstd	38	38	0	0.0	0	1	0	9.3	1.29	1.41
<b>Total</b>	1,581	1,581	0	0.0	32	34	2	4.7	2.05	2.15

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	21	18	-2	-10.9	County	58.49	62.54	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.79	48.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.06	24.30	18.15	18.15
(=) Taxable Tax Capacity	21	18	-2	-10.9	Special District	6.03	6.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	129.36	141.34	18.15	18.15

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	14,000	14,000	0.0	151	144	-6	-4.2	1.08	1.03
Res Hmstd:Avg Val	21,000	21,000	0.0	226	216	-10	-4.2	1.08	1.03
Res Hmstd: Hi Val	28,000	28,000	0.0	301	288	-13	-4.2	1.08	1.03
Res Hmstd: Ex-Hi Val	42,000	42,000	0.0	452	432	-19	-4.2	1.08	1.03
Apartment	300,000	300,000	0.0	5,395	5,845	449	8.3	1.8	1.95
Comm/Ind: Lo Val	150,000	150,000	0.0	4,282	4,551	269	6.3	2.85	3.03
Comm/Ind: Med Val	300,000	300,000	0.0	9,900	10,528	629	6.4	3.3	3.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,117	38,422	2,306	6.4	3.61	3.84

Polk County

Lengby city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,814	1,814	0	0.0	17	18	1	5.2	0.93	0.97
Res Non-Hmstd	799	799	0	0.0	11	12	1	9.5	1.32	1.45
Misc props	24	24	0	0.0	0	0	0	9.9	1.82	2.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	4	4	0	0.0	0	0	0	10.3	1.17	1.29
Com/Ind: Lo	250	250	0	0.0	6	7	0	7.1	2.55	2.74
Com/Ind Hi	58	58	0	0.0	2	2	0	7.2	3.35	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	2,948	2,948	0	0.0	36	39	3	6.9	1.23	1.31

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	31	26	-6	-18.8	County	56.13	59.64	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.82	34.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.40	21.02	18.14	18.14
(=) Taxable Tax Capacity	31	26	-6	-18.8	Special District	6.03	6.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	109.37	121.43	18.14	18.14

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	30,400	30,400	0.0	266	277	11	4.0	0.88	0.91
Res Hmstd:Avg Val	45,600	45,600	0.0	399	415	16	4.0	0.88	0.91
Res Hmstd: Hi Val	60,800	60,800	0.0	532	553	21	4.0	0.88	0.91
Res Hmstd: Ex-Hi Val	91,200	91,200	0.0	873	920	48	5.5	0.96	1.01
Apartment	300,000	300,000	0.0	4,646	5,098	452	9.7	1.55	1.7
Comm/Ind: Lo Val	150,000	150,000	0.0	3,832	4,103	271	7.1	2.55	2.74
Comm/Ind: Med Val	300,000	300,000	0.0	8,850	9,483	633	7.2	2.95	3.16
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,268	34,589	2,321	7.2	3.23	3.46

Polk County

McIntosh city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,061	9,061	0	0.0	139	130	-9	-6.4	1.53	1.43
Res Non-Hmstd	1,549	1,549	0	0.0	30	35	5	15.8	1.97	2.28
Misc props	20	20	0	0.0	0	1	0	16.1	2.38	2.77
Apartments	709	709	0	0.0	17	20	3	16.1	2.38	2.77
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	5	5	0	0.0	0	0	0	16.7	1.84	2.15
Com/Ind: Lo	1,771	1,771	0	0.0	63	71	8	12.9	3.56	4.02
Com/Ind Hi	347	347	0	0.0	16	18	2	13.1	4.68	5.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	336	336	0	0.0	16	18	2	13.1	4.68	5.30
Ag Hmstd House	102	102	0	0.0	1	1	0	11.0	1.28	1.42
Ag Hmstd Land	93	93	0	0.0	0	1	0	30.0	0.51	0.67
Ag Non-Hmstd	177	177	0	0.0	3	4	1	17.4	1.76	2.07
<b>Total</b>	14,171	14,171	0	0.0	287	299	12	4.1	2.02	2.11

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	Net Tax Cap (Pctg) Base Alter		Base	Alter	
Total Tax Capacity	157	123	-34	-21.7	County	57.34	61.08	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	91.00	#####	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.00	23.22	17.95	17.95	
(=) Taxable Tax Capacity	157	123	-34	-21.7	Special District	6.03	6.50	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	176.37	207.06	17.95	17.95	

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	37,100	37,100	0.0	573	528	-45	-7.9	1.54	1.42
Res Hmstd:Avg Val	55,700	55,700	0.0	860	792	-68	-7.9	1.54	1.42
Res Hmstd: Hi Val	74,200	74,200	0.0	1,145	1,055	-90	-7.9	1.54	1.42
Res Hmstd: Ex-Hi Val	111,300	111,300	0.0	1,891	1,941	50	2.7	1.7	1.74
Apartment	300,000	300,000	0.0	7,152	8,303	1,151	16.1	2.38	2.77
Comm/Ind: Lo Val	150,000	150,000	0.0	5,336	6,027	691	12.9	3.56	4.02
Comm/Ind: Med Val	300,000	300,000	0.0	12,362	13,973	1,611	13.0	4.12	4.66
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	45,147	51,054	5,908	13.1	4.51	5.11

Polk County

Mentor city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,588	1,588	0	0.0	18	17	-1	-3.4	1.11	1.08
Res Non-Hmstd	635	635	0	0.0	10	11	1	9.8	1.55	1.70
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	96	96	0	0.0	2	2	0	10.0	1.86	2.04
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	813	813	0	0.0	24	26	2	7.6	2.93	3.15
Com/Ind Hi	206	206	0	0.0	8	9	1	7.8	3.84	4.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	171	171	0	0.0	7	7	1	7.8	3.84	4.14
Ag Hmstd House	182	182	0	0.0	2	2	0	-1.7	1.18	1.16
Ag Hmstd Land	284	284	0	0.0	1	1	0	17.4	0.43	0.50
Ag Non-Hmstd	521	521	0	0.0	7	8	1	11.1	1.34	1.49
<b>Total</b>	<b>4,495</b>	<b>4,495</b>	<b>0</b>	<b>0.0</b>	<b>78</b>	<b>82</b>	<b>4</b>	<b>5.7</b>	<b>1.73</b>	<b>1.83</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Base	Alter	
						Base	Alter			
Total Tax Capacity	52	45	-7	-13.4	County	58.48	62.53	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	64.69	74.73	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.04	5.39	17.95	17.95	
(=) Taxable Tax Capacity	52	45	-7	-13.4	Special District	6.03	6.50	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	134.25	149.14	17.95	17.95	

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	23,700	23,700	0.0	266	255	-11	-4.2	1.12	1.07
Res Hmstd: Avg Val	35,500	35,500	0.0	398	381	-17	-4.2	1.12	1.07
Res Hmstd: Hi Val	47,400	47,400	0.0	532	509	-23	-4.2	1.12	1.07
Res Hmstd: Ex-Hi Val	71,100	71,100	0.0	798	764	-34	-4.2	1.12	1.07
Comm/Ind: Lo Val	150,000	150,000	0.0	4,388	4,724	335	7.6	2.93	3.15
Comm/Ind: Med Val	300,000	300,000	0.0	10,150	10,932	782	7.7	3.38	3.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,037	39,906	2,868	7.7	3.70	3.99

Polk County

Nielsville city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	671	671	0	0.0	18	16	-2	-12.0	2.70	2.38
Res Non-Hmstd	248	248	0	0.0	8	9	1	15.2	3.15	3.63
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	52	52	0	0.0	3	3	0	13.9	5.11	5.82
Com/Ind Hi	23	23	0	0.0	2	2	0	14.4	6.61	7.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd House	78	78	0	0.0	2	2	0	-10.5	2.74	2.45
Ag Hmstd Land	217	217	0	0.0	3	4	1	20.3	1.46	1.75
Ag Non-Hmstd	292	292	0	0.0	7	9	1	19.0	2.50	2.98
<b>Total</b>	1,582	1,582	0	0.0	43	44	1	3.3	2.70	2.79

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	15	12	-3	-19.3	County	56.59	60.20	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.18	2.93	62.26	62.26
(=) Taxable Tax Capacity	15	12	-3	-19.3	Special District	8.91	9.56	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	250.34	297.82	62.26	62.26

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	12,100	12,100	0.0	330	292	-38	-11.6	2.73	2.41
Res Hmstd: Avg Val	18,100	18,100	0.0	493	436	-57	-11.6	2.73	2.41
Res Hmstd: Hi Val	24,200	24,200	0.0	660	583	-77	-11.6	2.73	2.41
Res Hmstd: Ex-Hi Val	36,200	36,200	0.0	987	872	-115	-11.6	2.73	2.41
Comm/Ind: Lo Val	150,000	150,000	0.0	7,665	8,734	1,068	13.9	5.11	5.82
Comm/Ind: Med Val	300,000	300,000	0.0	17,574	20,067	2,493	14.2	5.86	6.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	63,817	72,957	9,140	14.3	6.38	7.3

Polk County

Trail city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	671	671	0	0.0	5	5	0	8.3	0.68	0.74
Res Non-Hmstd	193	193	0	0.0	2	2	0	5.8	1.07	1.13
Misc props	15	15	0	0.0	0	0	0	5.4	1.57	1.65
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	18	18	0	0.0	0	0	0	5.9	1.03	1.09
Com/Ind: Lo	247	247	0	0.0	6	6	0	4.0	2.27	2.36
Com/Ind Hi	60	60	0	0.0	2	2	0	4.1	2.99	3.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,477	1,477	0	0.0	44	46	2	4.1	2.99	3.11
Ag Hmstd House	47	47	0	0.0	0	0	0	8.5	0.66	0.72
Ag Hmstd Land	137	137	0	0.0	1	1	0	7.6	0.40	0.43
Ag Non-Hmstd	157	157	0	0.0	1	2	0	6.4	0.95	1.01
<b>Total</b>	<b>3,023</b>	<b>3,023</b>	<b>0</b>	<b>0.0</b>	<b>61</b>	<b>64</b>	<b>3</b>	<b>4.6</b>	<b>2.02</b>	<b>2.11</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	46	43	-3	-5.9	County	58.48	62.53	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.31	18.40	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.31	13.81	10.91	10.91
(=) Taxable Tax Capacity	46	43	-3	-5.9	Special District	6.03	6.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	95.13	101.23	10.91	10.91

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	24,600	24,600	0.0	162	176	14	8.5	0.66	0.72
Res Hmstd:Avg Val	36,800	36,800	0.0	243	264	21	8.5	0.66	0.72
Res Hmstd: Hi Val	49,100	49,100	0.0	324	352	28	8.5	0.66	0.72
Res Hmstd: Ex-Hi Val	73,700	73,700	0.0	487	528	41	8.5	0.66	0.72
Apartment	300,000	300,000	0.0	3,895	4,124	229	5.9	1.3	1.37
Comm/Ind: Lo Val	150,000	150,000	0.0	3,403	3,540	137	4.0	2.27	2.36
Comm/Ind: Med Val	300,000	300,000	0.0	7,885	8,206	320	4.1	2.63	2.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,804	29,979	1,175	4.1	2.88	3

Polk County

Winger city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,302	2,302	0	0.0	37	33	-4	-11.1	1.62	1.44
Res Non-Hmstd	754	754	0	0.0	15	17	2	10.4	2.00	2.21
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	160	160	0	0.0	4	4	0	10.6	2.44	2.70
Low-inc Apts	179	179	0	0.0	3	3	0	10.4	1.49	1.65
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	947	947	0	0.0	34	37	3	8.5	3.63	3.94
Com/Ind Hi	473	473	0	0.0	23	25	2	8.6	4.78	5.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	259	259	0	0.0	12	13	1	8.6	4.78	5.19
Ag Hmstd House	56	56	0	0.0	1	1	0	-12.6	1.59	1.39
Ag Hmstd Land	79	79	0	0.0	0	1	0	17.0	0.61	0.71
Ag Non-Hmstd	67	67	0	0.0	1	1	0	11.4	1.81	2.02
<b>Total</b>	<b>5,275</b>	<b>5,275</b>	<b>0</b>	<b>0.0</b>	<b>131</b>	<b>135</b>	<b>4</b>	<b>3.2</b>	<b>2.48</b>	<b>2.56</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	64	56	-9	-13.7	County	54.94	58.43	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	98.13	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.07	19.98	17.95	17.95
(=) Taxable Tax Capacity	64	56	-9	-13.7	Special District	8.91	9.56	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	181.04	201.67	17.95	17.95

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	30,700	30,700	0.0	488	427	-62	-12.6	1.59	1.39
Res Hmstd:Avg Val	46,100	46,100	0.0	733	641	-92	-12.6	1.59	1.39
Res Hmstd: Hi Val	61,400	61,400	0.0	976	853	-123	-12.6	1.59	1.39
Res Hmstd: Ex-Hi Val	92,100	92,100	0.0	1,543	1,439	-104	-6.8	1.68	1.56
Comm/Ind: Lo Val	150,000	150,000	0.0	5,441	5,906	464	8.5	3.63	3.94
Comm/Ind: Med Val	300,000	300,000	0.0	12,607	13,690	1,083	8.6	4.20	4.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	46,045	50,017	3,971	8.6	4.60	5.00

Pope County

Cyrus city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,706	5,706	0	0.0	38	45	7	18.7	0.67	0.79
Res Non-Hmstd	1,129	1,129	0	0.0	12	13	1	11.6	1.04	1.16
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	543	543	0	0.0	7	8	1	11.8	1.25	1.40
Low-inc Apts	84	84	0	0.0	1	1	0	11.5	0.77	0.86
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	717	717	0	0.0	16	17	1	8.0	2.21	2.38
Com/Ind Hi	76	76	0	0.0	2	2	0	8.1	2.90	3.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	174	174	0	0.0	5	5	0	8.1	2.88	3.11
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	15	15	0	0.0	0	0	0	13.1	0.90	1.02
<b>Total</b>	<b>8,443</b>	<b>8,443</b>	<b>0</b>	<b>0.0</b>	<b>80</b>	<b>92</b>	<b>11</b>	<b>14.0</b>	<b>0.95</b>	<b>1.09</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	92	72	-19	-21.1	County	39.08	39.86	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.47	60.17	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.13	0.39	12.47	12.47
(=) Taxable Tax Capacity	92	72	-19	-21.1	Special District	1.19	1.25	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>89.87</b>	<b>101.68</b>	<b>12.47</b>	<b>12.47</b>

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	41,100	41,100	0.0	256	302	46	17.9	0.62	0.73
Res Hmstd:Avg Val	61,600	61,600	0.0	384	453	69	17.9	0.62	0.73
Res Hmstd: Hi Val	82,200	82,200	0.0	543	635	92	17.0	0.66	0.77
Res Hmstd: Ex-Hi Val	123,300	123,300	0.0	1,000	1,142	141	14.1	0.81	0.93
Comm/Ind: Lo Val	150,000	150,000	0.0	3,308	3,574	266	8.0	2.21	2.38
Comm/Ind: Med Val	300,000	300,000	0.0	7,656	8,276	620	8.1	2.55	2.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,948	30,221	2,274	8.1	2.79	3.02



Pope County

Farwell city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,139	1,139	0	0.0	11	11	0	3.0	0.97	0.99
Res Non-Hmstd	221	221	0	0.0	3	4	1	17.3	1.41	1.65
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	60	60	0	0.0	1	1	0	18.1	1.31	1.54
Com/Ind: Lo	13	13	0	0.0	0	0	0	13.0	2.72	3.08
Com/Ind Hi	95	95	0	0.0	3	4	0	13.2	3.58	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	45	45	0	0.0	2	2	0	13.2	3.58	4.06
Ag Hmstd House	87	87	0	0.0	1	1	0	7.5	1.04	1.11
Ag Hmstd Land	183	183	0	0.0	1	2	0	21.4	0.69	0.83
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	1,842	1,842	0	0.0	22	24	2	9.1	1.22	1.33

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	19	14	-5	-25.1	County	39.67	41.68	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	51.07	68.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.95	15.67	14.13	14.13
(=) Taxable Tax Capacity	19	14	-5	-25.1	Special District	17.55	21.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	123.24	146.88	14.13	14.13

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	34,300	34,300	0.0	334	351	17	5.0	0.97	1.02
Res Hmstd:Avg Val	51,400	51,400	0.0	500	526	25	5.0	0.97	1.02
Res Hmstd: Hi Val	68,500	68,500	0.0	667	700	33	5.0	0.97	1.02
Res Hmstd: Ex-Hi Val	102,800	102,800	0.0	1,132	1,244	112	9.9	1.10	1.21
Comm/Ind: Lo Val	150,000	150,000	0.0	4,084	4,616	532	13.0	2.72	3.08
Comm/Ind: Med Val	300,000	300,000	0.0	9,458	10,699	1,241	13.1	3.15	3.57
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,537	39,089	4,551	13.2	3.45	3.91

Pope County

Glenwood city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	86,396	86,396	0	0.0	872	925	53	6.1	1.01	1.07
Res Non-Hmstd	17,724	17,724	0	0.0	234	251	17	7.1	1.32	1.41
Misc props	3,151	3,151	0	0.0	42	45	3	7.1	1.32	1.41
Apartments	7,221	7,221	0	0.0	109	117	8	7.2	1.51	1.62
Low-inc Apts	1,820	1,820	0	0.0	17	18	1	7.0	0.93	0.99
Seasonal Rec	6,027	6,027	0	0.0	75	80	5	7.0	1.24	1.33
Com/Ind: Lo	14,138	14,138	0	0.0	355	374	18	5.2	2.51	2.64
Com/Ind Hi	15,963	15,963	0	0.0	527	555	28	5.2	3.30	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,895	2,895	0	0.0	95	101	5	5.2	3.30	3.47
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	157	157	0	0.0	1	1	0	7.9	0.55	0.59
Ag Non-Hmstd	2,263	2,263	0	0.0	25	27	2	7.9	1.09	1.18
<b>Total</b>	157,754	157,754	0	0.0	2,352	2,492	140	6.0	1.49	1.58

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,864	1,683	-180	-9.7	County	38.19	40.14	0.00	0.00
(-) TIF Tax Capacity	28	28	0	0.0	City/Town	53.32	59.13	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.03	14.75	14.13	14.13
(=) Taxable Tax Capacity	1,836	1,656	-180	-9.8	Special District	3.74	3.94	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	109.28	117.95	14.13	14.13

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	80,400	80,400	0.0	692	708	16	2.3	0.86	0.88
Res Hmstd: Avg Val	120,500	120,500	0.0	1,223	1,280	57	4.7	1.02	1.06
Res Hmstd: Hi Val	160,600	160,600	0.0	1,754	1,852	98	5.6	1.09	1.15
Res Hmstd: Ex-Hi Val	241,000	241,000	0.0	2,819	3,000	181	6.4	1.17	1.24
Apartment	300,000	300,000	0.0	4,522	4,847	325	7.2	1.51	1.62
Comm/Ind: Lo Val	150,000	150,000	0.0	3,770	3,965	195	5.2	2.51	2.64
Comm/Ind: Med Val	300,000	300,000	0.0	8,725	9,180	455	5.2	2.91	3.06
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,850	33,518	1,668	5.2	3.19	3.35

Pope County

Long Beach city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	31,549	31,549	0	0.0	272	285	14	5.0	0.86	0.90
Res Non-Hmstd	4,718	4,718	0	0.0	46	48	1	3.2	0.98	1.02
Misc props	404	404	0	0.0	5	5	0	3.2	1.12	1.16
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	14,154	14,154	0	0.0	125	129	4	3.1	0.89	0.91
Com/Ind: Lo	680	680	0	0.0	14	14	0	2.1	2.05	2.10
Com/Ind Hi	545	545	0	0.0	15	15	0	2.2	2.69	2.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	490	490	0	0.0	13	13	0	2.2	2.69	2.75
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>52,539</b>	<b>52,539</b>	<b>0</b>	<b>0.0</b>	<b>490</b>	<b>510</b>	<b>20</b>	<b>4.1</b>	<b>0.93</b>	<b>0.97</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	536	517	-20	-3.7	County	39.89	41.99	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.65	19.41	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.34	16.19	14.13	14.13
(=) Taxable Tax Capacity	536	517	-20	-3.7	Special District	3.74	3.94	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>78.62</b>	<b>81.52</b>	<b>14.13</b>	<b>14.13</b>

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	165,300	165,300	0.0	1,309	1,399	89	6.8	0.79	0.85
Res Hmstd: Avg Val	247,900	247,900	0.0	2,150	2,250	100	4.6	0.87	0.91
Res Hmstd: Hi Val	330,400	330,400	0.0	2,989	3,099	110	3.7	0.90	0.94
Res Hmstd: Ex-Hi Val	495,800	495,800	0.0	4,598	4,743	144	3.1	0.93	0.96
Apartment	300,000	300,000	0.0	3,372	3,481	109	3.2	1.12	1.16
Comm/Ind: Lo Val	150,000	150,000	0.0	3,080	3,145	65	2.1	2.05	2.1
Comm/Ind: Med Val	300,000	300,000	0.0	7,115	7,268	153	2.1	2.37	2.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,947	26,507	560	2.2	2.59	2.65

Pope County

Lowry city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,253	9,253	0	0.0	97	103	6	6.7	1.04	1.11
Res Non-Hmstd	1,237	1,237	0	0.0	18	20	2	12.7	1.44	1.63
Misc props	34	34	0	0.0	1	1	0	13.1	1.93	2.18
Apartments	92	92	0	0.0	2	2	0	12.9	1.63	1.84
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	171	171	0	0.0	2	2	0	13.1	1.29	1.46
Com/Ind: Lo	1,257	1,257	0	0.0	33	37	3	9.5	2.66	2.91
Com/Ind Hi	558	558	0	0.0	20	21	2	9.6	3.50	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	160	160	0	0.0	6	6	1	9.6	3.50	3.83
Ag Hmstd House	102	102	0	0.0	1	1	0	6.6	1.06	1.12
Ag Hmstd Land	321	321	0	0.0	3	3	0	15.7	0.82	0.95
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>13,185</b>	<b>13,185</b>	<b>0</b>	<b>0.0</b>	<b>181</b>	<b>196</b>	<b>15</b>	<b>8.5</b>	<b>1.37</b>	<b>1.49</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	146	120	-26	-18.1	County	38.64	40.46	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	65.45	79.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.69	14.18	14.13	14.13
(=) Taxable Tax Capacity	146	120	-26	-18.1	Special District	1.19	1.25	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>118.98</b>	<b>135.79</b>	<b>14.13</b>	<b>14.13</b>

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	60,300	60,300	0.0	561	577	15	2.7	0.93	0.96
Res Hmstd: Avg Val	90,400	90,400	0.0	912	960	48	5.2	1.01	1.06
Res Hmstd: Hi Val	120,500	120,500	0.0	1,340	1,448	108	8.1	1.11	1.20
Res Hmstd: Ex-Hi Val	180,800	180,800	0.0	2,197	2,426	229	10.4	1.22	1.34
Apartment	300,000	300,000	0.0	4,886	5,516	630	12.9	1.63	1.84
Comm/Ind: Lo Val	150,000	150,000	0.0	3,988	4,366	378	9.5	2.66	2.91
Comm/Ind: Med Val	300,000	300,000	0.0	9,234	10,117	883	9.6	3.08	3.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,717	36,954	3,237	9.6	3.37	3.7

Pope County

Sedan city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,045	1,045	0	0.0	10	10	0	2.4	0.94	0.97
Res Non-Hmstd	315	315	0	0.0	4	5	0	10.8	1.35	1.50
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	250	250	0	0.0	7	7	1	8.1	2.64	2.85
Com/Ind Hi	63	63	0	0.0	2	2	0	8.2	3.47	3.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	138	138	0	0.0	5	5	0	8.2	3.47	3.76
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	376	376	0	0.0	2	3	0	12.1	0.63	0.71
Ag Non-Hmstd	127	127	0	0.0	1	2	0	12.1	1.18	1.32
<b>Total</b>	<b>2,314</b>	<b>2,314</b>	<b>0</b>	<b>0.0</b>	<b>32</b>	<b>34</b>	<b>2</b>	<b>7.2</b>	<b>1.36</b>	<b>1.46</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	25	21	-4	-15.8	County	39.90	42.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	58.71	69.76	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.34	16.19	14.13	14.13
(=) Taxable Tax Capacity	25	21	-4	-15.8	Special District	3.74	3.94	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>117.69</b>	<b>131.88</b>	<b>14.13</b>	<b>14.13</b>

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	34,500	34,500	0.0	317	322	5	1.6	0.92	0.93
Res Hmstd:Avg Val	51,800	51,800	0.0	476	483	7	1.6	0.92	0.93
Res Hmstd: Hi Val	69,000	69,000	0.0	634	643	10	1.6	0.92	0.93
Res Hmstd: Ex-Hi Val	103,500	103,500	0.0	1,085	1,143	58	5.3	1.05	1.10
Comm/Ind: Lo Val	150,000	150,000	0.0	3,959	4,278	319	8.1	2.64	2.85
Comm/Ind: Med Val	300,000	300,000	0.0	9,166	9,911	745	8.1	3.06	3.30
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,469	36,200	2,731	8.2	3.35	3.62

Pope County

Starbuck city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	46,322	46,322	0	0.0	689	696	7	1.0	1.49	1.50
Res Non-Hmstd	9,501	9,501	0	0.0	172	191	19	10.8	1.81	2.01
Misc props	180	180	0	0.0	4	5	0	10.8	2.33	2.58
Apartments	1,546	1,546	0	0.0	33	36	4	10.9	2.12	2.35
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	5,602	5,602	0	0.0	98	108	10	10.7	1.74	1.93
Com/Ind: Lo	5,602	5,602	0	0.0	182	197	16	8.6	3.25	3.52
Com/Ind Hi	2,207	2,207	0	0.0	94	103	8	8.6	4.28	4.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	912	912	0	0.0	39	42	3	8.6	4.28	4.65
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	134	134	0	0.0	1	1	0	11.7	0.88	0.99
Ag Non-Hmstd	26	26	0	0.0	0	0	0	11.7	1.58	1.77
<b>Total</b>	<b>72,031</b>	<b>72,031</b>	<b>0</b>	<b>0.0</b>	<b>1,313</b>	<b>1,381</b>	<b>68</b>	<b>5.1</b>	<b>1.82</b>	<b>1.92</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	787	683	-104	-13.2	County	39.85	41.94	0.00	0.00
(-) TIF Tax Capacity	2	2	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.28	16.12	14.13	14.13
(=) Taxable Tax Capacity	785	681	-104	-13.2	Special District	1.19	1.25	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>158.20</b>	<b>176.72</b>	<b>14.13</b>	<b>14.13</b>

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	71,900	71,900	0.0	951	864	-88	-9.2	1.32	1.20
Res Hmstd: Avg Val	107,800	107,800	0.0	1,582	1,571	-12	-0.7	1.47	1.46
Res Hmstd: Hi Val	143,700	143,700	0.0	2,233	2,313	80	3.6	1.55	1.61
Res Hmstd: Ex-Hi Val	215,600	215,600	0.0	3,537	3,800	262	7.4	1.64	1.76
Apartment	300,000	300,000	0.0	6,357	7,051	694	10.9	2.12	2.35
Comm/Ind: Lo Val	150,000	150,000	0.0	4,870	5,287	417	8.6	3.25	3.52
Comm/Ind: Med Val	300,000	300,000	0.0	11,293	12,266	972	8.6	3.76	4.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,268	44,833	3,565	8.6	4.13	4.48

Pope County

Villard city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,812	6,812	0	0.0	66	69	4	5.7	0.97	1.02
Res Non-Hmstd	1,028	1,028	0	0.0	14	15	2	11.4	1.35	1.50
Misc props	40	40	0	0.0	1	1	0	11.6	1.59	1.77
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	968	968	0	0.0	12	14	1	11.5	1.28	1.43
Com/Ind: Lo	1,315	1,315	0	0.0	34	37	3	8.5	2.61	2.83
Com/Ind Hi	462	462	0	0.0	16	17	1	8.6	3.43	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	310	310	0	0.0	11	12	1	8.6	3.42	3.72
Ag Hmstd House	111	111	0	0.0	1	1	0	6.9	1.05	1.12
Ag Hmstd Land	407	407	0	0.0	3	4	0	13.2	0.76	0.86
Ag Non-Hmstd	141	141	0	0.0	2	2	0	12.7	1.16	1.30
<b>Total</b>	11,593	11,593	0	0.0	159	172	13	8.0	1.37	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	129	107	-22	-17.0	County	39.64	41.68	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	57.17	68.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.03	15.82	14.13	14.13
(=) Taxable Tax Capacity	129	107	-22	-17.0	Special District	3.83	4.03	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	115.67	130.39	14.13	14.13

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	52,000	52,000	0.0	467	480	13	2.9	0.9	0.92
Res Hmstd:Avg Val	77,900	77,900	0.0	709	732	23	3.2	0.91	0.94
Res Hmstd: Hi Val	103,900	103,900	0.0	1,070	1,138	68	6.4	1.03	1.1
Res Hmstd: Ex-Hi Val	155,900	155,900	0.0	1,791	1,950	159	8.9	1.15	1.25
Apartment	300,000	300,000	0.0	4,761	5,314	552	11.6	1.59	1.77
Comm/Ind: Lo Val	150,000	150,000	0.0	3,913	4,245	331	8.5	2.61	2.83
Comm/Ind: Med Val	300,000	300,000	0.0	9,060	9,833	773	8.5	3.02	3.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,080	35,914	2,834	8.6	3.31	3.59

Pope County

Westport city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,352	1,352	0	0.0	9	11	1	14.9	0.68	0.79
Res Non-Hmstd	167	167	0	0.0	2	2	0	7.1	0.98	1.05
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	166	166	0	0.0	3	4	0	4.8	2.07	2.17
Com/Ind Hi	5	5	0	0.0	0	0	0	4.9	2.72	2.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	237	237	0	0.0	6	7	0	4.9	2.72	2.85
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	118	118	0	0.0	1	1	0	8.3	0.62	0.67
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>2,046</b>	<b>2,046</b>	<b>0</b>	<b>0.0</b>	<b>22</b>	<b>24</b>	<b>2</b>	<b>9.4</b>	<b>1.06</b>	<b>1.16</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	24	20	-3	-14.7	County	39.93	42.03	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	20.09	23.54	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.34	16.19	14.13	14.13
(=) Taxable Tax Capacity	24	20	-3	-14.7	Special District	4.51	4.76	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>79.87</b>	<b>86.51</b>	<b>14.13</b>	<b>14.13</b>

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	48,800	48,800	0.0	263	322	59	22.3	0.54	0.66
Res Hmstd: Avg Val	73,200	73,200	0.0	395	483	88	22.3	0.54	0.66
Res Hmstd: Hi Val	97,500	97,500	0.0	632	735	103	16.3	0.65	0.75
Res Hmstd: Ex-Hi Val	146,300	146,300	0.0	1,134	1,264	130	11.4	0.78	0.86
Comm/Ind: Lo Val	150,000	150,000	0.0	3,108	3,257	150	4.8	2.07	2.17
Comm/Ind: Med Val	300,000	300,000	0.0	7,181	7,530	349	4.9	2.39	2.51
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,188	27,467	1,279	4.9	2.62	2.75



Ramsey County

New Brighton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,304,120	1,304,120	0	0.0	18,149	18,538	389	2.1	1.39	1.42
Res Non-Hmstd	97,445	97,445	0	0.0	1,477	1,532	55	3.7	1.52	1.57
Misc props	9,368	9,368	0	0.0	166	172	6	3.8	1.77	1.84
Apartments	124,895	124,895	0	0.0	2,237	2,323	86	3.8	1.79	1.86
Low-inc Apts	30,426	30,426	0	0.0	332	344	12	3.7	1.09	1.13
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	27,278	27,278	0	0.0	775	788	13	1.7	2.84	2.89
Com/Ind Hi	305,715	305,715	0	0.0	11,372	11,569	197	1.7	3.72	3.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,961	14,961	0	0.0	561	571	10	1.8	3.75	3.82
Ag Hmstd House	271	271	0	0.0	4	4	0	-0.4	1.45	1.45
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	662	662	0	0.0	8	9	0	4.2	1.26	1.31
<b>Total</b>	<b>1,915,140</b>	<b>1,915,140</b>	<b>0</b>	<b>0.0</b>	<b>35,082</b>	<b>35,851</b>	<b>768</b>	<b>2.2</b>	<b>1.83</b>	<b>1.87</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	22,810	21,819	-991	-4.3	County	54.56	57.66	0.00	0.00
(-) TIF Tax Capacity	3,851	3,851	0	0.0	City/Town	37.70	38.35	0.00	0.00
(-) FD Contrib Tax Cap	2,715	2,715	0	0.0	School District	26.35	27.59	19.71	19.71
(=) Taxable Tax Capacity	16,244	15,253	-991	-6.1	Special District	8.33	8.77	0.00	0.00
FD Distrib Tax Cap	3,577	3,577	0	0.0	<b>Total</b>	126.95	132.36	19.71	19.71

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	157,700	157,700	0.0	2,082	2,093	11	0.5	1.32	1.33
Res Hmstd: Avg Val	236,400	236,400	0.0	3,307	3,384	76	2.3	1.4	1.43
Res Hmstd: Hi Val	315,200	315,200	0.0	4,534	4,676	142	3.1	1.44	1.48
Res Hmstd: Ex-Hi Val	472,800	472,800	0.0	6,934	7,190	256	3.7	1.47	1.52
Apartment	300,000	300,000	0.0	5,352	5,555	203	3.8	1.78	1.85
Comm/Ind: Lo Val	150,000	150,000	0.0	4,272	4,345	73	1.7	2.85	2.9
Comm/Ind: Med Val	300,000	300,000	0.0	9,870	10,041	171	1.7	3.29	3.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,991	36,619	628	1.7	3.6	3.66

**Ramsey County**

**North St. Paul city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	584,297	584,297	0	0.0	7,688	7,959	271	3.5	1.32	1.36
Res Non-Hmstd	50,288	50,288	0	0.0	749	793	44	5.9	1.49	1.58
Misc props	1,021	1,021	0	0.0	24	25	1	5.4	2.34	2.46
Apartments	38,700	38,700	0	0.0	675	716	41	6.0	1.75	1.85
Low-inc Apts	22,611	22,611	0	0.0	244	258	14	5.8	1.08	1.14
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	15,622	15,622	0	0.0	441	453	12	2.7	2.82	2.90
Com/Ind Hi	79,377	79,377	0	0.0	2,933	3,013	80	2.7	3.70	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,563	3,563	0	0.0	132	135	4	2.7	3.70	3.80
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>795,479</b>	<b>795,479</b>	<b>0</b>	<b>0.0</b>	<b>12,887</b>	<b>13,353</b>	<b>466</b>	<b>3.6</b>	<b>1.62</b>	<b>1.68</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	8,925	8,215	-710	-8.0	County	54.56	57.66	0.00	0.00
(-) TIF Tax Capacity	303	303	0	0.0	City/Town	29.02	31.90	6.04	6.04
(-) FD Contrib Tax Cap	758	758	0	0.0	School District	27.70	29.40	15.00	15.00
(=) Taxable Tax Capacity	<u>7,864</u>	<u>7,154</u>	<u>-710</u>	<u>-9.0</u>	Special District	<u>11.53</u>	<u>12.26</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	2,271	2,271	0	0.0	<b>Total</b>	<b>122.81</b>	<b>131.21</b>	<b>21.04</b>	<b>21.04</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	127,400	127,400	0.0	1,575	1,601	27	1.7	1.24	1.26
Res Hmstd: Avg Val	190,900	190,900	0.0	2,545	2,643	98	3.8	1.33	1.38
Res Hmstd: Hi Val	254,500	254,500	0.0	3,518	3,687	169	4.8	1.38	1.45
Res Hmstd: Ex-Hi Val	381,900	381,900	0.0	5,465	5,777	312	5.7	1.43	1.51
Apartment	300,000	300,000	0.0	5,236	5,552	315	6.0	1.75	1.85
Comm/Ind: Lo Val	150,000	150,000	0.0	4,236	4,350	113	2.7	2.82	2.9
Comm/Ind: Med Val	300,000	300,000	0.0	9,779	10,044	264	2.7	3.26	3.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,647	36,617	970	2.7	3.56	3.66

Ramsey County

Roseville city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,199,806	2,199,806	0	0.0	26,953	27,712	759	2.8	1.23	1.26
Res Non-Hmstd	211,524	211,524	0	0.0	2,843	2,941	98	3.4	1.34	1.39
Misc props	3,318	3,318	0	0.0	56	58	2	3.4	1.70	1.76
Apartments	247,583	247,583	0	0.0	3,918	4,057	139	3.5	1.58	1.64
Low-inc Apts	33,474	33,474	0	0.0	334	345	11	3.4	1.00	1.03
Seasonal Rec	1,307	1,307	0	0.0	17	18	1	3.5	1.30	1.34
Com/Ind: Lo	60,584	60,584	0	0.0	1,645	1,671	26	1.6	2.71	2.76
Com/Ind Hi	1,290,593	1,290,593	0	0.0	45,807	46,548	741	1.6	3.55	3.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	52,448	52,448	0	0.0	1,881	1,912	31	1.6	3.59	3.65
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	169	169	0	0.0	2	2	0	4.1	1.07	1.12
<b>Total</b>	<b>4,100,807</b>	<b>4,100,807</b>	<b>0</b>	<b>0.0</b>	<b>83,455</b>	<b>85,263</b>	<b>1,808</b>	<b>2.2</b>	<b>2.04</b>	<b>2.08</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	55,416	53,656	-1,760	-3.2	County	54.56	57.66	0.00	0.00
(-) TIF Tax Capacity	2,259	2,259	0	0.0	City/Town	29.73	29.89	2.02	2.02
(-) FD Contrib Tax Cap	10,305	10,305	0	0.0	School District	16.34	17.15	19.67	19.67
(=) Taxable Tax Capacity	42,852	41,091	-1,760	-4.1	Special District	8.62	9.07	0.00	0.00
FD Distrib Tax Cap	4,158	4,158	0	0.0	<b>Total</b>	109.25	113.76	21.69	21.69

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	153,900	153,900	0.0	1,781	1,818	37	2.1	1.16	1.18
Res Hmstd:Avg Val	230,700	230,700	0.0	2,856	2,937	81	2.9	1.24	1.27
Res Hmstd: Hi Val	307,600	307,600	0.0	3,932	4,058	126	3.2	1.28	1.32
Res Hmstd: Ex-Hi Val	461,500	461,500	0.0	6,043	6,251	208	3.4	1.31	1.35
Apartment	300,000	300,000	0.0	4,747	4,917	169	3.6	1.58	1.64
Comm/Ind: Lo Val	150,000	150,000	0.0	4,050	4,114	64	1.6	2.7	2.74
Comm/Ind: Med Val	300,000	300,000	0.0	9,341	9,490	149	1.6	3.11	3.16
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,034	34,581	546	1.6	3.40	3.46

**Ramsey County**

**Falcon Heights city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	312,274	312,274	0	0.0	3,523	3,681	157	4.5	1.13	1.18
Res Non-Hmstd	21,750	21,750	0	0.0	262	274	12	4.5	1.21	1.26
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	31,805	31,805	0	0.0	454	475	21	4.6	1.43	1.49
Low-inc Apts	4,569	4,569	0	0.0	41	42	2	4.4	0.89	0.93
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,621	2,621	0	0.0	67	68	1	2.1	2.56	2.61
Com/Ind Hi	21,844	21,844	0	0.0	730	745	16	2.1	3.34	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,640	2,640	0	0.0	88	90	2	2.1	3.34	3.41
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	257	257	0	0.0	3	3	0	5.3	0.99	1.04
<b>Total</b>	<b>397,759</b>	<b>397,759</b>	<b>0</b>	<b>0.0</b>	<b>5,168</b>	<b>5,379</b>	<b>211</b>	<b>4.1</b>	<b>1.30</b>	<b>1.35</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	4,309	4,141	-168	-3.9	County	54.56	57.66	0.00	0.00
(-) TIF Tax Capacity	373	373	0	0.0	City/Town	21.52	22.53	0.00	0.00
(-) FD Contrib Tax Cap	169	169	0	0.0	School District	14.56	15.27	19.71	19.71
(=) Taxable Tax Capacity	<u>3,766</u>	<u>3,598</u>	<u>-168</u>	<u>-4.5</u>	Special District	<u>7.88</u>	<u>8.30</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	1,103	1,103	0	0.0	<b>Total</b>	<b>98.52</b>	<b>103.76</b>	<b>19.71</b>	<b>19.71</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	180,800	180,800	0.0	1,928	2,015	87	4.5	1.07	1.11
Res Hmstd:Avg Val	271,100	271,100	0.0	3,077	3,214	137	4.5	1.13	1.19
Res Hmstd: Hi Val	361,400	361,400	0.0	4,225	4,413	188	4.4	1.17	1.22
Res Hmstd: Ex-Hi Val	542,200	542,200	0.0	6,514	6,804	290	4.4	1.20	1.25
Comm/Ind: Lo Val	150,000	150,000	0.0	3,833	3,913	80	2.1	2.56	2.61
Comm/Ind: Med Val	300,000	300,000	0.0	8,845	9,032	187	2.1	2.95	3.01
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,234	32,920	686	2.1	3.22	3.29

**Ramsey County**

**Lauderdale city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	104,696	104,696	0	0.0	1,184	1,236	53	4.4	1.13	1.18
Res Non-Hmstd	15,615	15,615	0	0.0	202	212	10	5.0	1.29	1.35
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	22,329	22,329	0	0.0	335	352	17	5.1	1.50	1.58
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	3,051	3,051	0	0.0	80	82	2	2.4	2.61	2.67
Com/Ind Hi	14,655	14,655	0	0.0	500	513	12	2.5	3.41	3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,630	13,630	0	0.0	465	477	12	2.5	3.41	3.50
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>173,976</b>	<b>173,976</b>	<b>0</b>	<b>0.0</b>	<b>2,765</b>	<b>2,871</b>	<b>106</b>	<b>3.8</b>	<b>1.59</b>	<b>1.65</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	2,101	1,987	-114	-5.4	County	54.56	57.66	0.00	0.00
(-) TIF Tax Capacity	164	164	0	0.0	City/Town	26.87	28.73	0.00	0.00
(-) FD Contrib Tax Cap	187	187	0	0.0	School District	14.56	15.27	19.71	19.71
(=) Taxable Tax Capacity	<u>1,750</u>	<u>1,636</u>	<u>-114</u>	<u>-6.5</u>	Special District	<u>8.34</u>	<u>8.77</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	418	418	0	0.0	<b>Total</b>	<b>104.32</b>	<b>110.44</b>	<b>19.71</b>	<b>19.71</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	122,500	122,500	0.0	1,257	1,305	48	3.8	1.03	1.07
Res Hmstd: Avg Val	183,700	183,700	0.0	2,071	2,162	91	4.4	1.13	1.18
Res Hmstd: Hi Val	244,800	244,800	0.0	2,884	3,018	134	4.6	1.18	1.23
Res Hmstd: Ex-Hi Val	367,300	367,300	0.0	4,514	4,734	220	4.9	1.23	1.29
Comm/Ind: Lo Val	150,000	150,000	0.0	3,913	4,009	96	2.4	2.61	2.67
Comm/Ind: Med Val	300,000	300,000	0.0	9,033	9,256	223	2.5	3.01	3.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,923	33,741	818	2.5	3.29	3.37

**Ramsey County**

**Arden Hills city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	665,433	665,433	0	0.0	8,507	8,776	269	3.2	1.28	1.32
Res Non-Hmstd	57,346	57,346	0	0.0	787	816	29	3.6	1.37	1.42
Misc props	7,084	7,084	0	0.0	114	118	4	3.7	1.61	1.67
Apartments	15,373	15,373	0	0.0	246	256	9	3.7	1.60	1.66
Low-inc Apts	2,881	2,881	0	0.0	29	30	1	3.6	0.99	1.03
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	11,653	11,653	0	0.0	317	322	5	1.6	2.72	2.76
Com/Ind Hi	336,500	336,500	0	0.0	11,979	12,169	191	1.6	3.56	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,272	13,272	0	0.0	470	477	7	1.6	3.54	3.59
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>1,109,543</b>	<b>1,109,543</b>	<b>0</b>	<b>0.0</b>	<b>22,448</b>	<b>22,964</b>	<b>516</b>	<b>2.3</b>	<b>2.02</b>	<b>2.07</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	14,788	14,485	-303	-2.1	County	54.56	57.66	0.00	0.00
(-) TIF Tax Capacity	531	531	0	0.0	City/Town	24.18	24.27	0.00	0.00
(-) FD Contrib Tax Cap	2,921	2,921	0	0.0	School District	25.07	26.21	19.52	19.52
(=) Taxable Tax Capacity	<u>11,336</u>	<u>11,032</u>	<u>-303</u>	<u>-2.7</u>	Special District	<u>8.33</u>	<u>8.77</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	1,323	1,323	0	0.0	<b>Total</b>	<b>112.15</b>	<b>116.91</b>	<b>19.52</b>	<b>19.52</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	195,800	195,800	0.0	2,382	2,442	60	2.5	1.22	1.25
Res Hmstd: Avg Val	293,500	293,500	0.0	3,756	3,878	122	3.2	1.28	1.32
Res Hmstd: Hi Val	391,200	391,200	0.0	5,130	5,313	183	3.6	1.31	1.36
Res Hmstd: Ex-Hi Val	587,000	587,000	0.0	7,972	8,263	290	3.6	1.36	1.41
Apartment	300,000	300,000	0.0	4,791	4,970	179	3.7	1.6	1.66
Comm/Ind: Lo Val	150,000	150,000	0.0	4,072	4,136	64	1.6	2.71	2.76
Comm/Ind: Med Val	300,000	300,000	0.0	9,404	9,553	148	1.6	3.13	3.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,288	34,832	544	1.6	3.43	3.48

**Ramsey County**

**Little Canada city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	500,686	500,686	0	0.0	5,879	6,123	244	4.2	1.17	1.22
Res Non-Hmstd	49,485	49,485	0	0.0	648	678	30	4.6	1.31	1.37
Misc props	11,473	11,473	0	0.0	173	181	8	4.7	1.51	1.58
Apartments	82,822	82,822	0	0.0	1,249	1,308	59	4.7	1.51	1.58
Low-inc Apts	8,499	8,499	0	0.0	79	83	4	4.6	0.93	0.98
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	33,489	33,489	0	0.0	896	913	17	1.9	2.68	2.73
Com/Ind Hi	209,729	209,729	0	0.0	7,334	7,477	143	1.9	3.50	3.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,256	8,256	0	0.0	287	293	6	1.9	3.48	3.55
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	83	83	0	0.0	0	0	0	60.2	0.05	0.08
Ag Non-Hmstd	49	49	0	0.0	1	1	0	5.4	1.05	1.11
<b>Total</b>	<b>904,572</b>	<b>904,572</b>	<b>0</b>	<b>0.0</b>	<b>16,546</b>	<b>17,056</b>	<b>510</b>	<b>3.1</b>	<b>1.83</b>	<b>1.89</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	11,669	11,245	-424	-3.6	County	54.56	57.66	0.00	0.00
(-) TIF Tax Capacity	1,040	1,040	0	0.0	City/Town	26.50	27.87	0.00	0.00
(-) FD Contrib Tax Cap	2,005	2,005	0	0.0	School District	15.20	15.99	20.05	20.05
(=) Taxable Tax Capacity	8,624	8,199	-424	-4.9	Special District	9.26	9.76	0.00	0.00
FD Distrib Tax Cap	1,604	1,604	0	0.0	<b>Total</b>	105.51	111.27	20.05	20.05

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	150,800	150,800	0.0	1,657	1,717	60	3.6	1.1	1.14
Res Hmstd: Avg Val	226,100	226,100	0.0	2,670	2,781	111	4.2	1.18	1.23
Res Hmstd: Hi Val	301,400	301,400	0.0	3,683	3,845	162	4.4	1.22	1.28
Res Hmstd: Ex-Hi Val	452,200	452,200	0.0	5,678	5,938	260	4.6	1.26	1.31
Apartment	300,000	300,000	0.0	4,558	4,774	216	4.7	1.52	1.59
Comm/Ind: Lo Val	150,000	150,000	0.0	3,994	4,071	76	1.9	2.66	2.71
Comm/Ind: Med Val	300,000	300,000	0.0	9,220	9,398	178	1.9	3.07	3.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,607	34,258	651	1.9	3.36	3.43

**Ramsey County**

**North Oaks city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	913,205	913,205	0	0.0	11,174	11,629	454	4.1	1.22	1.27
Res Non-Hmstd	147,533	147,533	0	0.0	1,932	2,012	80	4.1	1.31	1.36
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	59,299	59,299	0	0.0	831	866	35	4.2	1.40	1.46
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	2,787	2,787	0	0.0	36	37	1	4.0	1.27	1.33
Com/Ind: Lo	1,800	1,800	0	0.0	46	47	1	1.6	2.57	2.61
Com/Ind Hi	30,795	30,795	0	0.0	1,035	1,052	17	1.6	3.36	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,600	4,600	0	0.0	155	157	3	1.6	3.36	3.41
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	7,487	7,487	0	0.0	70	73	4	5.1	0.93	0.98
<b>Total</b>	<b>1,167,505</b>	<b>1,167,505</b>	<b>0</b>	<b>0.0</b>	<b>15,278</b>	<b>15,873</b>	<b>594</b>	<b>3.9</b>	<b>1.31</b>	<b>1.36</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	13,077	13,053	-24	-0.2	County	54.56	57.66	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	9.15	9.16	0.00	0.00
(-) FD Contrib Tax Cap	295	295	0	0.0	School District	24.62	25.81	20.80	20.80
(=) Taxable Tax Capacity	12,781	12,758	-24	-0.2	Special District	6.72	7.07	0.00	0.00
FD Distrib Tax Cap	255	255	0	0.0	<b>Total</b>	95.05	99.70	20.80	20.80

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	440,100	440,100	0.0	5,099	5,303	205	4.0	1.16	1.21
Res Hmstd: Avg Val	659,800	659,800	0.0	8,024	8,349	325	4.1	1.22	1.27
Res Hmstd: Hi Val	879,500	879,500	0.0	11,091	11,544	453	4.1	1.26	1.31
Res Hmstd: Ex-Hi Val	1,319,600	1,319,600	0.0	17,235	17,944	709	4.1	1.31	1.36
Comm/Ind: Lo Val	150,000	150,000	0.0	3,859	3,922	63	1.6	2.57	2.61
Comm/Ind: Med Val	300,000	300,000	0.0	8,901	9,047	146	1.6	2.97	3.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,429	32,964	535	1.7	3.24	3.3



**Ramsey County**

**Maplewood city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,072,645	2,072,645	0	0.0	28,271	28,795	524	1.9	1.36	1.39
Res Non-Hmstd	186,814	186,814	0	0.0	2,822	2,932	110	3.9	1.51	1.57
Misc props	26,175	26,175	0	0.0	473	492	19	4.1	1.81	1.88
Apartments	172,000	172,000	0	0.0	3,049	3,170	121	4.0	1.77	1.84
Low-inc Apts	63,355	63,355	0	0.0	701	728	28	4.0	1.11	1.15
Seasonal Rec	168	168	0	0.0	2	3	0	4.1	1.44	1.50
Com/Ind: Lo	58,602	58,602	0	0.0	1,671	1,704	33	2.0	2.85	2.91
Com/Ind Hi	896,627	896,627	0	0.0	33,535	34,216	680	2.0	3.74	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	50,046	50,046	0	0.0	1,872	1,910	38	2.0	3.74	3.82
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	338	338	0	0.0	4	5	0	4.5	1.29	1.34
<b>Total</b>	<b>3,526,770</b>	<b>3,526,770</b>	<b>0</b>	<b>0.0</b>	<b>72,401</b>	<b>73,955</b>	<b>1,554</b>	<b>2.1</b>	<b>2.05</b>	<b>2.10</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	45,433	43,447	-1,986	-4.4	County	54.56	57.66	0.00	0.00
(-) TIF Tax Capacity	485	485	0	0.0	City/Town	38.87	39.44	2.05	2.05
(-) FD Contrib Tax Cap	6,842	6,842	0	0.0	School District	25.98	27.58	15.75	15.75
(=) Taxable Tax Capacity	38,106	36,120	-1,986	-5.2	Special District	9.19	9.69	0.00	0.00
FD Distrib Tax Cap	5,584	5,584	0	0.0	<b>Total</b>	128.61	134.38	17.80	17.80

**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	142,100	142,100	0.0	1,836	1,834	-2	-0.1	1.29	1.29
Res Hmstd: Avg Val	213,100	213,100	0.0	2,939	3,000	61	2.1	1.38	1.41
Res Hmstd: Hi Val	284,000	284,000	0.0	4,041	4,165	124	3.1	1.42	1.47
Res Hmstd: Ex-Hi Val	426,100	426,100	0.0	6,238	6,484	246	3.9	1.46	1.52
Apartment	300,000	300,000	0.0	5,357	5,573	216	4.0	1.79	1.86
Comm/Ind: Lo Val	150,000	150,000	0.0	4,265	4,350	85	2.0	2.84	2.9
Comm/Ind: Med Val	300,000	300,000	0.0	9,863	10,061	198	2.0	3.29	3.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,985	36,712	727	2.0	3.6	3.67

**Ramsey County**

**Shoreview city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	2,199,065	2,199,065	0	0.0	29,036	29,836	800	2.8	1.32	1.36
Res Non-Hmstd	158,489	158,489	0	0.0	2,225	2,306	81	3.6	1.40	1.46
Misc props	6,995	6,995	0	0.0	117	122	4	3.7	1.68	1.74
Apartments	61,954	61,954	0	0.0	1,035	1,073	39	3.7	1.67	1.73
Low-inc Apts	8,311	8,311	0	0.0	84	87	3	3.6	1.01	1.05
Seasonal Rec	1,716	1,716	0	0.0	24	25	1	3.7	1.40	1.45
Com/Ind: Lo	19,328	19,328	0	0.0	535	543	9	1.6	2.77	2.81
Com/Ind Hi	374,852	374,852	0	0.0	13,602	13,826	223	1.6	3.63	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,041	13,041	0	0.0	471	479	8	1.6	3.61	3.67
Ag Hmstd House	327	327	0	0.0	4	5	0	3.3	1.36	1.40
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	470	470	0	0.0	6	6	0	4.2	1.19	1.24
<b>Total</b>	<b>2,844,548</b>	<b>2,844,548</b>	<b>0</b>	<b>0.0</b>	<b>47,139</b>	<b>48,307</b>	<b>1,168</b>	<b>2.5</b>	<b>1.66</b>	<b>1.70</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	32,825	31,470	-1,355	-4.1	County	54.56	57.66	0.00	0.00
(-) TIF Tax Capacity	1,785	1,785	0	0.0	City/Town	30.53	30.88	0.00	0.00
(-) FD Contrib Tax Cap	3,269	3,269	0	0.0	School District	24.69	25.81	19.52	19.52
(=) Taxable Tax Capacity	27,771	26,416	-1,355	-4.9	Special District	7.93	8.35	0.00	0.00
FD Distrib Tax Cap	3,144	3,144	0	0.0	<b>Total</b>	117.71	122.69	19.52	19.52

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	179,700	179,700	0.0	2,255	2,297	42	1.8	1.26	1.28
Res Hmstd:Avg Val	269,400	269,400	0.0	3,567	3,672	105	2.9	1.32	1.36
Res Hmstd: Hi Val	359,100	359,100	0.0	4,879	5,046	168	3.4	1.36	1.41
Res Hmstd: Ex-Hi Val	538,700	538,700	0.0	7,506	7,780	273	3.6	1.39	1.44
Apartment	300,000	300,000	0.0	5,000	5,186	187	3.7	1.67	1.73
Comm/Ind: Lo Val	150,000	150,000	0.0	4,146	4,213	67	1.6	2.76	2.81
Comm/Ind: Med Val	300,000	300,000	0.0	9,577	9,732	155	1.6	3.19	3.24
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,920	35,489	569	1.6	3.49	3.55

**Ramsey County**

**Vadnais Heights city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	924,828	924,828	0	0.0	11,633	11,993	360	3.1	1.26	1.30
Res Non-Hmstd	69,882	69,882	0	0.0	967	1,003	36	3.7	1.38	1.44
Misc props	7,516	7,516	0	0.0	121	125	5	3.8	1.61	1.67
Apartments	29,712	29,712	0	0.0	478	496	18	3.8	1.61	1.67
Low-inc Apts	11,742	11,742	0	0.0	117	122	4	3.7	1.00	1.04
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	30,060	30,060	0	0.0	820	834	13	1.6	2.73	2.77
Com/Ind Hi	322,534	322,534	0	0.0	11,481	11,674	193	1.7	3.56	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,844	11,844	0	0.0	421	428	7	1.7	3.55	3.61
Ag Hmstd House	350	350	0	0.0	4	4	0	2.6	1.21	1.24
Ag Hmstd Land	196	196	0	0.0	1	1	0	9.7	0.26	0.28
Ag Non-Hmstd	25	25	0	0.0	0	0	0	4.5	1.09	1.14
<b>Total</b>	<b>1,408,687</b>	<b>1,408,687</b>	<b>0</b>	<b>0.0</b>	<b>26,044</b>	<b>26,681</b>	<b>637</b>	<b>2.4</b>	<b>1.85</b>	<b>1.89</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	17,688	17,002	-686	-3.9	County	54.56	57.65	0.00	0.00
(-) TIF Tax Capacity	2,160	2,160	0	0.0	City/Town	24.76	24.94	0.00	0.00
(-) FD Contrib Tax Cap	2,812	2,812	0	0.0	School District	22.87	24.14	23.52	23.52
(=) Taxable Tax Capacity	12,717	12,031	-686	-5.4	Special District	7.43	7.82	0.00	0.00
FD Distrib Tax Cap	1,763	1,763	0	0.0	<b>Total</b>	109.62	114.56	23.52	23.52

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	160,300	160,300	0.0	1,906	1,952	46	2.4	1.19	1.22
Res Hmstd:Avg Val	240,400	240,400	0.0	3,045	3,141	96	3.1	1.27	1.31
Res Hmstd: Hi Val	320,400	320,400	0.0	4,182	4,328	146	3.5	1.31	1.35
Res Hmstd: Ex-Hi Val	480,700	480,700	0.0	6,400	6,637	237	3.7	1.33	1.38
Apartment	300,000	300,000	0.0	4,816	5,001	185	3.8	1.61	1.67
Comm/Ind: Lo Val	150,000	150,000	0.0	4,093	4,160	67	1.6	2.73	2.77
Comm/Ind: Med Val	300,000	300,000	0.0	9,432	9,589	157	1.7	3.14	3.2
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,349	34,924	576	1.7	3.43	3.49

**Ramsey County**

**Mounds View city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	538,451	538,451	0	0.0	7,602	7,822	220	2.9	1.41	1.45
Res Non-Hmstd	41,777	41,777	0	0.0	676	715	39	5.7	1.62	1.71
Misc props	18,663	18,663	0	0.0	346	367	20	5.8	1.86	1.96
Apartments	67,837	67,837	0	0.0	1,259	1,332	73	5.8	1.86	1.96
Low-inc Apts	10,728	10,728	0	0.0	123	130	7	5.7	1.15	1.21
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	10,570	10,570	0	0.0	307	315	8	2.6	2.90	2.98
Com/Ind Hi	243,513	243,513	0	0.0	9,255	9,499	244	2.6	3.80	3.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,720	5,720	0	0.0	217	223	6	2.6	3.80	3.90
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>937,259</b>	<b>937,259</b>	<b>0</b>	<b>0.0</b>	<b>19,786</b>	<b>20,404</b>	<b>618</b>	<b>3.1</b>	<b>2.11</b>	<b>2.18</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	12,132	11,515	-617	-5.1	County	54.56	57.66	0.00	0.00
(-) TIF Tax Capacity	2,765	2,765	0	0.0	City/Town	41.07	44.92	2.10	2.10
(-) FD Contrib Tax Cap	2,162	2,162	0	0.0	School District	25.50	26.66	19.51	19.51
(=) Taxable Tax Capacity	7,205	6,588	-617	-8.6	Special District	10.04	10.60	0.00	0.00
FD Distrib Tax Cap	2,505	2,505	0	0.0	<b>Total</b>	131.17	139.83	21.61	21.61

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	127,000	127,000	0.0	1,682	1,689	7	0.4	1.32	1.33
Res Hmstd: Avg Val	190,500	190,500	0.0	2,709	2,794	85	3.1	1.42	1.47
Res Hmstd: Hi Val	253,900	253,900	0.0	3,735	3,898	163	4.4	1.47	1.54
Res Hmstd: Ex-Hi Val	380,900	380,900	0.0	5,790	6,108	318	5.5	1.52	1.60
Apartment	300,000	300,000	0.0	5,567	5,892	325	5.8	1.86	1.96
Comm/Ind: Lo Val	150,000	150,000	0.0	4,357	4,470	113	2.6	2.90	2.98
Comm/Ind: Med Val	300,000	300,000	0.0	10,058	10,321	264	2.6	3.35	3.44
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,662	37,628	966	2.6	3.67	3.76

**Ramsey County**

**Gem Lake city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	61,403	61,403	0	0.0	870	899	28	3.3	1.42	1.46
Res Non-Hmstd	17,295	17,295	0	0.0	274	284	10	3.6	1.59	1.64
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	2,794	2,794	0	0.0	42	44	2	3.6	1.52	1.57
Com/Ind: Lo	2,814	2,814	0	0.0	78	79	1	1.5	2.76	2.80
Com/Ind Hi	14,413	14,413	0	0.0	519	527	8	1.6	3.60	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	537	537	0	0.0	19	20	0	1.6	3.60	3.66
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	74	74	0	0.0	1	1	0	4.2	1.12	1.17
<b>Total</b>	<b>99,328</b>	<b>99,328</b>	<b>0</b>	<b>0.0</b>	<b>1,804</b>	<b>1,853</b>	<b>49</b>	<b>2.7</b>	<b>1.82</b>	<b>1.87</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,239	1,223	-16	-1.3	County	54.56	57.65	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.43	28.44	0.00	0.00
(-) FD Contrib Tax Cap	137	137	0	0.0	School District	22.52	23.79	24.05	24.05
(=) Taxable Tax Capacity	<u>1,102</u>	<u>1,085</u>	<u>-16</u>	<u>-1.5</u>	Special District	<u>6.88</u>	<u>7.25</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	21	21	0	0.0	<b>Total</b>	<b>112.39</b>	<b>117.13</b>	<b>24.05</b>	<b>24.05</b>

**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	288,500	288,500	0.0	3,824	3,941	117	3.1	1.33	1.37
Res Hmstd: Avg Val	432,500	432,500	0.0	5,901	6,106	205	3.5	1.36	1.41
Res Hmstd: Hi Val	576,600	576,600	0.0	8,083	8,365	282	3.5	1.40	1.45
Res Hmstd: Ex-Hi Val	865,100	865,100	0.0	12,830	13,283	453	3.5	1.48	1.54
Comm/Ind: Lo Val	150,000	150,000	0.0	4,142	4,205	64	1.5	2.76	2.80
Comm/Ind: Med Val	300,000	300,000	0.0	9,544	9,692	149	1.6	3.18	3.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,753	35,298	545	1.6	3.48	3.53

**Ramsey County**

**State Fairgrounds**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	531	531	0	0.0	14	15	0	2.8	2.72	2.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	531	531	0	0.0	14	15	0	2.8	2.72	2.80

**Tax Base**

**Tax Rates**

						<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>		<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	11	11	0	0.0	County	54.58	57.68	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	0.00	0.00		
(-) FD Contrib Tax Cap	2	2	0	0.0	School District	20.39	21.54	18.25	18.25
(=) Taxable Tax Capacity	9	9	0	0.0	Special District	7.87	8.29	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	82.85	87.51		

**Ramsey County**

**Blaine city (part)**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	3,600	3,600	0	0.0	101	103	2	1.6	2.82	2.86
Com/Ind Hi	41,146	41,146	0	0.0	1,518	1,542	25	1.6	3.69	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	28	28	0	0.0	1	1	0	1.6	3.69	3.75
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>44,774</b>	<b>44,774</b>	<b>0</b>	<b>0.0</b>	<b>1,620</b>	<b>1,647</b>	<b>26</b>	<b>1.6</b>	<b>3.62</b>	<b>3.68</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	877	877	0	0.0	County	54.56	57.66	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	32.75	33.08	0.63	0.63
(-) FD Contrib Tax Cap	362	362	0	0.0	School District	25.50	26.66	19.51	19.51
(=) Taxable Tax Capacity	516	516	0	0.0	Special District	10.04	10.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>122.85</b>	<b>127.98</b>	<b>20.14</b>	<b>20.14</b>

*Tax Burdens on Hypothetical Properties*

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	150,000	0.0	4,225	4,293	68	1.6	2.82	2.86
Comm/Ind: Med Val	300,000	300,000	0.0	9,758	9,916	158	1.6	3.25	3.31
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,577	36,158	581	1.6	3.56	3.62

**Ramsey County**

**Spring Lake Park city (p**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	9,674	9,674	0	0.0	146	147	1	0.7	1.51	1.52
Res Non-Hmstd	2,058	2,058	0	0.0	34	35	2	4.5	1.64	1.71
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	498	498	0	0.0	10	10	0	4.6	2.00	2.09
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	300	300	0	0.0	9	9	0	2.5	3.02	3.10
Com/Ind Hi	142	142	0	0.0	6	6	0	2.5	3.96	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	38	38	0	0.0	2	2	0	2.5	3.96	4.06
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>12,711</b>	<b>12,711</b>	<b>0</b>	<b>0.0</b>	<b>206</b>	<b>210</b>	<b>3</b>	<b>1.7</b>	<b>1.62</b>	<b>1.65</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	132	120	-12	-9.2	County	54.56	57.65	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	54.46	56.98	0.00	0.00
(-) FD Contrib Tax Cap	3	3	0	0.0	School District	25.50	26.66	19.51	19.51
(=) Taxable Tax Capacity	<u>129</u>	<u>117</u>	<u>-12</u>	<u>-9.4</u>	Special District	<u>10.04</u>	<u>10.60</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	23	23	0	0.0	<b>Total</b>	<b>144.55</b>	<b>151.88</b>	<b>19.51</b>	<b>19.51</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	120,600	120,600	0.0	1,715	1,666	-49	-2.8	1.42	1.38
Res Hmstd: Avg Val	180,800	180,800	0.0	2,757	2,780	24	0.9	1.52	1.54
Res Hmstd: Hi Val	241,000	241,000	0.0	3,798	3,894	96	2.5	1.58	1.62
Res Hmstd: Ex-Hi Val	361,500	361,500	0.0	5,884	6,124	240	4.1	1.63	1.69
Comm/Ind: Lo Val	150,000	150,000	0.0	4,533	4,645	112	2.5	3.02	3.1
Comm/Ind: Med Val	300,000	300,000	0.0	10,480	10,741	261	2.5	3.49	3.58
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,232	39,187	955	2.5	3.82	3.92



**Ramsey County**

**St. Paul city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	11,550,293	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
<b>Total</b>	<b>20,082,911</b>	<b>20,082,911</b>	<b>0</b>	<b>0.0</b>	<b>388,082</b>	<b>401,011</b>	<b>12,928</b>	<b>3.3</b>	<b>1.93</b>	<b>2.00</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	247,786	236,144	-11,642	-4.7	County	50.56	53.44	0.00	0.00
(-) TIF Tax Capacity	22,828	22,828	0	0.0	City/Town	37.97	40.37	0.00	0.00
(-) FD Contrib Tax Cap	29,483	29,483	0	0.0	School District	34.97	37.20	14.57	14.57
(=) Taxable Tax Capacity	195,475	183,833	-11,642	-6.0	Special District	10.23	10.81	0.00	0.00
FD Distrib Tax Cap	55,940	55,940	0	0.0	<b>Total</b>	133.73	141.82	14.57	14.57

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	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	4,291	4,409	118	2.7	2.86	2.94
Comm/Ind: Med Val	300,000	300,000	0.0	9,940	10,214	274	2.8	3.31	3.40
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,300	37,306	1,006	2.8	3.63	3.73

**Ramsey County**

**St. Paul Airport**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	23,885	23,885	0	0.0	285	301	16	5.6	1.19	1.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	23,885	23,885	0	0.0	285	301	16	5.6	1.19	1.26

**Tax Base**

**Tax Rates**

						<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>		<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	478	478	0	0.0	County	50.69	53.57	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.00	0.00		
(=) Taxable Tax Capacity	478	478	0	0.0	Special District	8.93	9.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	59.62	62.98		

**Ramsey County**

**St. Anthony city (part)**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	102,852	102,852	0	0.0	1,773	1,786	13	0.8	1.72	1.74
Res Non-Hmstd	19,805	19,805	0	0.0	368	384	15	4.1	1.86	1.94
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	74,228	74,228	0	0.0	1,647	1,717	70	4.2	2.22	2.31
Low-inc Apts	5,220	5,220	0	0.0	71	74	3	4.1	1.37	1.42
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	6,675	6,675	0	0.0	215	220	5	2.5	3.22	3.29
Com/Ind Hi	64,843	64,843	0	0.0	2,731	2,799	68	2.5	4.21	4.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,983	2,983	0	0.0	126	129	3	2.5	4.21	4.32
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>276,606</b>	<b>276,606</b>	<b>0</b>	<b>0.0</b>	<b>6,930</b>	<b>7,108</b>	<b>178</b>	<b>2.6</b>	<b>2.51</b>	<b>2.57</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	3,657	3,558	-100	-2.7	County	54.56	57.66	0.00	0.00
(-) TIF Tax Capacity	1,359	1,359	0	0.0	City/Town	58.61	60.05	0.00	0.00
(-) FD Contrib Tax Cap	434	434	0	0.0	School District	36.51	38.96	22.66	22.66
(=) Taxable Tax Capacity	<u>1,864</u>	<u>1,765</u>	<u>-100</u>	<u>-5.4</u>	Special District	<u>9.68</u>	<u>10.20</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	470	470	0	0.0	<b>Total</b>	<b>159.36</b>	<b>166.87</b>	<b>22.66</b>	<b>22.66</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	139,500	139,500	0.0	2,292	2,232	-60	-2.6	1.64	1.60
Res Hmstd: Avg Val	209,200	209,200	0.0	3,624	3,658	34	0.9	1.73	1.75
Res Hmstd: Hi Val	278,800	278,800	0.0	4,953	5,081	128	2.6	1.78	1.82
Res Hmstd: Ex-Hi Val	418,300	418,300	0.0	7,614	7,928	314	4.1	1.82	1.9
Comm/Ind: Lo Val	150,000	150,000	0.0	4,823	4,941	119	2.5	3.22	3.29
Comm/Ind: Med Val	300,000	300,000	0.0	11,140	11,417	277	2.5	3.71	3.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,619	41,634	1,015	2.5	4.06	4.16

**Ramsey County**

**White Bear Lake city (pa**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	1,456,754	1,456,754	0	0.0	17,265	18,026	761	4.4	1.19	1.24
Res Non-Hmstd	168,085	168,085	0	0.0	2,223	2,328	105	4.7	1.32	1.39
Misc props	1,585	1,585	0	0.0	31	32	1	4.5	1.94	2.03
Apartments	146,047	146,047	0	0.0	2,227	2,335	108	4.8	1.52	1.60
Low-inc Apts	22,262	22,262	0	0.0	212	222	10	4.7	0.95	1.00
Seasonal Rec	1,326	1,326	0	0.0	17	18	1	4.9	1.28	1.34
Com/Ind: Lo	44,514	44,514	0	0.0	1,189	1,213	24	2.0	2.67	2.72
Com/Ind Hi	330,684	330,684	0	0.0	11,512	11,750	237	2.1	3.48	3.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,841	15,841	0	0.0	552	563	11	2.1	3.48	3.55
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	5	5	0	0.0	0	0	0	5.8	1.03	1.09
<b>Total</b>	<b>2,187,103</b>	<b>2,187,103</b>	<b>0</b>	<b>0.0</b>	<b>35,228</b>	<b>36,487</b>	<b>1,259</b>	<b>3.6</b>	<b>1.61</b>	<b>1.67</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	26,114	24,765	-1,349	-5.2	County	54.56	57.66	0.00	0.00
(-) TIF Tax Capacity	676	676	0	0.0	City/Town	17.70	18.82	0.00	0.00
(-) FD Contrib Tax Cap	2,990	2,990	0	0.0	School District	22.52	23.79	24.05	24.05
(=) Taxable Tax Capacity	<u>22,448</u>	<u>21,099</u>	<u>-1,349</u>	<u>-6.0</u>	Special District	<u>7.98</u>	<u>8.40</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	3,678	3,678	0	0.0	<b>Total</b>	102.76	108.67	24.05	24.05

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	149,200	149,200	0.0	1,654	1,721	68	4.1	1.11	1.15
Res Hmstd:Avg Val	223,700	223,700	0.0	2,666	2,783	118	4.4	1.19	1.24
Res Hmstd: Hi Val	298,200	298,200	0.0	3,677	3,845	167	4.6	1.23	1.29
Res Hmstd: Ex-Hi Val	447,400	447,400	0.0	5,673	5,938	265	4.7	1.27	1.33
Apartment	300,000	300,000	0.0	4,575	4,797	222	4.8	1.52	1.6
Comm/Ind: Lo Val	150,000	150,000	0.0	4,007	4,088	81	2.0	2.67	2.73
Comm/Ind: Med Val	300,000	300,000	0.0	9,229	9,417	188	2.0	3.08	3.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,599	34,290	691	2.1	3.36	3.43

Red Lake County

Brooks city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,958	1,958	0	0.0	17	19	2	9.9	0.88	0.97
Res Non-Hmstd	266	266	0	0.0	3	4	0	9.6	1.25	1.36
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	157	157	0	0.0	2	3	0	10.0	1.48	1.63
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	608	608	0	0.0	15	16	1	7.2	2.47	2.65
Com/Ind Hi	362	362	0	0.0	12	12	1	7.4	3.22	3.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	247	247	0	0.0	8	8	1	7.4	3.19	3.43
Ag Hmstd House	389	389	0	0.0	4	4	0	8.8	0.94	1.02
Ag Hmstd Land	536	536	0	0.0	2	2	0	15.0	0.40	0.47
Ag Non-Hmstd	242	242	0	0.0	2	3	0	11.8	1.00	1.12
<b>Total</b>	<b>4,764</b>	<b>4,764</b>	<b>0</b>	<b>0.0</b>	<b>66</b>	<b>71</b>	<b>6</b>	<b>8.7</b>	<b>1.38</b>	<b>1.50</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter	
Total Tax Capacity	54	47	-8	-14.4	County	49.88	53.56	0.00	0.00		
(-) TIF Tax Capacity	7	7	0	0.0	City/Town	38.55	46.10	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.92	7.10	22.95	22.95		
(=) Taxable Tax Capacity	48	40	-8	-16.4	Special District	5.19	5.59	0.00	0.00		
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>100.55</b>	<b>112.36</b>	<b>22.95</b>	<b>22.95</b>		

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	36,000	36,000	0.0	301	325	25	8.2	0.84	0.90
Res Hmstd: Avg Val	54,000	54,000	0.0	451	488	37	8.2	0.84	0.90
Res Hmstd: Hi Val	72,000	72,000	0.0	601	651	49	8.2	0.84	0.90
Res Hmstd: Ex-Hi Val	108,000	108,000	0.0	1,059	1,152	94	8.8	0.98	1.07
Comm/Ind: Lo Val	150,000	150,000	0.0	3,705	3,971	266	7.2	2.47	2.65
Comm/Ind: Med Val	300,000	300,000	0.0	8,531	9,151	620	7.3	2.84	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,052	33,326	2,274	7.3	3.11	3.33

Red Lake County

Oklee city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,824	5,824	0	0.0	93	87	-6	-6.9	1.60	1.49
Res Non-Hmstd	853	853	0	0.0	17	20	3	15.2	2.00	2.31
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	581	581	0	0.0	14	16	2	15.6	2.43	2.81
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	645	645	0	0.0	23	26	3	12.6	3.60	4.06
Com/Ind Hi	455	455	0	0.0	22	24	3	12.8	4.73	5.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,381	1,381	0	0.0	65	74	8	12.8	4.73	5.33
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	35	35	0	0.0	0	0	0	17.1	0.88	1.03
Ag Non-Hmstd	273	273	0	0.0	5	6	1	17.1	1.76	2.07
<b>Total</b>	10,047	10,047	0	0.0	239	253	13	5.5	2.38	2.52

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	123	101	-23	-18.4	County	45.23	47.84	0.00	0.00
(-) TIF Tax Capacity	1	1	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.61	4.10	22.40	22.40
(=) Taxable Tax Capacity	122	99	-23	-18.6	Special District	5.19	5.59	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	176.46	206.69	22.40	22.40

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	27,800	27,800	0.0	442	407	-35	-7.8	1.59	1.46
Res Hmstd:Avg Val	41,700	41,700	0.0	662	611	-52	-7.8	1.59	1.46
Res Hmstd: Hi Val	55,600	55,600	0.0	883	814	-69	-7.8	1.59	1.46
Res Hmstd: Ex-Hi Val	83,400	83,400	0.0	1,361	1,296	-65	-4.8	1.63	1.55
Comm/Ind: Lo Val	150,000	150,000	0.0	5,405	6,085	680	12.6	3.60	4.06
Comm/Ind: Med Val	300,000	300,000	0.0	12,500	14,087	1,587	12.7	4.17	4.7
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	45,609	51,429	5,820	12.8	4.56	5.14

Red Lake County

Plummer city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,529	3,529	0	0.0	52	48	-4	-8.2	1.47	1.35
Res Non-Hmstd	342	342	0	0.0	6	7	1	9.1	1.87	2.04
Misc props	22	22	0	0.0	1	1	0	8.6	2.95	3.20
Apartments	202	202	0	0.0	5	5	0	9.3	2.26	2.47
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	429	429	0	0.0	15	16	1	7.4	3.40	3.65
Com/Ind Hi	156	156	0	0.0	7	7	1	7.6	4.45	4.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,223	3,223	0	0.0	143	154	11	7.6	4.45	4.78
Ag Hmstd House	343	343	0	0.0	5	5	0	-7.2	1.50	1.40
Ag Hmstd Land	755	755	0	0.0	5	5	1	13.5	0.62	0.71
Ag Non-Hmstd	603	603	0	0.0	10	11	1	10.4	1.62	1.79
<b>Total</b>	<b>9,604</b>	<b>9,604</b>	<b>0</b>	<b>0.0</b>	<b>248</b>	<b>259</b>	<b>11</b>	<b>4.2</b>	<b>2.58</b>	<b>2.69</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	129	114	-14	-11.1	County	45.57	48.75	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.07	2.86	23.48	23.48
(=) Taxable Tax Capacity	129	114	-14	-11.1	Special District	5.19	5.59	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	161.93	178.76	23.48	23.48

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	28,100	28,100	0.0	409	367	-41	-10.1	1.45	1.31
Res Hmstd: Avg Val	42,200	42,200	0.0	614	552	-62	-10.1	1.45	1.31
Res Hmstd: Hi Val	56,200	56,200	0.0	817	735	-82	-10.1	1.45	1.31
Res Hmstd: Ex-Hi Val	84,400	84,400	0.0	1,268	1,177	-91	-7.2	1.50	1.39
Apartment	300,000	300,000	0.0	6,777	7,408	631	9.3	2.26	2.47
Comm/Ind: Lo Val	150,000	150,000	0.0	5,094	5,473	379	7.4	3.4	3.65
Comm/Ind: Med Val	300,000	300,000	0.0	11,770	12,653	883	7.5	3.92	4.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,921	46,159	3,239	7.5	4.29	4.62

Red Lake County

Red Lake Falls city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	29,403	29,403	0	0.0	688	669	-18	-2.7	2.34	2.28
Res Non-Hmstd	2,874	2,874	0	0.0	77	91	13	17.4	2.69	3.15
Misc props	129	129	0	0.0	5	6	1	17.5	3.74	4.39
Apartments	505	505	0	0.0	16	19	3	18.0	3.21	3.79
Low-inc Apts	576	576	0	0.0	12	14	2	17.4	2.00	2.35
Seasonal Rec	67	67	0	0.0	2	2	0	17.4	3.09	3.63
Com/Ind: Lo	2,977	2,977	0	0.0	134	154	21	15.5	4.49	5.19
Com/Ind Hi	775	775	0	0.0	45	52	7	15.9	5.83	6.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,239	1,239	0	0.0	69	80	11	15.9	5.61	6.49
Ag Hmstd House	121	121	0	0.0	3	3	0	-8.6	2.27	2.08
Ag Hmstd Land	56	56	0	0.0	0	1	0	29.0	0.80	1.03
Ag Non-Hmstd	102	102	0	0.0	2	3	0	21.3	2.18	2.64
<b>Total</b>	<b>38,824</b>	<b>38,824</b>	<b>0</b>	<b>0.0</b>	<b>1,053</b>	<b>1,094</b>	<b>40</b>	<b>3.8</b>	<b>2.71</b>	<b>2.82</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	422	327	-95	-22.5	County	44.53	46.56	0.00	0.00
(-) TIF Tax Capacity	9	9	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.88	40.31	48.91	48.91
(=) Taxable Tax Capacity	413	318	-95	-23.0	Special District	5.19	5.59	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	218.06	264.43	48.91	48.91

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	47,400	47,400	0.0	1,076	984	-92	-8.5	2.27	2.08
Res Hmstd:Avg Val	71,000	71,000	0.0	1,611	1,474	-138	-8.5	2.27	2.08
Res Hmstd: Hi Val	94,700	94,700	0.0	2,241	2,208	-33	-1.5	2.37	2.33
Res Hmstd: Ex-Hi Val	142,000	142,000	0.0	3,546	3,803	256	7.2	2.5	2.68
Apartment	300,000	300,000	0.0	9,645	11,383	1,739	18.0	3.21	3.79
Comm/Ind: Lo Val	150,000	150,000	0.0	6,739	7,782	1,043	15.5	4.49	5.19
Comm/Ind: Med Val	300,000	300,000	0.0	15,479	17,914	2,434	15.7	5.16	5.97
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	56,268	65,194	8,926	15.9	5.63	6.52



Redwood County

Belview city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,966	4,966	0	0.0	57	58	1	2.6	1.14	1.17
Res Non-Hmstd	681	681	0	0.0	11	13	2	19.7	1.57	1.88
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	78	78	0	0.0	1	2	0	20.0	1.89	2.27
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	505	505	0	0.0	15	17	2	15.3	2.98	3.43
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	232	232	0	0.0	9	10	1	15.4	3.92	4.53
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	802	802	0	0.0	8	10	2	21.5	0.98	1.19
Ag Non-Hmstd	761	761	0	0.0	11	13	2	21.5	1.41	1.71
<b>Total</b>	<b>8,023</b>	<b>8,023</b>	<b>0</b>	<b>0.0</b>	<b>112</b>	<b>123</b>	<b>12</b>	<b>10.3</b>	<b>1.39</b>	<b>1.53</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	83	64	-19	-23.4	County	42.28	43.49	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	97.53	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.71	0.00	12.99	12.99
(=) Taxable Tax Capacity	83	64	-19	-23.4	Special District	0.33	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>140.85</b>	<b>171.10</b>	<b>12.99</b>	<b>12.99</b>

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	28,900	28,900	0.0	329	334	5	1.6	1.14	1.16
Res Hmstd:Avg Val	43,300	43,300	0.0	493	501	8	1.6	1.14	1.16
Res Hmstd: Hi Val	57,700	57,700	0.0	657	667	10	1.6	1.14	1.16
Res Hmstd: Ex-Hi Val	86,500	86,500	0.0	1,036	1,088	52	5.0	1.2	1.26
Comm/Ind: Lo Val	150,000	150,000	0.0	4,463	5,143	681	15.3	2.98	3.43
Comm/Ind: Med Val	300,000	300,000	0.0	10,348	11,936	1,588	15.3	3.45	3.98
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,813	43,636	5,823	15.4	3.78	4.36

Redwood County

Clements city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,127	3,127	0	0.0	41	40	-1	-1.4	1.30	1.28
Res Non-Hmstd	363	363	0	0.0	6	7	1	16.4	1.69	1.97
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	696	696	0	0.0	22	25	3	13.0	3.17	3.58
Com/Ind Hi	78	78	0	0.0	3	4	0	13.2	4.17	4.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	231	231	0	0.0	8	9	1	13.1	3.46	3.92
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	586	586	0	0.0	4	5	1	18.4	0.75	0.89
Ag Non-Hmstd	115	115	0	0.0	2	2	0	18.1	1.52	1.79
<b>Total</b>	<b>5,196</b>	<b>5,196</b>	<b>0</b>	<b>0.0</b>	<b>86</b>	<b>92</b>	<b>6</b>	<b>6.9</b>	<b>1.66</b>	<b>1.77</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	55	43	-12	-21.4	County	45.07	47.24	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	89.54	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.80	17.82	15.76	15.76
(=) Taxable Tax Capacity	55	43	-12	-21.4	Special District	0.33	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	151.75	179.26	15.76	15.76

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	32,300	32,300	0.0	412	398	-14	-3.3	1.28	1.23
Res Hmstd:Avg Val	48,400	48,400	0.0	617	597	-20	-3.3	1.28	1.23
Res Hmstd: Hi Val	64,600	64,600	0.0	824	797	-27	-3.3	1.28	1.23
Res Hmstd: Ex-Hi Val	96,900	96,900	0.0	1,338	1,378	41	3.0	1.38	1.42
Comm/Ind: Lo Val	150,000	150,000	0.0	4,749	5,369	619	13.0	3.17	3.58
Comm/Ind: Med Val	300,000	300,000	0.0	11,003	12,448	1,445	13.1	3.67	4.15
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,187	45,484	5,297	13.2	4.02	4.55

**Redwood County**

**Delhi city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	952	952	0	0.0	6	7	1	12.5	0.66	0.74
Res Non-Hmstd	214	214	0	0.0	2	2	0	5.3	1.01	1.06
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	182	182	0	0.0	4	4	0	3.7	2.15	2.23
Com/Ind Hi	1,226	1,226	0	0.0	35	36	1	3.7	2.82	2.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	46	46	0	0.0	1	1	0	3.7	2.82	2.93
Ag Hmstd House	78	78	0	0.0	0	1	0	14.7	0.60	0.69
Ag Hmstd Land	854	854	0	0.0	5	5	0	6.8	0.54	0.57
Ag Non-Hmstd	589	589	0	0.0	5	5	0	6.1	0.86	0.91
<b>Total</b>	<b>4,141</b>	<b>4,141</b>	<b>0</b>	<b>0.0</b>	<b>58</b>	<b>61</b>	<b>3</b>	<b>5.2</b>	<b>1.41</b>	<b>1.48</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	53	49	-3	-6.6	County	45.59	47.94	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.27	35.62	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.64	7.18	12.99	12.99
(=) Taxable Tax Capacity	<u>53</u>	<u>49</u>	<u>-3</u>	<u>-6.6</u>	Special District	<u>0.33</u>	<u>0.35</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>85.84</b>	<b>91.08</b>	<b>12.99</b>	<b>12.99</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	22,800	22,800	0.0	134	154	20	15.0	0.59	0.68
Res Hmstd:Avg Val	34,200	34,200	0.0	201	231	30	15.0	0.59	0.68
Res Hmstd: Hi Val	45,500	45,500	0.0	268	308	40	15.0	0.59	0.68
Res Hmstd: Ex-Hi Val	68,300	68,300	0.0	402	462	60	15.0	0.59	0.68
Comm/Ind: Lo Val	150,000	150,000	0.0	3,225	3,343	118	3.7	2.15	2.23
Comm/Ind: Med Val	300,000	300,000	0.0	7,460	7,735	275	3.7	2.49	2.58
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,223	28,232	1,010	3.7	2.72	2.82

Redwood County

Lamberton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	17,591	17,591	0	0.0	256	258	2	0.9	1.45	1.47
Res Non-Hmstd	1,487	1,487	0	0.0	27	30	3	10.8	1.81	2.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	253	253	0	0.0	5	6	1	11.3	2.13	2.37
Low-inc Apts	709	709	0	0.0	9	11	1	10.7	1.34	1.48
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,035	2,035	0	0.0	65	71	6	9.0	3.20	3.49
Com/Ind Hi	4,422	4,422	0	0.0	182	199	17	9.3	4.12	4.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,679	1,679	0	0.0	69	75	6	9.3	4.08	4.46
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	331	331	0	0.0	2	2	0	14.5	0.66	0.75
Ag Non-Hmstd	292	292	0	0.0	4	5	1	14.1	1.36	1.55
<b>Total</b>	<b>28,797</b>	<b>28,797</b>	<b>0</b>	<b>0.0</b>	<b>620</b>	<b>657</b>	<b>37</b>	<b>6.0</b>	<b>2.15</b>	<b>2.28</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	356	299	-57	-16.1	County	44.10	46.21	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	89.36	#####	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.33	2.20	42.46	42.46	
(=) Taxable Tax Capacity	356	299	-57	-16.1	Special District	0.33	0.35	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	136.12	155.27	42.46	42.46	

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	37,500	37,500	0.0	520	509	-11	-2.1	1.39	1.36
Res Hmstd:Avg Val	56,300	56,300	0.0	780	764	-17	-2.1	1.39	1.36
Res Hmstd: Hi Val	75,000	75,000	0.0	1,039	1,017	-22	-2.1	1.39	1.36
Res Hmstd: Ex-Hi Val	112,500	112,500	0.0	1,738	1,804	66	3.8	1.54	1.60
Comm/Ind: Lo Val	150,000	150,000	0.0	4,798	5,229	431	9.0	3.2	3.49
Comm/Ind: Med Val	300,000	300,000	0.0	10,984	11,989	1,005	9.2	3.66	4
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,851	43,537	3,686	9.3	3.99	4.35

Redwood County

Lucan city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,918	3,918	0	0.0	80	77	-4	-4.5	2.05	1.96
Res Non-Hmstd	366	366	0	0.0	9	11	2	21.3	2.45	2.98
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	148	148	0	0.0	4	5	1	21.8	2.97	3.62
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	524	524	0	0.0	22	26	4	18.3	4.24	5.02
Com/Ind Hi	8	8	0	0.0	0	1	0	18.6	5.56	6.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	131	131	0	0.0	7	9	1	18.6	5.56	6.60
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	541	541	0	0.0	6	8	1	24.0	1.14	1.42
Ag Non-Hmstd	183	183	0	0.0	4	5	1	24.0	2.15	2.67
<b>Total</b>	<b>5,818</b>	<b>5,818</b>	<b>0</b>	<b>0.0</b>	<b>134</b>	<b>141</b>	<b>7</b>	<b>5.4</b>	<b>2.30</b>	<b>2.43</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	60	46	-14	-23.8	County	44.05	45.86	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.55	10.43	27.82	27.82
(=) Taxable Tax Capacity	60	46	-14	-23.8	Special District	0.33	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	215.48	267.24	27.82	27.82

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	33,900	33,900	0.0	689	638	-51	-7.4	2.03	1.88
Res Hmstd: Avg Val	50,900	50,900	0.0	1,035	958	-77	-7.4	2.03	1.88
Res Hmstd: Hi Val	67,800	67,800	0.0	1,378	1,276	-103	-7.4	2.03	1.88
Res Hmstd: Ex-Hi Val	101,800	101,800	0.0	2,196	2,253	57	2.6	2.16	2.21
Comm/Ind: Lo Val	150,000	150,000	0.0	6,364	7,529	1,165	18.3	4.24	5.02
Comm/Ind: Med Val	300,000	300,000	0.0	14,711	17,428	2,717	18.5	4.90	5.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	53,662	63,626	9,964	18.6	5.37	6.36

**Redwood County**

**Milroy city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,816	5,816	0	0.0	111	109	-2	-2.1	1.92	1.88
Res Non-Hmstd	678	678	0	0.0	16	19	3	18.8	2.33	2.77
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	133	133	0	0.0	4	4	1	19.3	2.76	3.29
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	580	580	0	0.0	23	27	4	16.1	3.97	4.61
Com/Ind Hi	775	775	0	0.0	40	47	7	16.4	5.18	6.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	120	120	0	0.0	6	7	1	16.4	5.18	6.03
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	135	135	0	0.0	1	2	0	24.2	1.04	1.30
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>8,236</b>	<b>8,236</b>	<b>0</b>	<b>0.0</b>	<b>202</b>	<b>215</b>	<b>13</b>	<b>6.4</b>	<b>2.45</b>	<b>2.61</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	94	74	-20	-21.7	County	43.38	45.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.30	0.00	35.05	35.05
(=) Taxable Tax Capacity	94	74	-20	-21.7	Special District	0.33	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	192.64	235.16	35.05	35.05

**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	42,900	42,900	0.0	805	756	-50	-6.2	1.88	1.76
Res Hmstd: Avg Val	64,300	64,300	0.0	1,207	1,133	-74	-6.2	1.88	1.76
Res Hmstd: Hi Val	85,700	85,700	0.0	1,656	1,621	-35	-2.1	1.93	1.89
Res Hmstd: Ex-Hi Val	128,500	128,500	0.0	2,669	2,868	199	7.5	2.08	2.23
Comm/Ind: Lo Val	150,000	150,000	0.0	5,959	6,916	957	16.1	3.97	4.61
Comm/Ind: Med Val	300,000	300,000	0.0	13,729	15,961	2,232	16.3	4.58	5.32
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	49,989	58,174	8,184	16.4	5	5.82

Redwood County

Morgan city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	20,744	20,744	0	0.0	282	288	7	2.4	1.36	1.39
Res Non-Hmstd	1,399	1,399	0	0.0	24	28	4	18.0	1.72	2.03
Misc props	10	10	0	0.0	0	0	0	18.6	2.46	2.92
Apartments	654	654	0	0.0	14	16	2	18.4	2.08	2.46
Low-inc Apts	130	130	0	0.0	2	2	0	18.0	1.27	1.50
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,067	2,067	0	0.0	66	75	9	14.4	3.19	3.65
Com/Ind Hi	1,692	1,692	0	0.0	71	81	10	14.6	4.20	4.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	675	675	0	0.0	28	32	4	14.6	4.20	4.81
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	178	178	0	0.0	3	3	1	20.1	1.52	1.83
Ag Non-Hmstd	76	76	0	0.0	1	1	0	20.1	1.52	1.83
<b>Total</b>	<b>27,623</b>	<b>27,623</b>	<b>0</b>	<b>0.0</b>	<b>490</b>	<b>529</b>	<b>39</b>	<b>7.9</b>	<b>1.78</b>	<b>1.92</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	311	242	-68	-22.0	County	40.87	41.94	0.00	0.00
(-) TIF Tax Capacity	3	3	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.60	3.59	17.58	17.58
(=) Taxable Tax Capacity	308	239	-68	-22.3	Special District	0.33	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>152.25</b>	<b>182.83</b>	<b>17.58</b>	<b>17.58</b>

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	42,800	42,800	0.0	556	545	-11	-2.0	1.3	1.27
Res Hmstd:Avg Val	64,200	64,200	0.0	834	817	-16	-2.0	1.3	1.27
Res Hmstd: Hi Val	85,600	85,600	0.0	1,158	1,176	17	1.5	1.35	1.37
Res Hmstd: Ex-Hi Val	128,500	128,500	0.0	1,926	2,106	180	9.4	1.5	1.64
Apartment	300,000	300,000	0.0	6,237	7,384	1,147	18.4	2.08	2.46
Comm/Ind: Lo Val	150,000	150,000	0.0	4,788	5,476	688	14.4	3.19	3.65
Comm/Ind: Med Val	300,000	300,000	0.0	11,084	12,690	1,605	14.5	3.69	4.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,467	46,353	5,886	14.5	4.05	4.64

**Redwood County**

**Redwood Falls city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	154,619	154,619	0	0.0	2,321	2,318	-3	-0.1	1.50	1.50
Res Non-Hmstd	22,396	22,396	0	0.0	401	443	41	10.2	1.79	1.98
Misc props	739	739	0	0.0	16	18	2	10.2	2.23	2.46
Apartments	8,277	8,277	0	0.0	177	195	18	10.4	2.14	2.36
Low-inc Apts	3,325	3,325	0	0.0	43	48	4	10.2	1.30	1.43
Seasonal Rec	228	228	0	0.0	5	5	1	10.4	2.14	2.36
Com/Ind: Lo	19,222	19,222	0	0.0	629	680	51	8.1	3.27	3.54
Com/Ind Hi	20,066	20,066	0	0.0	866	938	71	8.2	4.32	4.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,063	1,063	0	0.0	45	49	4	8.2	4.23	4.58
Ag Hmstd House	1,398	1,398	0	0.0	23	25	1	6.5	1.65	1.75
Ag Hmstd Land	681	681	0	0.0	6	7	1	12.6	0.94	1.06
Ag Non-Hmstd	597	597	0	0.0	10	11	1	11.0	1.61	1.78
<b>Total</b>	<b>232,611</b>	<b>232,611</b>	<b>0</b>	<b>0.0</b>	<b>4,543</b>	<b>4,735</b>	<b>192</b>	<b>4.2</b>	<b>1.95</b>	<b>2.04</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	2,652	2,294	-359	-13.5	County	44.87	47.14	0.00	0.00
(-) TIF Tax Capacity	30	30	0	0.0	City/Town	79.16	91.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.20	39.11	12.99	12.99
(=) Taxable Tax Capacity	<u>2,622</u>	<u>2,263</u>	<u>-359</u>	<u>-13.7</u>	Special District	<u>0.33</u>	<u>0.35</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>160.57</b>	<b>178.31</b>	<b>12.99</b>	<b>12.99</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	68,300	68,300	0.0	912	819	-93	-10.2	1.34	1.2
Res Hmstd: Avg Val	102,400	102,400	0.0	1,497	1,459	-38	-2.5	1.46	1.42
Res Hmstd: Hi Val	136,400	136,400	0.0	2,118	2,164	47	2.2	1.55	1.59
Res Hmstd: Ex-Hi Val	204,700	204,700	0.0	3,364	3,580	216	6.4	1.64	1.75
Apartment	300,000	300,000	0.0	6,411	7,076	665	10.4	2.14	2.36
Comm/Ind: Lo Val	150,000	150,000	0.0	4,906	5,305	399	8.1	3.27	3.54
Comm/Ind: Med Val	300,000	300,000	0.0	11,383	12,315	931	8.2	3.79	4.10
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,608	45,024	3,415	8.2	4.16	4.50



Redwood County

Revere city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	705	705	0	0.0	9	8	-1	-8.4	1.25	1.15
Res Non-Hmstd	33	33	0	0.0	1	1	0	8.5	1.70	1.84
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	70	70	0	0.0	1	2	0	8.6	2.02	2.19
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	272	272	0	0.0	8	9	1	6.7	3.12	3.33
Com/Ind Hi	36	36	0	0.0	1	2	0	6.8	4.10	4.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	209	209	0	0.0	8	9	1	6.8	4.06	4.34
Ag Hmstd House	66	66	0	0.0	1	1	0	-8.3	1.25	1.15
Ag Hmstd Land	130	130	0	0.0	1	1	0	12.3	0.60	0.68
Ag Non-Hmstd	996	996	0	0.0	15	16	1	9.5	1.47	1.61
<b>Total</b>	<b>2,518</b>	<b>2,518</b>	<b>0</b>	<b>0.0</b>	<b>46</b>	<b>48</b>	<b>2</b>	<b>4.6</b>	<b>1.81</b>	<b>1.89</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Base	Alter	
Total Tax Capacity	29	25	-3	-10.8	County	43.10	45.01	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.46	1.10	18.05	18.05	
(=) Taxable Tax Capacity	29	25	-3	-10.8	Special District	0.33	0.35	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	147.08	161.05	18.05	18.05	

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	13,700	13,700	0.0	171	157	-14	-8.4	1.25	1.15
Res Hmstd:Avg Val	20,500	20,500	0.0	257	235	-21	-8.4	1.25	1.15
Res Hmstd: Hi Val	27,300	27,300	0.0	342	313	-29	-8.4	1.25	1.15
Res Hmstd: Ex-Hi Val	41,000	41,000	0.0	513	470	-43	-8.4	1.25	1.15
Comm/Ind: Lo Val	150,000	150,000	0.0	4,679	4,993	314	6.7	3.12	3.33
Comm/Ind: Med Val	300,000	300,000	0.0	10,827	11,560	733	6.8	3.61	3.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,519	42,207	2,688	6.8	3.95	4.22

Redwood County

Sanborn city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,521	6,521	0	0.0	67	72	5	8.3	1.02	1.10
Res Non-Hmstd	698	698	0	0.0	10	11	1	8.3	1.41	1.53
Misc props	4	4	0	0.0	0	0	0	9.2	1.90	2.07
Apartments	28	28	0	0.0	0	0	0	8.8	1.65	1.80
Low-inc Apts	83	83	0	0.0	1	1	0	8.3	1.05	1.14
Seasonal Rec	105	105	0	0.0	2	2	0	8.8	1.65	1.80
Com/Ind: Lo	1,105	1,105	0	0.0	29	31	2	6.7	2.63	2.80
Com/Ind Hi	1,488	1,488	0	0.0	50	53	3	6.9	3.36	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	502	502	0	0.0	17	18	1	6.9	3.35	3.59
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,492	1,492	0	0.0	7	8	1	13.0	0.48	0.55
Ag Non-Hmstd	1,637	1,637	0	0.0	16	18	2	11.9	0.98	1.10
<b>Total</b>	13,663	13,663	0	0.0	199	215	16	8.1	1.45	1.57

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	155	131	-25	-16.0	County	45.09	47.32	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	49.61	59.03	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.99	2.99	42.46	42.46
(=) Taxable Tax Capacity	155	131	-25	-16.0	Special District	0.33	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	98.03	109.69	42.46	42.46

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	28,300	28,300	0.0	284	306	22	7.7	1.00	1.08
Res Hmstd:Avg Val	42,500	42,500	0.0	427	460	33	7.7	1.00	1.08
Res Hmstd: Hi Val	56,600	56,600	0.0	569	613	44	7.7	1.00	1.08
Res Hmstd: Ex-Hi Val	85,000	85,000	0.0	898	969	70	7.8	1.06	1.14
Apartment	300,000	300,000	0.0	4,950	5,387	437	8.8	1.65	1.8
Comm/Ind: Lo Val	150,000	150,000	0.0	3,941	4,204	262	6.7	2.63	2.80
Comm/Ind: Med Val	300,000	300,000	0.0	8,984	9,596	612	6.8	2.99	3.2
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,517	34,762	2,245	6.9	3.25	3.48

Redwood County

Seaforth city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	909	909	0	0.0	8	9	0	5.6	0.91	0.96
Res Non-Hmstd	162	162	0	0.0	2	2	0	7.9	1.32	1.43
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	38	38	0	0.0	1	1	0	6.1	2.55	2.71
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	64	64	0	0.0	2	2	0	6.2	3.31	3.52
Ag Hmstd House	29	29	0	0.0	0	0	0	5.7	0.91	0.96
Ag Hmstd Land	1,291	1,291	0	0.0	7	8	1	10.5	0.58	0.64
Ag Non-Hmstd	519	519	0	0.0	5	6	1	10.0	1.03	1.13
<b>Total</b>	<b>3,012</b>	<b>3,012</b>	<b>0</b>	<b>0.0</b>	<b>27</b>	<b>29</b>	<b>2</b>	<b>8.1</b>	<b>0.88</b>	<b>0.96</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	26	22	-4	-14.4	County	44.63	46.78	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	46.75	54.58	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.10	11.39	27.81	27.81
(=) Taxable Tax Capacity	26	22	-4	-14.4	Special District	0.33	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>102.80</b>	<b>113.11</b>	<b>27.81</b>	<b>27.81</b>

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	21,200	21,200	0.0	192	203	11	5.6	0.91	0.96
Res Hmstd:Avg Val	31,800	31,800	0.0	288	304	16	5.6	0.91	0.96
Res Hmstd: Hi Val	42,400	42,400	0.0	384	406	21	5.6	0.91	0.96
Res Hmstd: Ex-Hi Val	63,600	63,600	0.0	576	609	32	5.6	0.91	0.96
Comm/Ind: Lo Val	150,000	150,000	0.0	3,829	4,061	232	6.1	2.55	2.71
Comm/Ind: Med Val	300,000	300,000	0.0	8,795	9,336	541	6.2	2.93	3.11
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,971	33,955	1,984	6.2	3.2	3.4

Redwood County

Vesta city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,251	5,251	0	0.0	89	84	-4	-4.7	1.69	1.61
Res Non-Hmstd	545	545	0	0.0	12	14	2	17.4	2.13	2.50
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	777	777	0	0.0	29	33	4	14.6	3.73	4.27
Com/Ind Hi	944	944	0	0.0	46	53	7	14.9	4.88	5.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	194	194	0	0.0	9	11	1	14.9	4.88	5.60
Ag Hmstd House	79	79	0	0.0	1	1	0	-5.1	1.71	1.62
Ag Hmstd Land	49	49	0	0.0	0	1	0	21.5	0.84	1.02
Ag Non-Hmstd	96	96	0	0.0	2	2	0	20.0	1.81	2.17
<b>Total</b>	<b>7,934</b>	<b>7,934</b>	<b>0</b>	<b>0.0</b>	<b>188</b>	<b>199</b>	<b>11</b>	<b>5.7</b>	<b>2.37</b>	<b>2.50</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	94	74	-20	-21.4	County	43.36	45.06	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.66	9.41	27.82	27.82
(=) Taxable Tax Capacity	94	74	-20	-21.4	Special District	0.33	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>181.13</b>	<b>217.38</b>	<b>27.82</b>	<b>27.82</b>

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	31,700	31,700	0.0	536	502	-34	-6.3	1.69	1.58
Res Hmstd:Avg Val	47,500	47,500	0.0	803	752	-51	-6.3	1.69	1.58
Res Hmstd: Hi Val	63,300	63,300	0.0	1,069	1,002	-68	-6.3	1.69	1.58
Res Hmstd: Ex-Hi Val	95,000	95,000	0.0	1,698	1,706	8	0.4	1.79	1.8
Comm/Ind: Lo Val	150,000	150,000	0.0	5,592	6,407	816	14.6	3.73	4.27
Comm/Ind: Med Val	300,000	300,000	0.0	12,908	14,811	1,903	14.7	4.30	4.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	47,051	54,028	6,978	14.8	4.71	5.40

Redwood County

Wabasso city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	15,951	15,951	0	0.0	271	267	-5	-1.7	1.70	1.67
Res Non-Hmstd	1,401	1,401	0	0.0	29	33	4	13.6	2.07	2.35
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	684	684	0	0.0	17	19	2	14.0	2.44	2.78
Low-inc Apts	459	459	0	0.0	7	8	1	13.6	1.51	1.71
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,641	2,641	0	0.0	95	106	11	11.4	3.60	4.01
Com/Ind Hi	2,984	2,984	0	0.0	140	157	16	11.6	4.70	5.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	412	412	0	0.0	19	22	2	11.6	4.70	5.25
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	413	413	0	0.0	4	5	1	15.9	0.99	1.15
Ag Non-Hmstd	587	587	0	0.0	10	12	2	15.9	1.72	1.99
<b>Total</b>	<b>25,533</b>	<b>25,533</b>	<b>0</b>	<b>0.0</b>	<b>593</b>	<b>627</b>	<b>34</b>	<b>5.8</b>	<b>2.32</b>	<b>2.46</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	302	253	-49	-16.3	County	44.97	47.22	0.00	0.00
(-) TIF Tax Capacity	24	24	0	0.0	City/Town	#####	#####	1.87	1.87
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.43	12.88	27.82	27.82
(=) Taxable Tax Capacity	277	228	-49	-17.8	Special District	0.33	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	171.50	198.79	29.69	29.69

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	46,800	46,800	0.0	754	697	-57	-7.6	1.61	1.49
Res Hmstd: Avg Val	70,200	70,200	0.0	1,132	1,046	-86	-7.6	1.61	1.49
Res Hmstd: Hi Val	93,600	93,600	0.0	1,595	1,566	-29	-1.8	1.70	1.67
Res Hmstd: Ex-Hi Val	140,500	140,500	0.0	2,581	2,721	140	5.4	1.84	1.94
Comm/Ind: Lo Val	150,000	150,000	0.0	5,403	6,017	614	11.4	3.60	4.01
Comm/Ind: Med Val	300,000	300,000	0.0	12,458	13,891	1,433	11.5	4.15	4.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	45,384	50,637	5,253	11.6	4.54	5.06

**Redwood County**

**Walnut Grove city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	8,670	8,670	0	0.0	89	89	0	-0.1	1.02	1.02
Res Non-Hmstd	985	985	0	0.0	14	15	1	9.7	1.43	1.57
Misc props	19	19	0	0.0	0	0	0	9.3	2.23	2.44
Apartments	219	219	0	0.0	4	4	0	10.0	1.73	1.91
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,410	1,410	0	0.0	39	42	3	7.5	2.78	2.98
Com/Ind Hi	5,266	5,266	0	0.0	192	206	15	7.6	3.64	3.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	549	549	0	0.0	20	21	2	7.6	3.63	3.90
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	625	625	0	0.0	7	8	1	11.3	1.11	1.24
Ag Non-Hmstd	721	721	0	0.0	9	10	1	11.1	1.24	1.38
<b>Total</b>	<b>18,464</b>	<b>18,464</b>	<b>0</b>	<b>0.0</b>	<b>374</b>	<b>396</b>	<b>23</b>	<b>6.0</b>	<b>2.02</b>	<b>2.15</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	250	216	-33	-13.4	County	44.13	46.24	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	76.95	88.81	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.75	2.62	18.05	18.05
(=) Taxable Tax Capacity	250	216	-33	-13.4	Special District	0.33	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>124.17</b>	<b>138.01</b>	<b>18.05</b>	<b>18.05</b>

*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	26,200	26,200	0.0	268	264	-4	-1.3	1.02	1.01
Res Hmstd:Avg Val	39,300	39,300	0.0	402	396	-5	-1.3	1.02	1.01
Res Hmstd: Hi Val	52,300	52,300	0.0	535	527	-7	-1.3	1.02	1.01
Res Hmstd: Ex-Hi Val	78,500	78,500	0.0	815	809	-6	-0.7	1.04	1.03
Apartment	300,000	300,000	0.0	5,198	5,717	519	10.0	1.73	1.91
Comm/Ind: Lo Val	150,000	150,000	0.0	4,163	4,475	311	7.5	2.78	2.98
Comm/Ind: Med Val	300,000	300,000	0.0	9,624	10,351	727	7.6	3.21	3.45
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,108	37,773	2,665	7.6	3.51	3.78

Redwood County

Wanda city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,091	1,091	0	0.0	22	20	-2	-9.1	2.06	1.87
Res Non-Hmstd	104	104	0	0.0	3	3	0	18.4	2.50	2.96
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	287	287	0	0.0	12	14	2	15.9	4.31	5.00
Com/Ind Hi	65	65	0	0.0	4	4	1	16.1	5.66	6.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	75	75	0	0.0	4	5	1	16.1	5.66	6.57
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	348	348	0	0.0	4	5	1	20.7	1.15	1.39
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	1,970	1,970	0	0.0	49	52	2	5.0	2.51	2.63

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	21	17	-4	-20.9	County	41.38	42.58	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.90	8.47	27.82	27.82
(=) Taxable Tax Capacity	21	17	-4	-20.9	Special District	0.33	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	220.11	265.70	27.82	27.82

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	20,700	20,700	0.0	430	388	-43	-9.9	2.08	1.87
Res Hmstd: Avg Val	31,100	31,100	0.0	647	582	-64	-9.9	2.08	1.87
Res Hmstd: Hi Val	41,400	41,400	0.0	861	775	-86	-9.9	2.08	1.87
Res Hmstd: Ex-Hi Val	62,100	62,100	0.0	1,291	1,163	-128	-9.9	2.08	1.87
Comm/Ind: Lo Val	150,000	150,000	0.0	6,468	7,494	1,026	15.9	4.31	5
Comm/Ind: Med Val	300,000	300,000	0.0	14,954	17,348	2,394	16.0	4.98	5.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	54,553	63,330	8,777	16.1	5.46	6.33

Renville County

Bird Island city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	28,805	28,805	0	0.0	303	322	19	6.4	1.05	1.12
Res Non-Hmstd	2,465	2,465	0	0.0	34	39	5	14.1	1.38	1.58
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	917	917	0	0.0	15	18	2	14.4	1.68	1.92
Low-inc Apts	173	173	0	0.0	2	2	0	14.1	1.03	1.17
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,120	4,120	0	0.0	112	124	12	10.7	2.71	3.00
Com/Ind Hi	1,237	1,237	0	0.0	44	49	5	10.8	3.56	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,790	1,790	0	0.0	63	70	7	10.8	3.52	3.90
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,055	1,055	0	0.0	12	14	2	15.9	1.14	1.32
Ag Non-Hmstd	574	574	0	0.0	7	8	1	15.9	1.21	1.40
<b>Total</b>	<b>41,135</b>	<b>41,135</b>	<b>0</b>	<b>0.0</b>	<b>592</b>	<b>645</b>	<b>53</b>	<b>9.0</b>	<b>1.44</b>	<b>1.57</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	463	372	-91	-19.7	County	38.52	39.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	75.19	93.70	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.33	5.80	16.04	16.04
(=) Taxable Tax Capacity	463	372	-91	-19.7	Special District	1.14	1.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>121.17</b>	<b>140.47</b>	<b>16.04</b>	<b>16.04</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,400	46,400	46,400	0.0	451	465	14	3.2	0.97	1.00
Res Hmstd:Avg Val	69,600	69,600	69,600	0.0	677	698	22	3.2	0.97	1.00
Res Hmstd: Hi Val	92,700	92,700	92,700	0.0	983	1,045	62	6.3	1.06	1.13
Res Hmstd: Ex-Hi Val	139,100	139,100	139,100	0.0	1,661	1,830	168	10.1	1.19	1.32
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,066	4,500	434	10.7	2.71	3
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,407	10,419	1,013	10.8	3.14	3.47
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	34,330	38,044	3,713	10.8	3.43	3.80



Renville County

Buffalo Lake city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	19,521	19,521	0	0.0	297	294	-3	-1.1	1.52	1.50
Res Non-Hmstd	2,133	2,133	0	0.0	39	44	5	11.9	1.83	2.05
Misc props	26	26	0	0.0	1	1	0	12.1	2.22	2.49
Apartments	2,027	2,027	0	0.0	45	50	5	12.1	2.22	2.49
Low-inc Apts	98	98	0	0.0	1	1	0	11.8	1.36	1.53
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,111	2,111	0	0.0	71	78	7	9.6	3.36	3.68
Com/Ind Hi	4,959	4,959	0	0.0	218	240	21	9.8	4.40	4.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	482	482	0	0.0	21	23	2	9.8	4.39	4.82
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	60	60	0	0.0	1	1	0	13.4	0.99	1.13
Ag Non-Hmstd	263	263	0	0.0	4	5	1	13.4	1.61	1.82
<b>Total</b>	<b>31,681</b>	<b>31,681</b>	<b>0</b>	<b>0.0</b>	<b>698</b>	<b>736</b>	<b>38</b>	<b>5.4</b>	<b>2.20</b>	<b>2.32</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	386	330	-56	-14.6	County	40.39	42.08	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.11	2.01	21.09	21.09
(=) Taxable Tax Capacity	386	330	-56	-14.6	Special District	1.75	1.85	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>160.82</b>	<b>182.37</b>	<b>21.09</b>	<b>21.09</b>

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	56,100	56,100	0.0	796	732	-64	-8.0	1.42	1.31
Res Hmstd: Avg Val	84,100	84,100	0.0	1,233	1,170	-63	-5.1	1.47	1.39
Res Hmstd: Hi Val	112,100	112,100	0.0	1,768	1,786	18	1.0	1.58	1.59
Res Hmstd: Ex-Hi Val	168,100	168,100	0.0	2,837	3,017	180	6.3	1.69	1.79
Apartment	300,000	300,000	0.0	6,663	7,471	808	12.1	2.22	2.49
Comm/Ind: Lo Val	150,000	150,000	0.0	5,033	5,518	485	9.6	3.36	3.68
Comm/Ind: Med Val	300,000	300,000	0.0	11,639	12,771	1,131	9.7	3.88	4.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,467	46,615	4,148	9.8	4.25	4.66

**Renville County**

**Danube city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	12,685	12,685	0	0.0	177	190	14	7.8	1.39	1.50
Res Non-Hmstd	679	679	0	0.0	12	14	2	15.1	1.73	1.99
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	82	82	0	0.0	2	2	0	16.0	2.03	2.35
Low-inc Apts	212	212	0	0.0	3	3	0	15.1	1.30	1.49
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,118	1,118	0	0.0	34	39	4	12.7	3.06	3.45
Com/Ind Hi	171	171	0	0.0	7	8	1	13.3	3.91	4.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	648	648	0	0.0	24	27	3	13.2	3.71	4.20
Ag Hmstd House	126	126	0	0.0	2	2	0	10.9	1.52	1.69
Ag Hmstd Land	687	687	0	0.0	4	5	1	22.9	0.57	0.70
Ag Non-Hmstd	288	288	0	0.0	3	4	1	21.7	1.20	1.46
<b>Total</b>	<b>16,696</b>	<b>16,696</b>	<b>0</b>	<b>0.0</b>	<b>267</b>	<b>293</b>	<b>27</b>	<b>9.9</b>	<b>1.60</b>	<b>1.76</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	176	134	-42	-23.9	County	39.05 40.19	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	79.78 #####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.18 0.00	52.68	52.68
(=) Taxable Tax Capacity	176	134	-42	-23.9	Special District	1.14 1.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	120.15 146.17	52.68	52.68

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	47,200	47,200	0.0	627	663	36	5.7	1.33	1.40
Res Hmstd:Avg Val	70,700	70,700	0.0	939	993	53	5.7	1.33	1.40
Res Hmstd: Hi Val	94,200	94,200	0.0	1,340	1,453	112	8.4	1.42	1.54
Res Hmstd: Ex-Hi Val	141,400	141,400	0.0	2,199	2,453	255	11.6	1.55	1.74
Comm/Ind: Lo Val	150,000	150,000	0.0	4,592	5,178	586	12.7	3.06	3.45
Comm/Ind: Med Val	300,000	300,000	0.0	10,452	11,818	1,366	13.1	3.48	3.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,797	42,807	5,009	13.3	3.78	4.28

**Renville County**

**Fairfax city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	29,001	29,001	0	0.0	360	373	13	3.5	1.24	1.28
Res Non-Hmstd	2,199	2,199	0	0.0	35	41	6	17.6	1.59	1.87
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	2,597	2,597	0	0.0	50	59	9	17.9	1.94	2.28
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,086	4,086	0	0.0	124	141	17	13.7	3.03	3.45
Com/Ind Hi	764	764	0	0.0	31	35	4	13.8	4.00	4.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	171	171	0	0.0	5	6	1	13.7	3.15	3.58
Ag Hmstd House	391	391	0	0.0	5	6	0	6.9	1.32	1.41
Ag Hmstd Land	998	998	0	0.0	11	13	2	20.2	1.12	1.35
Ag Non-Hmstd	929	929	0	0.0	14	16	3	19.0	1.45	1.73
<b>Total</b>	<b>41,135</b>	<b>41,135</b>	<b>0</b>	<b>0.0</b>	<b>635</b>	<b>690</b>	<b>55</b>	<b>8.6</b>	<b>1.54</b>	<b>1.68</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	445	350	-95	-21.3	County	39.49	40.96	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	97.01	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.74	7.58	11.78	11.78
(=) Taxable Tax Capacity	445	350	-95	-21.3	Special District	1.14	1.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	145.38	173.02	11.78	11.78

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	46,100	46,100	0.0	540	533	-7	-1.3	1.17	1.16
Res Hmstd:Avg Val	69,100	69,100	0.0	810	799	-11	-1.3	1.17	1.16
Res Hmstd: Hi Val	92,100	92,100	0.0	1,158	1,201	43	3.7	1.26	1.30
Res Hmstd: Ex-Hi Val	138,200	138,200	0.0	1,924	2,125	201	10.4	1.39	1.54
Comm/Ind: Lo Val	150,000	150,000	0.0	4,547	5,168	622	13.7	3.03	3.45
Comm/Ind: Med Val	300,000	300,000	0.0	10,550	12,001	1,451	13.8	3.52	4.00
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,565	43,885	5,320	13.8	3.86	4.39

Renville County

Franklin city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	7,659	7,659	0	0.0	110	110	0	-0.2	1.43	1.43
Res Non-Hmstd	950	950	0	0.0	17	21	3	19.7	1.84	2.20
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	976	976	0	0.0	22	26	4	20.1	2.23	2.68
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	602	602	0	0.0	20	24	3	15.9	3.38	3.91
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	260	260	0	0.0	11	13	2	16.1	4.14	4.81
Ag Hmstd House	89	89	0	0.0	1	1	0	-3.1	1.42	1.38
Ag Hmstd Land	599	599	0	0.0	6	7	1	24.4	0.93	1.16
Ag Non-Hmstd	809	809	0	0.0	13	16	3	21.8	1.65	2.00
<b>Total</b>	11,943	11,943	0	0.0	200	217	17	8.4	1.68	1.82

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	125	96	-29	-22.9	County	37.44	38.14	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.81	1.22	17.58	17.58
(=) Taxable Tax Capacity	125	96	-29	-22.9	Special District	1.14	1.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	164.50	200.33	17.58	17.58

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	34,300	34,300	0.0	487	473	-15	-3.0	1.42	1.38
Res Hmstd:Avg Val	51,500	51,500	0.0	732	710	-22	-3.0	1.42	1.38
Res Hmstd: Hi Val	68,600	68,600	0.0	975	945	-30	-3.0	1.42	1.38
Res Hmstd: Ex-Hi Val	102,900	102,900	0.0	1,594	1,682	88	5.5	1.55	1.63
Comm/Ind: Lo Val	150,000	150,000	0.0	5,064	5,870	806	15.9	3.38	3.91
Comm/Ind: Med Val	300,000	300,000	0.0	11,727	13,608	1,881	16.0	3.91	4.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,825	49,721	6,896	16.1	4.28	4.97

Renville County

Hector city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	33,474	33,474	0	0.0	469	479	10	2.2	1.40	1.43
Res Non-Hmstd	3,166	3,166	0	0.0	54	62	8	14.4	1.71	1.96
Misc props	367	367	0	0.0	9	10	1	15.0	2.38	2.74
Apartments	286	286	0	0.0	6	7	1	14.8	2.07	2.38
Low-inc Apts	173	173	0	0.0	2	3	0	14.4	1.27	1.46
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,444	4,444	0	0.0	141	157	16	11.6	3.18	3.54
Com/Ind Hi	3,279	3,279	0	0.0	137	153	16	11.8	4.16	4.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,214	1,214	0	0.0	49	54	6	11.7	4.00	4.47
Ag Hmstd House	176	176	0	0.0	3	3	0	9.1	1.56	1.70
Ag Hmstd Land	2,203	2,203	0	0.0	26	31	4	16.8	1.19	1.39
Ag Non-Hmstd	757	757	0	0.0	11	13	2	16.4	1.49	1.73
<b>Total</b>	<b>49,539</b>	<b>49,539</b>	<b>0</b>	<b>0.0</b>	<b>906</b>	<b>971</b>	<b>65</b>	<b>7.2</b>	<b>1.83</b>	<b>1.96</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	559	461	-98	-17.5	County	38.79	40.19	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.02	0.00	21.09	21.09
(=) Taxable Tax Capacity	559	461	-98	-17.5	Special District	1.75	1.85	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>148.82</b>	<b>173.29</b>	<b>21.09</b>	<b>21.09</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	54,700	54,700	0.0	711	684	-27	-3.7	1.3	1.25	
Res Hmstd: Avg Val	82,000	82,000	0.0	1,095	1,076	-18	-1.7	1.33	1.31	
Res Hmstd: Hi Val	109,300	109,300	0.0	1,583	1,650	67	4.2	1.45	1.51	
Res Hmstd: Ex-Hi Val	164,000	164,000	0.0	2,562	2,798	237	9.2	1.56	1.71	
Apartment	300,000	300,000	0.0	6,213	7,131	918	14.8	2.07	2.38	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,764	5,314	551	11.6	3.18	3.54	
Comm/Ind: Med Val	300,000	300,000	0.0	11,009	12,294	1,285	11.7	3.67	4.1	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,157	44,868	4,710	11.7	4.02	4.49	

Renville County

Morton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	8,103	8,103	0	0.0	116	114	-2	-1.4	1.43	1.41
Res Non-Hmstd	1,014	1,014	0	0.0	18	22	3	17.6	1.80	2.12
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	268	268	0	0.0	6	7	1	17.9	2.21	2.61
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,583	1,583	0	0.0	53	61	8	14.1	3.36	3.83
Com/Ind Hi	661	661	0	0.0	29	33	4	14.3	4.43	5.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	223	223	0	0.0	10	11	1	14.3	4.43	5.07
Ag Hmstd House	169	169	0	0.0	3	3	0	11.3	1.66	1.85
Ag Hmstd Land	449	449	0	0.0	5	6	1	20.0	1.04	1.24
Ag Non-Hmstd	98	98	0	0.0	2	2	0	19.0	1.66	1.98
<b>Total</b>	<b>12,568</b>	<b>12,568</b>	<b>0</b>	<b>0.0</b>	<b>242</b>	<b>259</b>	<b>17</b>	<b>7.2</b>	<b>1.92</b>	<b>2.06</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	142	113	-29	-20.3	County	40.17	41.73	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.65	8.98	12.99	12.99
(=) Taxable Tax Capacity	142	113	-29	-20.3	Special District	1.14	1.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	166.41	198.04	12.99	12.99

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	33,500	33,500	0.0	467	442	-25	-5.4	1.39	1.32
Res Hmstd: Avg Val	50,200	50,200	0.0	700	662	-38	-5.4	1.39	1.32
Res Hmstd: Hi Val	66,900	66,900	0.0	933	882	-51	-5.4	1.39	1.32
Res Hmstd: Ex-Hi Val	100,400	100,400	0.0	1,519	1,560	41	2.7	1.51	1.55
Comm/Ind: Lo Val	150,000	150,000	0.0	5,038	5,750	712	14.1	3.36	3.83
Comm/Ind: Med Val	300,000	300,000	0.0	11,690	13,351	1,661	14.2	3.9	4.45
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,732	48,823	6,090	14.3	4.27	4.88

Renville County

Olivia city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	71,349	71,349	0	0.0	842	872	30	3.6	1.18	1.22
Res Non-Hmstd	7,081	7,081	0	0.0	102	112	10	10.1	1.44	1.59
Misc props	329	329	0	0.0	6	7	1	10.4	1.87	2.07
Apartments	4,218	4,218	0	0.0	74	81	8	10.3	1.75	1.93
Low-inc Apts	848	848	0	0.0	9	10	1	10.1	1.07	1.18
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	12,150	12,150	0	0.0	340	366	26	7.7	2.80	3.01
Com/Ind Hi	12,236	12,236	0	0.0	450	485	35	7.8	3.68	3.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	838	838	0	0.0	30	32	2	7.8	3.56	3.84
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	973	973	0	0.0	9	10	1	11.4	0.94	1.04
Ag Non-Hmstd	827	827	0	0.0	10	12	1	11.3	1.27	1.41
<b>Total</b>	<b>110,848</b>	<b>110,848</b>	<b>0</b>	<b>0.0</b>	<b>1,872</b>	<b>1,988</b>	<b>116</b>	<b>6.2</b>	<b>1.69</b>	<b>1.79</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,306	1,130	-176	-13.5	County	40.68	42.49	0.00	0.00
(-) TIF Tax Capacity	36	36	0	0.0	City/Town	73.12	84.89	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.38	10.89	16.04	16.04
(=) Taxable Tax Capacity	1,271	1,094	-176	-13.9	Special District	2.72	3.03	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>126.90</b>	<b>141.30</b>	<b>16.04</b>	<b>16.04</b>

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	61,500	61,500	0.0	633	620	-13	-2.1	1.03	1.01
Res Hmstd:Avg Val	92,200	92,200	0.0	1,028	1,042	13	1.3	1.12	1.13
Res Hmstd: Hi Val	122,900	122,900	0.0	1,495	1,564	69	4.6	1.22	1.27
Res Hmstd: Ex-Hi Val	184,500	184,500	0.0	2,431	2,611	180	7.4	1.32	1.42
Apartment	300,000	300,000	0.0	5,240	5,780	540	10.3	1.75	1.93
Comm/Ind: Lo Val	150,000	150,000	0.0	4,195	4,518	324	7.7	2.8	3.01
Comm/Ind: Med Val	300,000	300,000	0.0	9,707	10,463	756	7.8	3.24	3.49
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,432	38,204	2,772	7.8	3.54	3.82

Renville County

Renville city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	23,581	23,581	0	0.0	458	437	-20	-4.5	1.94	1.85
Res Non-Hmstd	2,056	2,056	0	0.0	47	53	5	11.4	2.31	2.57
Misc props	96	96	0	0.0	3	3	0	11.9	2.73	3.06
Apartments	3,332	3,332	0	0.0	91	102	11	11.9	2.73	3.06
Low-inc Apts	1,110	1,110	0	0.0	19	21	2	11.4	1.72	1.92
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,100	4,100	0	0.0	160	176	16	10.0	3.91	4.30
Com/Ind Hi	3,275	3,275	0	0.0	165	182	17	10.4	5.04	5.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	701	701	0	0.0	35	39	4	10.4	5.00	5.52
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	628	628	0	0.0	10	12	1	14.8	1.60	1.84
Ag Non-Hmstd	5,933	5,933	0	0.0	105	120	16	14.8	1.77	2.03
<b>Total</b>	<b>44,810</b>	<b>44,810</b>	<b>0</b>	<b>0.0</b>	<b>1,093</b>	<b>1,145</b>	<b>52</b>	<b>4.8</b>	<b>2.44</b>	<b>2.56</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	512	433	-80	-15.5	County	39.85	41.50	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.96	1.78	52.68	52.68
(=) Taxable Tax Capacity	512	432	-80	-15.6	Special District	1.14	1.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	176.64	202.78	52.68	52.68

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	40,100	40,100	0.0	759	699	-60	-7.9	1.89	1.74
Res Hmstd:Avg Val	60,100	60,100	0.0	1,138	1,048	-90	-7.9	1.89	1.74
Res Hmstd: Hi Val	80,100	80,100	0.0	1,537	1,437	-99	-6.5	1.92	1.79
Res Hmstd: Ex-Hi Val	120,200	120,200	0.0	2,492	2,535	43	1.7	2.07	2.11
Apartment	300,000	300,000	0.0	8,205	9,185	980	11.9	2.73	3.06
Comm/Ind: Lo Val	150,000	150,000	0.0	5,863	6,452	588	10.0	3.91	4.30
Comm/Ind: Med Val	300,000	300,000	0.0	13,418	14,790	1,372	10.2	4.47	4.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	48,673	53,704	5,031	10.3	4.87	5.37



Renville County

Sacred Heart city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	7,426	7,426	0	0.0	202	181	-21	-10.5	2.73	2.44
Res Non-Hmstd	857	857	0	0.0	27	32	5	18.3	3.16	3.73
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	176	176	0	0.0	7	8	1	18.9	3.79	4.51
Low-inc Apts	288	288	0	0.0	7	8	1	18.3	2.36	2.79
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,149	1,149	0	0.0	60	69	10	16.6	5.18	6.04
Com/Ind Hi	1,082	1,082	0	0.0	73	85	12	17.0	6.73	7.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	568	568	0	0.0	37	43	6	17.0	6.52	7.63
Ag Hmstd House	163	163	0	0.0	5	4	0	-4.3	2.82	2.70
Ag Hmstd Land	1,460	1,460	0	0.0	21	26	5	22.6	1.43	1.75
Ag Non-Hmstd	35	35	0	0.0	1	1	0	21.9	2.61	3.19
<b>Total</b>	<b>13,203</b>	<b>13,203</b>	<b>0</b>	<b>0.0</b>	<b>439</b>	<b>458</b>	<b>19</b>	<b>4.4</b>	<b>3.32</b>	<b>3.47</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	147	117	-30	-20.1	County	38.36	39.46	0.00	0.00
(-) TIF Tax Capacity	1	1	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.26	0.00	52.68	52.68
(=) Taxable Tax Capacity	146	116	-30	-20.3	Special District	1.14	1.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	261.41	318.77	52.68	52.68

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	27,200	27,200	0.0	746	664	-82	-11.0	2.74	2.44
Res Hmstd: Avg Val	40,700	40,700	0.0	1,116	993	-123	-11.0	2.74	2.44
Res Hmstd: Hi Val	54,300	54,300	0.0	1,488	1,325	-164	-11.0	2.74	2.44
Res Hmstd: Ex-Hi Val	81,500	81,500	0.0	2,261	2,074	-187	-8.3	2.77	2.54
Comm/Ind: Lo Val	150,000	150,000	0.0	7,771	9,061	1,291	16.6	5.18	6.04
Comm/Ind: Med Val	300,000	300,000	0.0	17,868	20,880	3,011	16.9	5.96	6.96
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	64,990	76,032	11,042	17.0	6.5	7.60

**Rice County**

**Dundas city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	72,674	72,674	0	0.0	1,005	1,039	34	3.4	1.38	1.43
Res Non-Hmstd	15,868	15,868	0	0.0	267	285	17	6.5	1.69	1.79
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	78	78	0	0.0	1	2	0	6.6	1.85	1.97
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	27	27	0	0.0	1	1	0	6.6	1.85	1.97
Com/Ind: Lo	8,403	8,403	0	0.0	243	255	12	5.1	2.89	3.04
Com/Ind Hi	30,210	30,210	0	0.0	1,139	1,198	59	5.2	3.77	3.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,676	1,676	0	0.0	63	66	3	5.2	3.77	3.96
Ag Hmstd House	338	338	0	0.0	5	5	0	3.6	1.40	1.45
Ag Hmstd Land	2,314	2,314	0	0.0	20	21	2	8.2	0.85	0.92
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>131,588</b>	<b>131,588</b>	<b>0</b>	<b>0.0</b>	<b>2,744</b>	<b>2,872</b>	<b>128</b>	<b>4.7</b>	<b>2.09</b>	<b>2.18</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,690	1,584	-106	-6.3	County	31.68	33.52	0.00	0.00
(-) TIF Tax Capacity	547	547	0	0.0	City/Town	60.37	66.55	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.67	35.38	26.90	26.90
(=) Taxable Tax Capacity	<u>1,143</u>	<u>1,037</u>	<u>-106</u>	<u>-9.3</u>	Special District	<u>0.47</u>	<u>0.50</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	126.19	135.95	26.90	26.90

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	113,800	113,800	0.0	1,472	1,486	14	0.9	1.29	1.31
Res Hmstd:Avg Val	170,600	170,600	0.0	2,393	2,481	88	3.7	1.40	1.45
Res Hmstd: Hi Val	227,400	227,400	0.0	3,314	3,475	161	4.9	1.46	1.53
Res Hmstd: Ex-Hi Val	341,300	341,300	0.0	5,160	5,469	309	6.0	1.51	1.60
Comm/Ind: Lo Val	150,000	150,000	0.0	4,342	4,561	219	5.1	2.89	3.04
Comm/Ind: Med Val	300,000	300,000	0.0	9,996	10,508	512	5.1	3.33	3.50
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,383	38,260	1,877	5.2	3.64	3.83

Rice County

Faribault city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	806,206	806,206	0	0.0	7,547	8,042	495	6.6	0.94	1.00
Res Non-Hmstd	125,557	125,557	0	0.0	1,440	1,533	93	6.5	1.15	1.22
Misc props	6,446	6,446	0	0.0	100	106	6	6.2	1.55	1.64
Apartments	56,969	56,969	0	0.0	764	814	50	6.6	1.34	1.43
Low-inc Apts	15,627	15,627	0	0.0	128	137	8	6.4	0.82	0.87
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	61,921	61,921	0	0.0	1,436	1,501	65	4.6	2.32	2.42
Com/Ind Hi	212,621	212,621	0	0.0	6,493	6,792	300	4.6	3.05	3.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	27,609	27,609	0	0.0	842	881	39	4.6	3.05	3.19
Ag Hmstd House	593	593	0	0.0	6	6	0	6.6	1.00	1.06
Ag Hmstd Land	4,575	4,575	0	0.0	25	27	2	7.8	0.54	0.58
Ag Non-Hmstd	12,693	12,693	0	0.0	125	134	9	7.2	0.98	1.05
<b>Total</b>	<b>1,330,816</b>	<b>1,330,816</b>	<b>0</b>	<b>0.0</b>	<b>18,904</b>	<b>19,972</b>	<b>1,068</b>	<b>5.6</b>	<b>1.42</b>	<b>1.50</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	16,183	14,909	-1,274	-7.9	County	30.45	32.22	0.00	0.00
(-) TIF Tax Capacity	156	156	0	0.0	City/Town	38.88	42.24	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.57	26.14	11.29	11.29
(=) Taxable Tax Capacity	16,027	14,753	-1,274	-7.9	Special District	4.30	4.64	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>98.20</b>	<b>105.25</b>	<b>11.29</b>	<b>11.29</b>

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	108,600	108,600	0.0	914	977	62	6.8	0.84	0.9
Res Hmstd:Avg Val	162,900	162,900	0.0	1,558	1,661	103	6.6	0.96	1.02
Res Hmstd: Hi Val	217,100	217,100	0.0	2,200	2,344	144	6.5	1.01	1.08
Res Hmstd: Ex-Hi Val	325,800	325,800	0.0	3,488	3,714	225	6.5	1.07	1.14
Apartment	300,000	300,000	0.0	4,021	4,286	264	6.6	1.34	1.43
Comm/Ind: Lo Val	150,000	150,000	0.0	3,478	3,636	159	4.6	2.32	2.42
Comm/Ind: Med Val	300,000	300,000	0.0	8,058	8,428	370	4.6	2.69	2.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,434	30,790	1,356	4.6	2.94	3.08

Rice County

Lonsdale city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	190,702	190,702	0	0.0	2,255	2,357	102	4.5	1.18	1.24
Res Non-Hmstd	45,651	45,651	0	0.0	658	702	44	6.7	1.44	1.54
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	5,613	5,613	0	0.0	90	96	6	6.3	1.61	1.71
Low-inc Apts	1,030	1,030	0	0.0	10	11	1	7.0	0.98	1.05
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	11,734	11,734	0	0.0	310	326	16	5.1	2.64	2.78
Com/Ind Hi	16,559	16,559	0	0.0	574	602	28	5.0	3.47	3.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,596	2,596	0	0.0	90	95	5	5.2	3.48	3.66
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	61	61	0	0.0	0	0	0	7.6	0.60	0.65
Ag Non-Hmstd	1,715	1,715	0	0.0	21	22	2	7.6	1.21	1.30
<b>Total</b>	<b>275,659</b>	<b>275,659</b>	<b>0</b>	<b>0.0</b>	<b>4,009</b>	<b>4,213</b>	<b>203</b>	<b>5.1</b>	<b>1.45</b>	<b>1.53</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,066	2,817	-249	-8.1	County	30.26	32.02	0.00	0.00
(-) TIF Tax Capacity	65	65	0	0.0	City/Town	51.98	56.69	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.40	37.58	13.59	13.59
(=) Taxable Tax Capacity	<u>3,001</u>	<u>2,752</u>	<u>-249</u>	<u>-8.3</u>	Special District	<u>0.47</u>	<u>0.50</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>118.11</b>	<b>126.78</b>	<b>13.59</b>	<b>13.59</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	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	1,465	1,510	45	3.1	1.12	1.16	
Res Hmstd: Avg Val	195,800	195,800	0.0	2,382	2,500	117	4.9	1.22	1.28	
Res Hmstd: Hi Val	261,000	261,000	0.0	3,300	3,489	189	5.7	1.26	1.34	
Res Hmstd: Ex-Hi Val	391,600	391,600	0.0	5,137	5,472	334	6.5	1.31	1.4	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,960	4,155	195	4.9	2.64	2.77	
Comm/Ind: Med Val	300,000	300,000	0.0	9,172	9,627	455	5.0	3.06	3.21	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,496	35,165	1,669	5.0	3.35	3.52	

**Rice County**

**Morristown city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	35,625	35,625	0	0.0	361	396	35	9.7	1.01	1.11
Res Non-Hmstd	6,012	6,012	0	0.0	75	81	6	8.5	1.24	1.35
Misc props	674	674	0	0.0	10	11	1	8.6	1.53	1.66
Apartments	993	993	0	0.0	14	15	1	8.9	1.43	1.56
Low-inc Apts	140	140	0	0.0	1	1	0	8.4	0.90	0.98
Seasonal Rec	2	2	0	0.0	0	0	0	10.2	0.99	1.09
Com/Ind: Lo	2,222	2,222	0	0.0	53	57	3	6.4	2.39	2.54
Com/Ind Hi	473	473	0	0.0	15	16	1	6.6	3.09	3.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	673	673	0	0.0	21	22	1	6.6	3.09	3.30
Ag Hmstd House	186	186	0	0.0	2	2	0	9.1	1.09	1.19
Ag Hmstd Land	1,167	1,167	0	0.0	5	5	1	13.2	0.41	0.47
Ag Non-Hmstd	1,046	1,046	0	0.0	10	11	1	11.1	0.91	1.02
<b>Total</b>	<b>49,212</b>	<b>49,212</b>	<b>0</b>	<b>0.0</b>	<b>567</b>	<b>618</b>	<b>51</b>	<b>9.1</b>	<b>1.15</b>	<b>1.26</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	516	449	-67	-12.9	County	31.55	33.37	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.93	61.93	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.77	5.01	28.67	28.67
(=) Taxable Tax Capacity	<u>516</u>	<u>449</u>	<u>-67</u>	<u>-12.9</u>	Special District	<u>1.21</u>	<u>1.28</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	91.46	101.60	28.67	28.67

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	89,700	89,700	0.0	786	872	86	11.0	0.88	0.97
Res Hmstd:Avg Val	134,500	134,500	0.0	1,364	1,497	132	9.7	1.01	1.11
Res Hmstd: Hi Val	179,300	179,300	0.0	1,943	2,121	178	9.2	1.08	1.18
Res Hmstd: Ex-Hi Val	269,000	269,000	0.0	3,101	3,372	271	8.7	1.15	1.25
Apartment	300,000	300,000	0.0	4,290	4,670	380	8.9	1.43	1.56
Comm/Ind: Lo Val	150,000	150,000	0.0	3,587	3,815	228	6.4	2.39	2.54
Comm/Ind: Med Val	300,000	300,000	0.0	8,226	8,758	532	6.5	2.74	2.92
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,874	31,825	1,951	6.5	2.99	3.18

Rice County

Nerstrand city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	12,852	12,852	0	0.0	91	103	11	12.3	0.71	0.80
Res Non-Hmstd	1,519	1,519	0	0.0	14	14	1	6.5	0.89	0.95
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,355	1,355	0	0.0	27	28	1	4.3	2.00	2.08
Com/Ind Hi	1,001	1,001	0	0.0	26	27	1	4.3	2.62	2.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	126	126	0	0.0	3	3	0	4.3	2.62	2.74
Ag Hmstd House	788	788	0	0.0	6	7	1	9.5	0.78	0.85
Ag Hmstd Land	1,389	1,389	0	0.0	5	6	0	8.8	0.37	0.40
Ag Non-Hmstd	2,210	2,210	0	0.0	17	18	1	7.4	0.77	0.82
<b>Total</b>	<b>21,238</b>	<b>21,238</b>	<b>0</b>	<b>0.0</b>	<b>190</b>	<b>207</b>	<b>17</b>	<b>8.9</b>	<b>0.89</b>	<b>0.97</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	224	202	-22	-9.8	County	30.39	32.16	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	20.95	23.23	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.14	25.69	11.29	11.29
(=) Taxable Tax Capacity	224	202	-22	-9.8	Special District	1.21	1.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	76.69	82.37	11.29	11.29

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	101,200	101,200	0.0	609	716	107	17.6	0.60	0.71
Res Hmstd: Avg Val	151,700	151,700	0.0	1,099	1,227	128	11.6	0.72	0.81
Res Hmstd: Hi Val	202,200	202,200	0.0	1,589	1,737	148	9.3	0.79	0.86
Res Hmstd: Ex-Hi Val	303,400	303,400	0.0	2,570	2,760	190	7.4	0.85	0.91
Comm/Ind: Lo Val	150,000	150,000	0.0	2,994	3,121	128	4.3	2	2.08
Comm/Ind: Med Val	300,000	300,000	0.0	6,929	7,227	298	4.3	2.31	2.41
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,293	26,386	1,093	4.3	2.53	2.64

Rice County

Dennison city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	896	896	0	0.0	13	13	1	4.8	1.42	1.49
Res Non-Hmstd	245	245	0	0.0	4	4	0	5.4	1.51	1.59
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	508	508	0	0.0	14	15	1	4.2	2.78	2.90
Com/Ind Hi	264	264	0	0.0	10	10	0	4.3	3.61	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15	15	0	0.0	1	1	0	4.3	3.61	3.77
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	1,928	1,928	0	0.0	41	42	2	4.6	2.11	2.20

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	25	24	0	-1.3	County	31.67	33.52	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	52.58	56.85	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.67	35.38	26.90	26.90
(=) Taxable Tax Capacity	25	24	0	-1.3	Special District	0.47	0.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	118.39	126.24	26.90	26.90

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	218,800	218,800	0.0	3,004	3,129	126	4.2	1.37	1.43	
Res Hmstd: Avg Val	328,000	328,000	0.0	4,688	4,926	237	5.1	1.43	1.50	
Res Hmstd: Hi Val	437,300	437,300	0.0	6,354	6,697	343	5.4	1.45	1.53	
Res Hmstd: Ex-Hi Val	656,100	656,100	0.0	9,995	10,540	545	5.5	1.52	1.61	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,166	4,343	177	4.2	2.78	2.9	
Comm/Ind: Med Val	300,000	300,000	0.0	9,587	9,998	412	4.3	3.2	3.33	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,882	36,392	1,510	4.3	3.49	3.64	

**Rice County**

**Northfield city (part)**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	737,981	737,981	0	0.0	9,624	9,961	337	3.5	1.30	1.35
Res Non-Hmstd	114,056	114,056	0	0.0	1,677	1,755	77	4.6	1.47	1.54
Misc props	2,143	2,143	0	0.0	39	41	2	4.7	1.82	1.90
Apartments	56,804	56,804	0	0.0	958	1,004	46	4.8	1.69	1.77
Low-inc Apts	15,696	15,696	0	0.0	166	173	8	4.6	1.06	1.10
Seasonal Rec	75	75	0	0.0	1	1	0	4.9	1.58	1.66
Com/Ind: Lo	38,275	38,275	0	0.0	1,033	1,070	37	3.6	2.70	2.80
Com/Ind Hi	178,482	178,482	0	0.0	6,253	6,483	229	3.7	3.50	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,308	10,308	0	0.0	360	373	13	3.7	3.49	3.62
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	183	183	0	0.0	1	1	0	8.5	0.38	0.41
Ag Non-Hmstd	3,054	3,054	0	0.0	34	36	2	5.7	1.12	1.18
<b>Total</b>	<b>1,157,058</b>	<b>1,157,058</b>	<b>0</b>	<b>0.0</b>	<b>20,147</b>	<b>20,898</b>	<b>751</b>	<b>3.7</b>	<b>1.74</b>	<b>1.81</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	13,821	13,068	-753	-5.4	County	30.38	32.15	0.00	0.00
(-) TIF Tax Capacity	823	823	0	0.0	City/Town	43.98	46.69	1.77	1.77
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.89	35.60	26.90	26.90
(=) Taxable Tax Capacity	12,998	12,245	-753	-5.8	Special District	3.76	3.99	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>112.01</b>	<b>118.43</b>	<b>28.67</b>	<b>28.67</b>

**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	144,600	144,600	0.0	1,792	1,840	48	2.7	1.24	1.27
Res Hmstd: Avg Val	216,700	216,700	0.0	2,871	2,978	106	3.7	1.32	1.37
Res Hmstd: Hi Val	288,900	288,900	0.0	3,952	4,117	165	4.2	1.37	1.42
Res Hmstd: Ex-Hi Val	433,500	433,500	0.0	6,099	6,377	278	4.6	1.41	1.47
Apartment	300,000	300,000	0.0	5,061	5,301	241	4.8	1.69	1.77
Comm/Ind: Lo Val	150,000	150,000	0.0	4,049	4,194	145	3.6	2.7	2.8
Comm/Ind: Med Val	300,000	300,000	0.0	9,305	9,642	337	3.6	3.10	3.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,830	35,066	1,236	3.7	3.38	3.51



Rock County

Beaver Creek city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	8,907	8,907	0	0.0	137	139	2	1.3	1.54	1.56
Res Non-Hmstd	1,045	1,045	0	0.0	21	24	3	12.5	2.03	2.28
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	135	135	0	0.0	3	3	0	12.6	2.18	2.46
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	437	437	0	0.0	10	11	1	12.6	2.18	2.46
Com/Ind: Lo	622	622	0	0.0	21	23	2	10.0	3.31	3.64
Com/Ind Hi	978	978	0	0.0	42	47	4	10.1	4.33	4.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	178	178	0	0.0	8	9	1	10.1	4.33	4.77
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	151	151	0	0.0	2	2	0	14.0	1.14	1.30
Ag Non-Hmstd	287	287	0	0.0	4	5	1	14.0	1.57	1.79
<b>Total</b>	12,738	12,738	0	0.0	247	261	14	5.6	1.94	2.05

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	145	122	-23	-15.7	County	27.92	29.16	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.26	20.85	22.41	22.41
(=) Taxable Tax Capacity	145	122	-23	-15.7	Special District	0.32	0.34	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	156.68	178.62	22.41	22.41

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	60,600	60,600	0.0	843	785	-58	-6.8	1.39	1.3
Res Hmstd: Avg Val	90,800	90,800	0.0	1,335	1,306	-29	-2.2	1.47	1.44
Res Hmstd: Hi Val	121,000	121,000	0.0	1,904	1,962	58	3.1	1.57	1.62
Res Hmstd: Ex-Hi Val	181,600	181,600	0.0	3,043	3,277	234	7.7	1.68	1.80
Comm/Ind: Lo Val	150,000	150,000	0.0	4,960	5,454	494	10.0	3.31	3.64
Comm/Ind: Med Val	300,000	300,000	0.0	11,462	12,614	1,152	10.0	3.82	4.20
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,803	46,026	4,223	10.1	4.18	4.60

**Rock County**

**Hardwick city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,048	3,048	0	0.0	24	28	4	15.3	0.78	0.91
Res Non-Hmstd	302	302	0	0.0	4	4	0	8.8	1.17	1.27
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	139	139	0	0.0	2	2	0	9.3	1.37	1.50
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	402	402	0	0.0	9	10	1	6.6	2.31	2.47
Com/Ind Hi	110	110	0	0.0	3	4	0	6.8	2.98	3.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	48	48	0	0.0	1	2	0	6.8	2.98	3.19
Ag Hmstd House	274	274	0	0.0	2	3	0	13.1	0.88	1.00
Ag Hmstd Land	2,772	2,772	0	0.0	12	14	2	12.7	0.45	0.50
Ag Non-Hmstd	808	808	0	0.0	7	8	1	12.0	0.85	0.95
<b>Total</b>	<b>7,903</b>	<b>7,903</b>	<b>0</b>	<b>0.0</b>	<b>65</b>	<b>73</b>	<b>8</b>	<b>12.0</b>	<b>0.82</b>	<b>0.92</b>

*Tax Base*

*Tax Rates*

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	71	59	-12	-17.1	County	29.58	30.98	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.75	45.56	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.24	18.21	30.87	30.87
(=) Taxable Tax Capacity	71	59	-12	-17.1	Special District	0.32	0.34	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>84.89</b>	<b>95.09</b>	<b>30.87</b>	<b>30.87</b>

*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	26,900	26,900	0.0	204	237	33	16.1	0.76	0.88
Res Hmstd: Avg Val	40,300	40,300	0.0	305	354	49	16.1	0.76	0.88
Res Hmstd: Hi Val	53,700	53,700	0.0	407	472	65	16.1	0.76	0.88
Res Hmstd: Ex-Hi Val	80,600	80,600	0.0	633	730	97	15.3	0.79	0.91
Comm/Ind: Lo Val	150,000	150,000	0.0	3,472	3,701	230	6.6	2.31	2.47
Comm/Ind: Med Val	300,000	300,000	0.0	7,946	8,482	536	6.7	2.65	2.83
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,828	30,792	1,964	6.8	2.88	3.08

**Rock County**

**Hills city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	17,512	17,512	0	0.0	144	165	20	13.9	0.82	0.94
Res Non-Hmstd	1,621	1,621	0	0.0	19	21	2	10.6	1.16	1.28
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	1,907	1,907	0	0.0	26	29	3	11.0	1.35	1.50
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,254	1,254	0	0.0	29	31	2	7.7	2.31	2.48
Com/Ind Hi	407	407	0	0.0	12	13	1	7.9	3.00	3.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	352	352	0	0.0	11	11	1	7.9	3.00	3.23
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	188	188	0	0.0	1	1	0	13.1	0.49	0.56
Ag Non-Hmstd	378	378	0	0.0	3	4	0	13.1	0.90	1.02
<b>Total</b>	<b>23,618</b>	<b>23,618</b>	<b>0</b>	<b>0.0</b>	<b>245</b>	<b>274</b>	<b>30</b>	<b>12.1</b>	<b>1.04</b>	<b>1.16</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	254	203	-52	-20.3	County	27.52	28.35	0.00	0.00
(-) TIF Tax Capacity	2	2	0	0.0	City/Town	42.25	53.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.80	19.91	22.41	22.41
(=) Taxable Tax Capacity	<u>252</u>	<u>201</u>	<u>-52</u>	<u>-20.4</u>	Special District	<u>0.32</u>	<u>0.34</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>89.89</b>	<b>101.71</b>	<b>22.41</b>	<b>22.41</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	57,500	57,500	0.0	416	480	64	15.4	0.72	0.83
Res Hmstd:Avg Val	86,300	86,300	0.0	674	771	97	14.4	0.78	0.89
Res Hmstd: Hi Val	115,000	115,000	0.0	1,023	1,154	131	12.8	0.89	1.00
Res Hmstd: Ex-Hi Val	172,500	172,500	0.0	1,720	1,920	200	11.6	1	1.11
Comm/Ind: Lo Val	150,000	150,000	0.0	3,458	3,723	266	7.7	2.31	2.48
Comm/Ind: Med Val	300,000	300,000	0.0	7,956	8,576	620	7.8	2.65	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,946	31,221	2,274	7.9	2.89	3.12

**Rock County**

**Kenneth city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	657	657	0	0.0	5	5	1	16.1	0.70	0.82
Res Non-Hmstd	74	74	0	0.0	1	1	0	5.6	1.10	1.16
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	30	30	0	0.0	1	1	0	4.1	2.20	2.29
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	60	60	0	0.0	2	2	0	4.2	2.83	2.95
Ag Hmstd House	132	132	0	0.0	1	1	0	18.7	0.68	0.81
Ag Hmstd Land	1,647	1,647	0	0.0	9	10	1	8.2	0.54	0.59
Ag Non-Hmstd	907	907	0	0.0	7	8	1	7.7	0.77	0.83
<b>Total</b>	<b>3,506</b>	<b>3,506</b>	<b>0</b>	<b>0.0</b>	<b>25</b>	<b>27</b>	<b>2</b>	<b>9.5</b>	<b>0.70</b>	<b>0.77</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	32	29	-3	-9.8	County	29.59	31.14	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.00	33.25	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.24	18.38	30.87	30.87
(=) Taxable Tax Capacity	<u>32</u>	<u>29</u>	<u>-3</u>	<u>-9.8</u>	Special District	<u>0.32</u>	<u>0.34</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>77.16</b>	<b>83.11</b>	<b>30.87</b>	<b>30.87</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	20,400	20,400	0.0	139	165	26	18.7	0.68	0.81
Res Hmstd:Avg Val	30,600	30,600	0.0	208	247	39	18.7	0.68	0.81
Res Hmstd: Hi Val	40,800	40,800	0.0	278	329	52	18.7	0.68	0.81
Res Hmstd: Ex-Hi Val	61,200	61,200	0.0	416	494	78	18.7	0.68	0.81
Comm/Ind: Lo Val	150,000	150,000	0.0	3,298	3,432	134	4.1	2.2	2.29
Comm/Ind: Med Val	300,000	300,000	0.0	7,540	7,853	313	4.1	2.51	2.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,340	28,486	1,146	4.2	2.73	2.85

**Rock County**

**Luverne city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	153,803	153,803	0	0.0	1,625	1,769	144	8.9	1.06	1.15
Res Non-Hmstd	9,821	9,821	0	0.0	131	143	12	9.2	1.34	1.46
Misc props	170	170	0	0.0	3	3	0	9.1	1.69	1.84
Apartments	7,843	7,843	0	0.0	121	133	12	9.5	1.55	1.69
Low-inc Apts	3,679	3,679	0	0.0	36	39	3	9.1	0.97	1.06
Seasonal Rec	38	38	0	0.0	1	1	0	9.5	1.55	1.69
Com/Ind: Lo	17,434	17,434	0	0.0	440	471	31	7.0	2.53	2.70
Com/Ind Hi	21,999	21,999	0	0.0	718	770	52	7.2	3.26	3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	647	647	0	0.0	21	23	2	7.2	3.26	3.50
Ag Hmstd House	1,010	1,010	0	0.0	12	13	1	8.9	1.17	1.27
Ag Hmstd Land	501	501	0	0.0	2	2	0	19.4	0.30	0.36
Ag Non-Hmstd	1,063	1,063	0	0.0	11	12	1	11.9	0.99	1.11
<b>Total</b>	<b>218,010</b>	<b>218,010</b>	<b>0</b>	<b>0.0</b>	<b>3,120</b>	<b>3,379</b>	<b>258</b>	<b>8.3</b>	<b>1.43</b>	<b>1.55</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	2,503	2,136	-367	-14.7	County	29.42	30.95	0.00	0.00
(-) TIF Tax Capacity	40	40	0	0.0	City/Town	52.15	61.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.09	18.20	30.86	30.86
(=) Taxable Tax Capacity	<u>2,464</u>	<u>2,097</u>	<u>-367</u>	<u>-14.9</u>	Special District	<u>0.32</u>	<u>0.34</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>98.98</b>	<b>110.76</b>	<b>30.86</b>	<b>30.86</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	65,700	65,700	0.0	590	639	49	8.3	0.9	0.97
Res Hmstd:Avg Val	98,500	98,500	0.0	995	1,081	86	8.6	1.01	1.1
Res Hmstd: Hi Val	131,400	131,400	0.0	1,452	1,580	127	8.8	1.11	1.20
Res Hmstd: Ex-Hi Val	197,100	197,100	0.0	2,364	2,576	211	8.9	1.2	1.31
Apartment	300,000	300,000	0.0	4,638	5,080	442	9.5	1.55	1.69
Comm/Ind: Lo Val	150,000	150,000	0.0	3,789	4,054	265	7.0	2.53	2.70
Comm/Ind: Med Val	300,000	300,000	0.0	8,686	9,305	619	7.1	2.9	3.10
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,541	33,809	2,268	7.2	3.15	3.38

**Rock County**

**Magnolia city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,085	3,085	0	0.0	24	28	3	13.9	0.78	0.89
Res Non-Hmstd	404	404	0	0.0	5	5	0	8.8	1.19	1.30
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	419	419	0	0.0	10	10	1	6.5	2.32	2.47
Com/Ind Hi	872	872	0	0.0	26	28	2	6.7	2.99	3.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	113	113	0	0.0	3	4	0	6.7	2.99	3.19
Ag Hmstd House	123	123	0	0.0	1	1	0	15.6	0.76	0.88
Ag Hmstd Land	1,342	1,342	0	0.0	9	10	1	12.3	0.65	0.73
Ag Non-Hmstd	433	433	0	0.0	4	4	0	11.8	0.85	0.95
<b>Total</b>	<b>6,793</b>	<b>6,793</b>	<b>0</b>	<b>0.0</b>	<b>81</b>	<b>90</b>	<b>8</b>	<b>9.9</b>	<b>1.20</b>	<b>1.32</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	77	65	-13	-16.2	County	29.55	31.10	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.20	45.58	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.24	18.38	30.86	30.86
(=) Taxable Tax Capacity	<u>77</u>	<u>65</u>	<u>-13</u>	<u>-16.2</u>	Special District	<u>0.32</u>	<u>0.34</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	85.32	95.41	30.86	30.86

*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	32,000	32,000	0.0	244	282	38	15.7	0.76	0.88
Res Hmstd: Avg Val	48,000	48,000	0.0	366	423	57	15.7	0.76	0.88
Res Hmstd: Hi Val	64,000	64,000	0.0	488	564	76	15.7	0.76	0.88
Res Hmstd: Ex-Hi Val	96,000	96,000	0.0	829	939	110	13.3	0.86	0.98
Comm/Ind: Lo Val	150,000	150,000	0.0	3,481	3,708	227	6.5	2.32	2.47
Comm/Ind: Med Val	300,000	300,000	0.0	7,969	8,499	530	6.6	2.66	2.83
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,910	30,853	1,942	6.7	2.89	3.09

Rock County

Steen city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,357	3,357	0	0.0	27	31	4	14.6	0.80	0.92
Res Non-Hmstd	879	879	0	0.0	10	11	1	11.7	1.14	1.28
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	135	135	0	0.0	3	3	0	8.6	2.33	2.53
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	64	64	0	0.0	2	2	0	8.8	3.04	3.30
Ag Hmstd House	173	173	0	0.0	1	2	0	14.4	0.81	0.93
Ag Hmstd Land	825	825	0	0.0	3	4	1	16.5	0.41	0.47
Ag Non-Hmstd	414	414	0	0.0	4	4	1	14.5	0.92	1.05
<b>Total</b>	<b>5,848</b>	<b>5,848</b>	<b>0</b>	<b>0.0</b>	<b>51</b>	<b>57</b>	<b>7</b>	<b>13.5</b>	<b>0.87</b>	<b>0.98</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	56	44	-12	-21.4	County	29.51	31.04	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	39.68	50.50	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.24	23.21	22.41	22.41
(=) Taxable Tax Capacity	56	44	-12	-21.4	Special District	0.32	0.34	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	91.75	105.09	22.41	22.41

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	43,000	43,000	0.0	319	367	49	15.2	0.74	0.85
Res Hmstd:Avg Val	64,500	64,500	0.0	478	551	73	15.2	0.74	0.85
Res Hmstd: Hi Val	86,000	86,000	0.0	687	786	100	14.5	0.8	0.91
Res Hmstd: Ex-Hi Val	129,000	129,000	0.0	1,216	1,375	159	13.1	0.94	1.07
Comm/Ind: Lo Val	150,000	150,000	0.0	3,499	3,799	300	8.6	2.33	2.53
Comm/Ind: Med Val	300,000	300,000	0.0	8,053	8,753	700	8.7	2.68	2.92
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,304	31,871	2,567	8.8	2.93	3.19

**Rock County**

**Jasper city (part)**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	805	805	0	0.0	10	10	0	2.9	1.23	1.27
Res Non-Hmstd	183	183	0	0.0	3	3	0	12.0	1.58	1.77
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	56	56	0	0.0	1	1	0	12.4	1.88	2.11
Low-inc Apts	94	94	0	0.0	1	1	0	12.0	1.17	1.31
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	556	556	0	0.0	16	18	2	9.6	2.93	3.21
Com/Ind Hi	2,371	2,371	0	0.0	90	99	9	9.8	3.81	4.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	99	99	0	0.0	4	4	0	9.8	3.81	4.18
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	391	391	0	0.0	2	3	0	15.0	0.62	0.72
Ag Non-Hmstd	102	102	0	0.0	1	1	0	14.7	1.27	1.46
<b>Total</b>	<b>4,656</b>	<b>4,656</b>	<b>0</b>	<b>0.0</b>	<b>129</b>	<b>141</b>	<b>12</b>	<b>9.5</b>	<b>2.77</b>	<b>3.03</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	72	69	-3	-3.7	County	28.38	29.88	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	79.54	95.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.60	19.66	29.42	29.42
(=) Taxable Tax Capacity	<u>72</u>	<u>69</u>	<u>-3</u>	<u>-3.7</u>	Special District	<u>0.32</u>	<u>0.34</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>126.84</b>	<b>145.55</b>	<b>29.42</b>	<b>29.42</b>

*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	29,300	29,300	0.0	341	342	1	0.4	1.16	1.17
Res Hmstd:Avg Val	43,900	43,900	0.0	510	513	2	0.4	1.16	1.17
Res Hmstd: Hi Val	58,500	58,500	0.0	680	683	3	0.4	1.16	1.17
Res Hmstd: Ex-Hi Val	87,800	87,800	0.0	1,079	1,109	31	2.8	1.23	1.26
Comm/Ind: Lo Val	150,000	150,000	0.0	4,394	4,815	421	9.6	2.93	3.21
Comm/Ind: Med Val	300,000	300,000	0.0	10,106	11,088	982	9.7	3.37	3.7
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,760	40,360	3,601	9.8	3.68	4.04



Roseau County

Badger city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	7,973	7,973	0	0.0	132	133	1	0.8	1.66	1.67
Res Non-Hmstd	2,032	2,032	0	0.0	41	47	5	13.1	2.03	2.29
Misc props	91	91	0	0.0	2	2	0	13.7	2.39	2.71
Apartments	559	559	0	0.0	13	15	2	13.7	2.39	2.71
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,096	1,096	0	0.0	38	43	4	11.2	3.50	3.90
Com/Ind Hi	135	135	0	0.0	6	7	1	11.6	4.52	5.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	231	231	0	0.0	10	11	1	11.5	4.45	4.96
Ag Hmstd House	53	53	0	0.0	1	1	0	-3.6	1.60	1.55
Ag Hmstd Land	135	135	0	0.0	1	1	0	22.3	0.58	0.72
Ag Non-Hmstd	147	147	0	0.0	2	3	0	17.0	1.54	1.80
<b>Total</b>	<b>12,451</b>	<b>12,451</b>	<b>0</b>	<b>0.0</b>	<b>248</b>	<b>263</b>	<b>15</b>	<b>6.2</b>	<b>1.99</b>	<b>2.11</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	135	108	-26	-19.4	County	64.62	72.70	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	65.94	81.82	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.91	15.52	46.85	46.85
(=) Taxable Tax Capacity	135	108	-26	-19.4	Special District	9.09	9.65	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>153.56</b>	<b>179.69</b>	<b>46.85</b>	<b>46.85</b>

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	46,800	46,800	0.0	751	724	-27	-3.6	1.60	1.55
Res Hmstd: Avg Val	70,100	70,100	0.0	1,124	1,084	-40	-3.6	1.60	1.55
Res Hmstd: Hi Val	93,500	93,500	0.0	1,586	1,600	15	0.9	1.7	1.71
Res Hmstd: Ex-Hi Val	140,300	140,300	0.0	2,566	2,736	170	6.6	1.83	1.95
Apartment	300,000	300,000	0.0	7,164	8,144	980	13.7	2.39	2.71
Comm/Ind: Lo Val	150,000	150,000	0.0	5,257	5,844	588	11.2	3.50	3.9
Comm/Ind: Med Val	300,000	300,000	0.0	12,031	13,403	1,372	11.4	4.01	4.47
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,646	48,675	5,029	11.5	4.36	4.87

Roseau County

Greenbush city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	15,064	15,064	0	0.0	224	224	0	-0.2	1.49	1.49
Res Non-Hmstd	2,210	2,210	0	0.0	41	48	7	17.7	1.86	2.19
Misc props	58	58	0	0.0	2	2	0	16.5	2.94	3.43
Apartments	485	485	0	0.0	11	13	2	18.0	2.25	2.65
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,492	2,492	0	0.0	85	97	12	14.2	3.40	3.88
Com/Ind Hi	292	292	0	0.0	13	15	2	14.4	4.48	5.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	514	514	0	0.0	23	26	3	14.4	4.43	5.06
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	28	28	0	0.0	0	0	0	19.3	0.84	1.00
Ag Non-Hmstd	129	129	0	0.0	2	3	0	19.3	1.67	2.00
<b>Total</b>	<b>21,273</b>	<b>21,273</b>	<b>0</b>	<b>0.0</b>	<b>401</b>	<b>428</b>	<b>27</b>	<b>6.7</b>	<b>1.88</b>	<b>2.01</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	235	185	-50	-21.4	County	64.95	73.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	82.04	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.24	12.45	15.58	15.58
(=) Taxable Tax Capacity	235	185	-50	-21.4	Special District	9.09	9.65	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	167.33	199.60	15.58	15.58

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	42,100	42,100	0.0	602	570	-32	-5.3	1.43	1.35
Res Hmstd: Avg Val	63,100	63,100	0.0	902	854	-48	-5.3	1.43	1.35
Res Hmstd: Hi Val	84,200	84,200	0.0	1,243	1,220	-24	-1.9	1.48	1.45
Res Hmstd: Ex-Hi Val	126,300	126,300	0.0	2,051	2,201	150	7.3	1.62	1.74
Apartment	300,000	300,000	0.0	6,742	7,952	1,210	18.0	2.25	2.65
Comm/Ind: Lo Val	150,000	150,000	0.0	5,097	5,824	726	14.2	3.4	3.88
Comm/Ind: Med Val	300,000	300,000	0.0	11,816	13,510	1,694	14.3	3.94	4.50
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,169	49,382	6,213	14.4	4.32	4.94

Roseau County

Roseau city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	66,967	66,967	0	0.0	1,143	1,110	-33	-2.9	1.71	1.66
Res Non-Hmstd	8,276	8,276	0	0.0	172	193	21	12.0	2.08	2.33
Misc props	699	699	0	0.0	18	20	2	11.8	2.61	2.92
Apartments	7,192	7,192	0	0.0	176	197	21	12.1	2.44	2.74
Low-inc Apts	2,473	2,473	0	0.0	37	41	4	11.9	1.49	1.66
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	14,896	14,896	0	0.0	542	595	53	9.7	3.64	3.99
Com/Ind Hi	19,704	19,704	0	0.0	948	1,041	93	9.8	4.81	5.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,939	2,939	0	0.0	137	151	13	9.8	4.67	5.13
Ag Hmstd House	160	160	0	0.0	3	3	0	4.4	1.84	1.92
Ag Hmstd Land	200	200	0	0.0	2	2	0	14.1	0.84	0.96
Ag Non-Hmstd	213	213	0	0.0	4	4	1	12.8	1.85	2.09
<b>Total</b>	<b>123,720</b>	<b>123,720</b>	<b>0</b>	<b>0.0</b>	<b>3,182</b>	<b>3,358</b>	<b>176</b>	<b>5.5</b>	<b>2.57</b>	<b>2.71</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,552	1,374	-178	-11.5	County	64.87	73.02	0.00	0.00
(-) TIF Tax Capacity	30	30	0	0.0	City/Town	68.94	78.05	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	40.99	46.13	12.72	12.72
(=) Taxable Tax Capacity	<u>1,522</u>	<u>1,344</u>	<u>-178</u>	<u>-11.7</u>	Special District	<u>10.58</u>	<u>11.82</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>185.37</b>	<b>209.02</b>	<b>12.72</b>	<b>12.72</b>

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	63,900	63,900	0.0	1,010	883	-128	-12.6	1.58	1.38
Res Hmstd: Avg Val	95,700	95,700	0.0	1,610	1,524	-86	-5.3	1.68	1.59
Res Hmstd: Hi Val	127,600	127,600	0.0	2,270	2,291	21	0.9	1.78	1.8
Res Hmstd: Ex-Hi Val	191,500	191,500	0.0	3,593	3,828	235	6.5	1.88	2
Apartment	300,000	300,000	0.0	7,333	8,220	887	12.1	2.44	2.74
Comm/Ind: Lo Val	150,000	150,000	0.0	5,461	5,992	532	9.7	3.64	3.99
Comm/Ind: Med Val	300,000	300,000	0.0	12,678	13,919	1,241	9.8	4.23	4.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	46,357	50,909	4,551	9.8	4.64	5.09

Roseau County

Strathcona city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	691	691	0	0.0	6	7	1	8.8	0.90	0.98
Res Non-Hmstd	51	51	0	0.0	1	1	0	14.1	1.35	1.54
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	5	5	0	0.0	0	0	0	14.9	1.17	1.35
Com/Ind: Lo	93	93	0	0.0	2	3	0	10.3	2.54	2.80
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20	20	0	0.0	1	1	0	10.5	3.33	3.68
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	22	22	0	0.0	0	0	0	15.9	0.55	0.64
Ag Non-Hmstd	81	81	0	0.0	1	1	0	15.9	1.10	1.27
<b>Total</b>	963	963	0	0.0	11	12	1	10.2	1.15	1.26

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10	8	-2	-23.6	County	65.02	73.18	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	24.44	31.99	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.25	12.45	15.57	15.57
(=) Taxable Tax Capacity	10	8	-2	-23.6	Special District	9.09	9.65	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	109.79	127.27	15.57	15.57

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	27,800	27,800	0.0	237	256	18	7.7	0.85	0.92	
Res Hmstd:Avg Val	41,700	41,700	0.0	356	383	27	7.7	0.85	0.92	
Res Hmstd: Hi Val	55,500	55,500	0.0	474	510	37	7.7	0.85	0.92	
Res Hmstd: Ex-Hi Val	83,300	83,300	0.0	747	811	65	8.6	0.9	0.97	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,803	4,196	393	10.3	2.54	2.8	
Comm/Ind: Med Val	300,000	300,000	0.0	8,795	9,713	918	10.4	2.93	3.24	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,092	35,458	3,366	10.5	3.21	3.55	

Roseau County

Warroad city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	36,184	36,184	0	0.0	658	639	-19	-2.8	1.82	1.77
Res Non-Hmstd	7,801	7,801	0	0.0	170	188	18	10.7	2.18	2.42
Misc props	463	463	0	0.0	13	15	1	10.5	2.86	3.17
Apartments	5,453	5,453	0	0.0	139	154	15	10.8	2.54	2.82
Low-inc Apts	1,575	1,575	0	0.0	24	27	3	10.6	1.55	1.71
Seasonal Rec	627	627	0	0.0	13	14	1	10.7	2.04	2.26
Com/Ind: Lo	7,625	7,625	0	0.0	286	311	25	8.8	3.75	4.08
Com/Ind Hi	17,765	17,765	0	0.0	881	958	78	8.9	4.96	5.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	812	812	0	0.0	40	43	4	8.8	4.91	5.35
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	199	199	0	0.0	4	4	0	11.5	1.92	2.13
<b>Total</b>	<b>78,503</b>	<b>78,503</b>	<b>0</b>	<b>0.0</b>	<b>2,228</b>	<b>2,355</b>	<b>127</b>	<b>5.7</b>	<b>2.84</b>	<b>3.00</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,025	937	-88	-8.5	County	64.95	73.10	0.00	0.00
(-) TIF Tax Capacity	115	115	0	0.0	City/Town	78.17	86.50	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	47.07	52.39	14.93	14.93
(=) Taxable Tax Capacity	910	823	-88	-9.6	Special District	1.34	1.47	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	191.53	213.46	14.93	14.93

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	67,900	67,900	0.0	1,130	971	-159	-14.1	1.66	1.43
Res Hmstd:Avg Val	101,800	101,800	0.0	1,821	1,726	-95	-5.2	1.79	1.7
Res Hmstd: Hi Val	135,700	135,700	0.0	2,551	2,565	14	0.5	1.88	1.89
Res Hmstd: Ex-Hi Val	203,600	203,600	0.0	4,014	4,246	232	5.8	1.97	2.09
Apartment	300,000	300,000	0.0	7,630	8,453	823	10.8	2.54	2.82
Comm/Ind: Lo Val	150,000	150,000	0.0	5,632	6,126	494	8.8	3.75	4.08
Comm/Ind: Med Val	300,000	300,000	0.0	13,067	14,218	1,152	8.8	4.36	4.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	47,762	51,984	4,222	8.8	4.78	5.2

Roseau County

Roosevelt city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,691	3,691	0	0.0	46	47	1	2.2	1.24	1.27
Res Non-Hmstd	346	346	0	0.0	5	6	1	13.6	1.58	1.80
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	40	40	0	0.0	1	1	0	14.3	1.47	1.68
Com/Ind: Lo	106	106	0	0.0	3	3	0	10.6	2.97	3.29
Com/Ind Hi	220	220	0	0.0	9	10	1	10.7	3.91	4.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	50	50	0	0.0	2	2	0	10.7	3.91	4.33
Ag Hmstd House	144	144	0	0.0	2	2	0	-2.7	1.14	1.11
Ag Hmstd Land	90	90	0	0.0	0	1	0	21.3	0.49	0.60
Ag Non-Hmstd	138	138	0	0.0	2	2	0	15.0	1.39	1.60
<b>Total</b>	<b>4,828</b>	<b>4,828</b>	<b>0</b>	<b>0.0</b>	<b>70</b>	<b>73</b>	<b>4</b>	<b>5.2</b>	<b>1.44</b>	<b>1.52</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter		
Total Tax Capacity	51	39	-12	-23.0	County	64.93	73.08	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.95	33.28	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	47.07	52.39	14.93	14.93	
(=) Taxable Tax Capacity	51	39	-12	-23.0	Special District	1.34	1.47	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>139.30</b>	<b>160.23</b>	<b>14.93</b>	<b>14.93</b>	

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	48,000	48,000	0.0	548	533	-15	-2.8	1.14	1.11
Res Hmstd: Avg Val	72,000	72,000	0.0	822	800	-23	-2.8	1.14	1.11
Res Hmstd: Hi Val	96,000	96,000	0.0	1,195	1,223	29	2.4	1.24	1.27
Res Hmstd: Ex-Hi Val	144,000	144,000	0.0	1,978	2,133	155	7.8	1.37	1.48
Comm/Ind: Lo Val	150,000	150,000	0.0	4,457	4,928	471	10.6	2.97	3.29
Comm/Ind: Med Val	300,000	300,000	0.0	10,325	11,424	1,099	10.6	3.44	3.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,708	41,738	4,030	10.7	3.77	4.17

St. Louis County

Aurora city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	43,984	43,984	0	0.0	459	443	-16	-3.5	1.04	1.01
Res Non-Hmstd	5,352	5,352	0	0.0	101	120	20	19.3	1.89	2.25
Misc props	58	58	0	0.0	2	2	0	16.7	3.55	4.14
Apartments	535	535	0	0.0	12	15	2	19.4	2.30	2.74
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	95	95	0	0.0	2	2	0	18.9	1.89	2.25
Com/Ind: Lo	4,194	4,194	0	0.0	141	160	18	13.1	3.37	3.81
Com/Ind Hi	2,085	2,085	0	0.0	93	106	12	13.1	4.48	5.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,758	1,758	0	0.0	77	87	10	13.1	4.39	4.96
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	1,071	1,071	0	0.0	19	23	4	19.6	1.81	2.17
<b>Total</b>	<b>59,132</b>	<b>59,132</b>	<b>0</b>	<b>0.0</b>	<b>907</b>	<b>958</b>	<b>51</b>	<b>5.6</b>	<b>1.53</b>	<b>1.62</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	649	505	-144	-22.2	County	49.62	51.32	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	25	25	0	0.0	School District	26.52	29.07	2.87	2.87
(=) Taxable Tax Capacity	625	480	-144	-23.1	Special District	1.10	1.18	0.00	0.00
FD Distrib Tax Cap	121	121	0	0.0	<b>Total</b>	181.42	217.05	2.87	2.87

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	46,800	46,800	0.0	360	308	-52	-14.5	0.77	0.66
Res Hmstd: Avg Val	70,200	70,200	0.0	698	619	-79	-11.3	0.99	0.88
Res Hmstd: Hi Val	93,500	93,500	0.0	1,120	1,115	-4	-0.4	1.2	1.19
Res Hmstd: Ex-Hi Val	140,300	140,300	0.0	2,024	2,236	212	10.5	1.44	1.59
Apartment	300,000	300,000	0.0	6,889	8,225	1,336	19.4	2.3	2.74
Comm/Ind: Lo Val	150,000	150,000	0.0	5,051	5,710	659	13.1	3.37	3.81
Comm/Ind: Med Val	300,000	300,000	0.0	11,771	13,309	1,538	13.1	3.92	4.44
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,131	48,772	5,641	13.1	4.31	4.88

**St. Louis County**

**Biwabik city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	26,178	26,178	0	0.0	244	220	-23	-9.6	0.93	0.84
Res Non-Hmstd	4,670	4,670	0	0.0	83	91	8	9.7	1.77	1.95
Misc props	32	32	0	0.0	1	1	0	7.7	4.14	4.46
Apartments	1,354	1,354	0	0.0	29	31	3	9.8	2.11	2.32
Low-inc Apts	447	447	0	0.0	6	6	1	9.7	1.27	1.39
Seasonal Rec	43,937	43,937	0	0.0	792	865	73	9.2	1.80	1.97
Com/Ind: Lo	2,869	2,869	0	0.0	90	94	5	5.4	3.12	3.29
Com/Ind Hi	3,044	3,044	0	0.0	127	133	7	5.5	4.16	4.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,004	1,004	0	0.0	42	44	2	5.4	4.16	4.38
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	1,514	1,514	0	0.0	24	27	2	10.1	1.60	1.76
<b>Total</b>	<b>85,049</b>	<b>85,049</b>	<b>0</b>	<b>0.0</b>	<b>1,436</b>	<b>1,513</b>	<b>77</b>	<b>5.4</b>	<b>1.69</b>	<b>1.78</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	910	826	-84	-9.2	County	51.43	55.29	0.00	0.00
(-) TIF Tax Capacity	8	8	0	0.0	City/Town	88.93	98.48	0.00	0.00
(-) FD Contrib Tax Cap	39	39	0	0.0	School District	24.93	27.91	2.88	2.88
(=) Taxable Tax Capacity	<u>863</u>	<u>779</u>	<u>-84</u>	<u>-9.7</u>	Special District	<u>1.10</u>	<u>1.18</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	22	22	0	0.0	<b>Total</b>	<b>166.38</b>	<b>182.86</b>	<b>2.88</b>	<b>2.88</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	47,800	47,800	0.0	303	223	-80	-26.3	0.63	0.47
Res Hmstd:Avg Val	71,700	71,700	0.0	612	492	-120	-19.5	0.85	0.69
Res Hmstd: Hi Val	95,600	95,600	0.0	1,017	937	-80	-7.8	1.06	0.98
Res Hmstd: Ex-Hi Val	143,500	143,500	0.0	1,871	1,905	35	1.9	1.30	1.33
Apartment	300,000	300,000	0.0	6,326	6,944	618	9.8	2.11	2.31
Comm/Ind: Lo Val	150,000	150,000	0.0	4,686	4,940	254	5.4	3.12	3.29
Comm/Ind: Med Val	300,000	300,000	0.0	10,919	11,512	593	5.4	3.64	3.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,009	42,183	2,174	5.4	4.00	4.22



**St. Louis County**

**Brookston city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,487	3,487	0	0.0	25	26	1	4.7	0.72	0.75
Res Non-Hmstd	675	675	0	0.0	9	9	1	9.6	1.27	1.39
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	331	331	0	0.0	5	5	0	9.6	1.51	1.65
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	589	589	0	0.0	8	8	1	8.9	1.30	1.42
Com/Ind: Lo	155	155	0	0.0	4	4	0	5.6	2.58	2.73
Com/Ind Hi	238	238	0	0.0	8	9	0	5.6	3.43	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	72	72	0	0.0	2	3	0	5.6	3.43	3.63
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	223	223	0	0.0	3	3	0	9.9	1.17	1.29
<b>Total</b>	<b>5,770</b>	<b>5,770</b>	<b>0</b>	<b>0.0</b>	<b>63</b>	<b>68</b>	<b>4</b>	<b>6.7</b>	<b>1.10</b>	<b>1.17</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	62	54	-8	-13.3	County	59.42	64.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	39.11	45.28	0.00	0.00
(-) FD Contrib Tax Cap	1	1	0	0.0	School District	17.80	18.50	3.86	3.86
(=) Taxable Tax Capacity	61	52	-8	-13.6	Special District	1.10	1.18	0.00	0.00
FD Distrib Tax Cap	4	4	0	0.0	<b>Total</b>	<b>117.44</b>	<b>129.03</b>	<b>3.86</b>	<b>3.86</b>

*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	72,000	72,000	0.0	296	295	0	0.0	0.41	0.41
Res Hmstd:Avg Val	107,900	107,900	0.0	744	789	45	6.1	0.69	0.73
Res Hmstd: Hi Val	143,900	143,900	0.0	1,213	1,309	96	7.9	0.84	0.91
Res Hmstd: Ex-Hi Val	215,900	215,900	0.0	2,151	2,350	199	9.2	1	1.09
Comm/Ind: Lo Val	150,000	150,000	0.0	3,877	4,094	217	5.6	2.58	2.73
Comm/Ind: Med Val	300,000	300,000	0.0	9,027	9,534	507	5.6	3.01	3.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,062	34,920	1,858	5.6	3.31	3.49

St. Louis County

Buhl city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	26,174	26,174	0	0.0	171	196	25	14.9	0.65	0.75
Res Non-Hmstd	3,472	3,472	0	0.0	48	58	9	19.4	1.39	1.66
Misc props	212	212	0	0.0	4	5	1	17.4	1.92	2.26
Apartments	960	960	0	0.0	16	19	3	19.8	1.69	2.02
Low-inc Apts	500	500	0	0.0	5	6	1	19.4	1.03	1.23
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,195	1,195	0	0.0	33	37	4	11.2	2.78	3.09
Com/Ind Hi	463	463	0	0.0	17	19	2	11.4	3.66	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	83	83	0	0.0	3	3	0	11.4	3.66	4.07
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	316	316	0	0.0	4	5	1	21.6	1.24	1.51
<b>Total</b>	<b>33,376</b>	<b>33,376</b>	<b>0</b>	<b>0.0</b>	<b>301</b>	<b>348</b>	<b>46</b>	<b>15.4</b>	<b>0.90</b>	<b>1.04</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	345	264	-81	-23.5	County	48.71	49.63	0.00	0.00
(-) TIF Tax Capacity	23	23	0	0.0	City/Town	74.19	99.83	0.00	0.00
(-) FD Contrib Tax Cap	6	6	0	0.0	School District	-0.08	0.00	13.86	13.86
(=) Taxable Tax Capacity	316	235	-81	-25.7	Special District	1.10	1.18	0.00	0.00
FD Distrib Tax Cap	70	70	0	0.0	<b>Total</b>	123.92	150.65	13.86	13.86

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	47,400	47,400	0.0	158	179	21	13.6	0.33	0.38
Res Hmstd:Avg Val	71,000	71,000	0.0	379	425	46	12.1	0.53	0.6
Res Hmstd: Hi Val	94,600	94,600	0.0	701	808	107	15.3	0.74	0.85
Res Hmstd: Ex-Hi Val	142,000	142,000	0.0	1,397	1,652	256	18.3	0.98	1.16
Apartment	300,000	300,000	0.0	5,063	6,065	1,002	19.8	1.69	2.02
Comm/Ind: Lo Val	150,000	150,000	0.0	4,166	4,634	467	11.2	2.78	3.09
Comm/Ind: Med Val	300,000	300,000	0.0	9,652	10,743	1,091	11.3	3.22	3.58
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,252	39,251	3,999	11.3	3.53	3.93

St. Louis County

Chisholm city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	113,514	113,514	0	0.0	1,064	1,099	35	3.3	0.94	0.97
Res Non-Hmstd	14,653	14,653	0	0.0	258	305	47	18.1	1.76	2.08
Misc props	28	28	0	0.0	1	1	0	18.5	2.11	2.50
Apartments	3,737	3,737	0	0.0	78	93	14	18.5	2.10	2.49
Low-inc Apts	1,965	1,965	0	0.0	25	30	5	18.0	1.29	1.53
Seasonal Rec	144	144	0	0.0	2	3	0	18.1	1.72	2.03
Com/Ind: Lo	8,585	8,585	0	0.0	272	304	32	11.6	3.17	3.54
Com/Ind Hi	4,548	4,548	0	0.0	189	211	22	11.8	4.14	4.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,597	2,597	0	0.0	108	121	13	11.9	4.15	4.65
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	381	381	0	0.0	6	7	1	20.7	1.50	1.81
<b>Total</b>	<b>150,152</b>	<b>150,152</b>	<b>0</b>	<b>0.0</b>	<b>2,004</b>	<b>2,172</b>	<b>169</b>	<b>8.4</b>	<b>1.33</b>	<b>1.45</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,610	1,247	-363	-22.5	County	47.91	49.01	0.00	0.00
(-) TIF Tax Capacity	12	12	0	0.0	City/Town	76.95	#####	0.00	0.00
(-) FD Contrib Tax Cap	56	56	0	0.0	School District	24.36	30.52	22.28	22.28
(=) Taxable Tax Capacity	1,542	1,179	-363	-23.5	Special District	0.89	0.95	0.00	0.00
FD Distrib Tax Cap	345	345	0	0.0	<b>Total</b>	150.11	181.12	22.28	22.28

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	44,800	44,800	0.0	278	272	-6	-2.3	0.62	0.61
Res Hmstd:Avg Val	67,100	67,100	0.0	573	564	-10	-1.7	0.85	0.84
Res Hmstd: Hi Val	89,500	89,500	0.0	936	977	41	4.4	1.05	1.09
Res Hmstd: Ex-Hi Val	134,200	134,200	0.0	1,747	1,959	212	12.1	1.30	1.46
Apartment	300,000	300,000	0.0	6,297	7,460	1,163	18.5	2.1	2.49
Comm/Ind: Lo Val	150,000	150,000	0.0	4,755	5,307	553	11.6	3.17	3.54
Comm/Ind: Med Val	300,000	300,000	0.0	10,983	12,272	1,290	11.7	3.66	4.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,046	44,775	4,729	11.8	4.00	4.48

St. Louis County

Cook city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	14,902	14,902	0	0.0	160	152	-8	-4.9	1.07	1.02
Res Non-Hmstd	3,406	3,406	0	0.0	60	66	6	9.8	1.76	1.93
Misc props	897	897	0	0.0	22	25	2	9.8	2.50	2.74
Apartments	849	849	0	0.0	18	19	2	9.8	2.09	2.30
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	103	103	0	0.0	2	2	0	9.4	1.75	1.91
Com/Ind: Lo	5,751	5,751	0	0.0	180	190	10	5.7	3.13	3.30
Com/Ind Hi	3,995	3,995	0	0.0	166	175	9	5.7	4.16	4.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	374	374	0	0.0	16	16	1	5.7	4.16	4.39
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	87	87	0	0.0	1	2	0	10.0	1.64	1.81
<b>Total</b>	<b>30,363</b>	<b>30,363</b>	<b>0</b>	<b>0.0</b>	<b>625</b>	<b>647</b>	<b>23</b>	<b>3.7</b>	<b>2.06</b>	<b>2.13</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	384	343	-40	-10.5	County	54.96	59.08	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	84.57	96.14	0.00	0.00
(-) FD Contrib Tax Cap	48	48	0	0.0	School District	15.83	16.27	3.86	3.86
(=) Taxable Tax Capacity	336	295	-40	-12.0	Special District	8.83	9.13	0.00	0.00
FD Distrib Tax Cap	31	31	0	0.0	<b>Total</b>	164.19	180.61	3.86	3.86

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	52,700	52,700	0.0	385	302	-83	-21.7	0.73	0.57
Res Hmstd: Avg Val	79,100	79,100	0.0	738	625	-113	-15.3	0.93	0.79
Res Hmstd: Hi Val	105,400	105,400	0.0	1,204	1,153	-51	-4.2	1.14	1.09
Res Hmstd: Ex-Hi Val	158,100	158,100	0.0	2,137	2,211	74	3.5	1.35	1.4
Apartment	300,000	300,000	0.0	6,273	6,889	616	9.8	2.09	2.3
Comm/Ind: Lo Val	150,000	150,000	0.0	4,689	4,957	267	5.7	3.13	3.30
Comm/Ind: Med Val	300,000	300,000	0.0	10,922	11,546	624	5.7	3.64	3.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,010	42,297	2,287	5.7	4.00	4.23

**St. Louis County**

**Ely city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	98,785	98,785	0	0.0	826	842	15	1.9	0.84	0.85
Res Non-Hmstd	28,744	28,744	0	0.0	455	510	55	12.1	1.58	1.77
Misc props	227	227	0	0.0	4	5	1	12.3	1.85	2.08
Apartments	3,066	3,066	0	0.0	56	63	7	12.3	1.84	2.07
Low-inc Apts	1,539	1,539	0	0.0	17	19	2	12.1	1.12	1.25
Seasonal Rec	2,915	2,915	0	0.0	42	47	5	12.0	1.43	1.60
Com/Ind: Lo	24,001	24,001	0	0.0	700	743	43	6.1	2.92	3.09
Com/Ind Hi	16,058	16,058	0	0.0	619	657	38	6.2	3.85	4.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	267	267	0	0.0	10	11	1	6.2	3.85	4.09
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	175,601	175,601	0	0.0	2,729	2,896	167	6.1	1.55	1.65

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	2,056	1,775	-280	-13.6	County	52.45	55.83	0.00	0.00
(-) TIF Tax Capacity	70	70	0	0.0	City/Town	75.67	90.09	0.00	0.00
(-) FD Contrib Tax Cap	235	235	0	0.0	School District	8.40	8.23	10.00	10.00
(=) Taxable Tax Capacity	1,750	1,470	-280	-16.0	Special District	2.74	3.15	0.00	0.00
FD Distrib Tax Cap	171	171	0	0.0	<b>Total</b>	139.26	157.30	10.00	10.00

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	63,500	63,500	0.0	379	348	-31	-8.2	0.6	0.55
Res Hmstd:Avg Val	95,200	95,200	0.0	819	827	8	0.9	0.86	0.87
Res Hmstd: Hi Val	126,900	126,900	0.0	1,321	1,402	81	6.1	1.04	1.10
Res Hmstd: Ex-Hi Val	190,500	190,500	0.0	2,327	2,556	229	9.8	1.22	1.34
Apartment	300,000	300,000	0.0	5,522	6,199	677	12.3	1.84	2.07
Comm/Ind: Lo Val	150,000	150,000	0.0	4,374	4,641	267	6.1	2.92	3.09
Comm/Ind: Med Val	300,000	300,000	0.0	10,155	10,779	623	6.1	3.39	3.59
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,135	39,421	2,286	6.2	3.71	3.94

St. Louis County

Eveleth city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	72,531	72,531	0	0.0	405	438	33	8.1	0.56	0.60
Res Non-Hmstd	10,636	10,636	0	0.0	151	178	27	17.7	1.42	1.68
Misc props	121	121	0	0.0	4	4	1	14.3	3.00	3.43
Apartments	3,449	3,449	0	0.0	58	69	10	17.9	1.69	1.99
Low-inc Apts	1,744	1,744	0	0.0	18	21	3	17.6	1.03	1.21
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	7,505	7,505	0	0.0	208	230	22	10.5	2.77	3.06
Com/Ind Hi	4,647	4,647	0	0.0	170	188	18	10.6	3.66	4.05
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,371	3,371	0	0.0	123	137	13	10.6	3.66	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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	104,005	104,005	0	0.0	1,138	1,264	127	11.1	1.09	1.22

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	1,163	914	-249	-21.4	County	46.11	46.91	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	80.44	#####	0.00	0.00
(-) FD Contrib Tax Cap	53	53	0	0.0	School District	0.03	0.00	9.53	9.53
(=) Taxable Tax Capacity	1,111	861	-249	-22.5	Special District	0.89	0.95	0.00	0.00
FD Distrib Tax Cap	291	291	0	0.0	<b>Total</b>	127.46	151.59	9.53	9.53

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	42,900	42,900	0.0	141	147	5	3.6	0.33	0.34	
Res Hmstd:Avg Val	64,300	64,300	0.0	309	331	22	7.3	0.48	0.51	
Res Hmstd: Hi Val	85,700	85,700	0.0	564	618	54	9.7	0.66	0.72	
Res Hmstd: Ex-Hi Val	128,600	128,600	0.0	1,190	1,368	178	14.9	0.93	1.06	
Apartment	300,000	300,000	0.0	5,066	5,970	905	17.9	1.69	1.99	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,156	4,594	438	10.5	2.77	3.06	
Comm/Ind: Med Val	300,000	300,000	0.0	9,650	10,672	1,022	10.6	3.22	3.56	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,288	39,035	3,748	10.6	3.53	3.90	

St. Louis County

Floodwood city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	11,023	11,023	0	0.0	151	128	-23	-15.3	1.37	1.16
Res Non-Hmstd	2,292	2,292	0	0.0	51	59	8	15.5	2.24	2.59
Misc props	36	36	0	0.0	1	1	0	15.6	2.75	3.17
Apartments	374	374	0	0.0	10	12	2	15.6	2.75	3.17
Low-inc Apts	682	682	0	0.0	11	13	2	15.5	1.65	1.91
Seasonal Rec	27	27	0	0.0	1	1	0	15.2	2.25	2.59
Com/Ind: Lo	2,279	2,279	0	0.0	92	103	12	12.8	4.02	4.53
Com/Ind Hi	531	531	0	0.0	28	32	4	12.8	5.35	6.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	193	193	0	0.0	10	12	1	12.8	5.35	6.03
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	194	194	0	0.0	4	5	1	15.7	2.17	2.51
<b>Total</b>	<b>17,632</b>	<b>17,632</b>	<b>0</b>	<b>0.0</b>	<b>360</b>	<b>366</b>	<b>6</b>	<b>1.6</b>	<b>2.04</b>	<b>2.08</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	194	156	-37	-19.3	County	50.49	52.89	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.74	36.53	3.21	3.21
(=) Taxable Tax Capacity	194	156	-37	-19.3	Special District	1.86	1.98	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>217.10</b>	<b>251.29</b>	<b>3.21</b>	<b>3.21</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,100	39,100	39,100	0.0	415	312	-103	-24.8	1.06	0.8
Res Hmstd:Avg Val	58,600	58,600	58,600	0.0	767	613	-154	-20.1	1.31	1.05
Res Hmstd: Hi Val	78,100	78,100	78,100	0.0	1,129	939	-190	-16.8	1.45	1.20
Res Hmstd: Ex-Hi Val	117,200	117,200	117,200	0.0	2,025	2,022	-3	-0.2	1.73	1.73
Apartment	300,000	300,000	300,000	0.0	8,238	9,520	1,282	15.6	2.75	3.17
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	6,032	6,801	769	12.8	4.02	4.53
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	14,058	15,853	1,795	12.8	4.69	5.28
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	51,513	58,095	6,581	12.8	5.15	5.81

St. Louis County

Gilbert city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	47,370	47,370	0	0.0	456	472	16	3.6	0.96	1.00
Res Non-Hmstd	4,635	4,635	0	0.0	84	102	19	22.3	1.81	2.21
Misc props	47	47	0	0.0	1	2	0	19.8	3.16	3.79
Apartments	377	377	0	0.0	8	10	2	22.5	2.18	2.67
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	552	552	0	0.0	10	12	2	22.1	1.78	2.17
Com/Ind: Lo	3,289	3,289	0	0.0	106	121	15	14.1	3.23	3.69
Com/Ind Hi	2,186	2,186	0	0.0	93	107	13	14.2	4.28	4.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	868	868	0	0.0	37	42	5	14.2	4.28	4.88
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	1,503	1,503	0	0.0	25	31	6	23.5	1.67	2.06
<b>Total</b>	<b>60,827</b>	<b>60,827</b>	<b>0</b>	<b>0.0</b>	<b>821</b>	<b>900</b>	<b>79</b>	<b>9.6</b>	<b>1.35</b>	<b>1.48</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	652	498	-154	-23.6	County	50.24	51.89	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	25	25	0	0.0	School District	0.01	0.00	9.52	9.52
(=) Taxable Tax Capacity	626	473	-154	-24.5	Special District	0.89	0.95	0.00	0.00
FD Distrib Tax Cap	129	129	0	0.0	<b>Total</b>	166.73	205.99	9.52	9.52

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	44,500	44,500	0.0	291	277	-14	-4.8	0.65	0.62
Res Hmstd:Avg Val	66,800	66,800	0.0	595	574	-21	-3.5	0.89	0.86
Res Hmstd: Hi Val	89,000	89,000	0.0	961	1,001	40	4.1	1.08	1.12
Res Hmstd: Ex-Hi Val	133,500	133,500	0.0	1,786	2,042	257	14.4	1.34	1.53
Apartment	300,000	300,000	0.0	6,538	8,011	1,472	22.5	2.18	2.67
Comm/Ind: Lo Val	150,000	150,000	0.0	4,846	5,528	682	14.1	3.23	3.69
Comm/Ind: Med Val	300,000	300,000	0.0	11,260	12,851	1,591	14.1	3.75	4.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,192	47,024	5,832	14.2	4.12	4.70



**St. Louis County**

**Hermantown city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	481,494	481,494	0	0.0	4,885	5,161	277	5.7	1.01	1.07
Res Non-Hmstd	67,359	67,359	0	0.0	780	829	49	6.2	1.16	1.23
Misc props	2,105	2,105	0	0.0	30	32	2	6.3	1.45	1.54
Apartments	38,951	38,951	0	0.0	531	565	33	6.3	1.36	1.45
Low-inc Apts	2,029	2,029	0	0.0	17	18	1	6.2	0.82	0.88
Seasonal Rec	496	496	0	0.0	6	6	0	5.6	1.23	1.30
Com/Ind: Lo	32,131	32,131	0	0.0	758	791	33	4.4	2.36	2.46
Com/Ind Hi	115,893	115,893	0	0.0	3,631	3,790	159	4.4	3.13	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	45,782	45,782	0	0.0	1,435	1,497	63	4.4	3.13	3.27
Ag Hmstd House	1,223	1,223	0	0.0	9	13	4	43.4	0.72	1.03
Ag Hmstd Land	1,075	1,075	0	0.0	3	4	0	10.9	0.31	0.35
Ag Non-Hmstd	14,999	14,999	0	0.0	151	161	10	6.5	1.01	1.08
<b>Total</b>	<b>803,538</b>	<b>803,538</b>	<b>0</b>	<b>0.0</b>	<b>12,237</b>	<b>12,868</b>	<b>631</b>	<b>5.2</b>	<b>1.52</b>	<b>1.60</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	9,935	9,523	-411	-4.1	County	59.63	64.45	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	32.06	33.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.92	13.49	4.27	4.27
(=) Taxable Tax Capacity	<u>9,935</u>	<u>9,523</u>	<u>-411</u>	<u>-4.1</u>	Special District	<u>1.10</u>	<u>1.18</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	105.71	112.56	4.27	4.27

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	142,300	142,300	0.0	1,321	1,387	67	5.1	0.93	0.98
Res Hmstd: Avg Val	213,400	213,400	0.0	2,167	2,290	124	5.7	1.02	1.07
Res Hmstd: Hi Val	284,400	284,400	0.0	3,011	3,192	180	6.0	1.06	1.12
Res Hmstd: Ex-Hi Val	426,800	426,800	0.0	4,694	4,986	292	6.2	1.1	1.17
Apartment	300,000	300,000	0.0	4,092	4,349	257	6.3	1.36	1.45
Comm/Ind: Lo Val	150,000	150,000	0.0	3,541	3,695	154	4.4	2.36	2.46
Comm/Ind: Med Val	300,000	300,000	0.0	8,242	8,601	360	4.4	2.75	2.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,177	31,496	1,319	4.4	3.02	3.15

**St. Louis County**

**Hibbing city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	502,702	502,702	0	0.0	4,118	4,391	273	6.6	0.82	0.87
Res Non-Hmstd	50,688	50,688	0	0.0	742	828	86	11.6	1.46	1.63
Misc props	2,112	2,112	0	0.0	56	61	6	10.0	2.64	2.90
Apartments	15,384	15,384	0	0.0	264	296	31	11.9	1.72	1.92
Low-inc Apts	10,175	10,175	0	0.0	107	120	12	11.6	1.06	1.18
Seasonal Rec	4,355	4,355	0	0.0	61	68	7	12.1	1.39	1.56
Com/Ind: Lo	46,956	46,956	0	0.0	1,319	1,408	89	6.8	2.81	3.00
Com/Ind Hi	73,813	73,813	0	0.0	2,721	2,909	187	6.9	3.69	3.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,947	14,947	0	0.0	551	589	38	6.9	3.69	3.94
Ag Hmstd House	3,425	3,425	0	0.0	27	38	11	41.0	0.80	1.12
Ag Hmstd Land	2,801	2,801	0	0.0	9	12	3	31.9	0.32	0.42
Ag Non-Hmstd	38,676	38,676	0	0.0	477	540	63	13.2	1.23	1.40
<b>Total</b>	<b>766,034</b>	<b>766,034</b>	<b>0</b>	<b>0.0</b>	<b>10,453</b>	<b>11,260</b>	<b>808</b>	<b>7.7</b>	<b>1.36</b>	<b>1.47</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	8,784	7,494	-1,290	-14.7	County	51.41	54.61	0.00	0.00
(-) TIF Tax Capacity	70	70	0	0.0	City/Town	66.23	78.66	0.00	0.00
(-) FD Contrib Tax Cap	552	552	0	0.0	School District	4.66	5.18	17.12	17.12
(=) Taxable Tax Capacity	<u>8,162</u>	<u>6,872</u>	<u>-1,290</u>	<u>-15.8</u>	Special District	<u>1.44</u>	<u>1.61</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	839	839	0	0.0	<b>Total</b>	<b>123.74</b>	<b>140.06</b>	<b>17.12</b>	<b>17.12</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	63,600	63,600	0.0	326	328	2	0.6	0.51	0.52
Res Hmstd:Avg Val	95,400	95,400	0.0	742	783	41	5.5	0.78	0.82
Res Hmstd: Hi Val	127,200	127,200	0.0	1,219	1,323	104	8.6	0.96	1.04
Res Hmstd: Ex-Hi Val	190,800	190,800	0.0	2,172	2,403	231	10.6	1.14	1.26
Apartment	300,000	300,000	0.0	5,154	5,766	612	11.9	1.72	1.92
Comm/Ind: Lo Val	150,000	150,000	0.0	4,212	4,498	285	6.8	2.81	3
Comm/Ind: Med Val	300,000	300,000	0.0	9,743	10,409	666	6.8	3.25	3.47
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,551	37,994	2,442	6.9	3.56	3.8

**St. Louis County**

**Iron Junction city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,347	3,347	0	0.0	11	15	4	33.3	0.33	0.45
Res Non-Hmstd	109	109	0	0.0	1	1	0	11.7	1.06	1.18
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1	1	0	0.0	0	0	0	11.8	0.94	1.06
Com/Ind: Lo	83	83	0	0.0	2	2	0	5.5	2.31	2.44
Com/Ind Hi	732	732	0	0.0	22	24	1	5.6	3.05	3.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	183	183	0	0.0	6	6	0	5.6	3.05	3.22
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	192	192	0	0.0	2	2	0	12.8	0.87	0.98
<b>Total</b>	<b>4,648</b>	<b>4,648</b>	<b>0</b>	<b>0.0</b>	<b>44</b>	<b>50</b>	<b>6</b>	<b>13.1</b>	<b>0.94</b>	<b>1.07</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	56	45	-11	-19.1	County	60.76	65.62	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	20.50	25.90	0.00	0.00
(-) FD Contrib Tax Cap	5	5	0	0.0	School District	4.54	5.34	9.52	9.52
(=) Taxable Tax Capacity	51	41	-11	-20.8	Special District	1.10	1.18	0.00	0.00
FD Distrib Tax Cap	4	4	0	0.0	<b>Total</b>	86.91	98.04	9.52	9.52

**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	45,700	45,700	0.0	111	134	23	21.1	0.24	0.29
Res Hmstd:Avg Val	68,500	68,500	0.0	166	201	35	21.1	0.24	0.29
Res Hmstd: Hi Val	91,300	91,300	0.0	300	408	107	35.7	0.33	0.45
Res Hmstd: Ex-Hi Val	137,000	137,000	0.0	782	940	157	20.1	0.57	0.69
Comm/Ind: Lo Val	150,000	150,000	0.0	3,469	3,660	191	5.5	2.31	2.44
Comm/Ind: Med Val	300,000	300,000	0.0	8,046	8,493	447	5.6	2.68	2.83
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,406	31,044	1,638	5.6	2.94	3.10

St. Louis County

Kinney city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,861	1,861	0	0.0	28	21	-7	-24.0	1.52	1.15
Res Non-Hmstd	224	224	0	0.0	7	8	1	17.3	2.92	3.43
Misc props	324	324	0	0.0	20	23	3	15.1	6.10	7.02
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	267	267	0	0.0	12	13	1	12.6	4.42	4.98
Com/Ind Hi	371	371	0	0.0	22	24	3	12.7	5.84	6.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	159	159	0	0.0	9	10	1	12.7	5.84	6.59
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	399	399	0	0.0	11	13	2	18.1	2.65	3.14
<b>Total</b>	<b>3,605</b>	<b>3,605</b>	<b>0</b>	<b>0.0</b>	<b>108</b>	<b>113</b>	<b>5</b>	<b>4.3</b>	<b>2.99</b>	<b>3.12</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	45	38	-7	-16.2	County	18.72	14.81	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	3	3	0	0.0	School District	-0.06	0.00	13.86	13.86
(=) Taxable Tax Capacity	42	35	-7	-17.4	Special District	1.10	1.18	0.00	0.00
FD Distrib Tax Cap	21	21	0	0.0	<b>Total</b>	265.44	313.60	13.86	13.86

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	22,800	22,800	0.0	231	157	-74	-32.1	1.01	0.69
Res Hmstd:Avg Val	34,200	34,200	0.0	503	376	-128	-25.3	1.47	1.1
Res Hmstd: Hi Val	45,500	45,500	0.0	774	604	-170	-21.9	1.70	1.33
Res Hmstd: Ex-Hi Val	68,300	68,300	0.0	1,319	1,065	-255	-19.3	1.93	1.56
Apartment	300,000	300,000	0.0	10,370	12,176	1,806	17.4	3.46	4.06
Comm/Ind: Lo Val	150,000	150,000	0.0	6,627	7,464	837	12.6	4.42	4.98
Comm/Ind: Med Val	300,000	300,000	0.0	15,394	17,347	1,953	12.7	5.13	5.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	56,308	63,468	7,160	12.7	5.63	6.35

**St. Louis County**

**Leonidas city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,418	1,418	0	0.0	5	6	1	25.8	0.34	0.43
Res Non-Hmstd	14	14	0	0.0	0	0	0	17.8	1.24	1.46
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	294	294	0	0.0	10	11	1	9.2	3.49	3.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	228	228	0	0.0	8	9	1	9.2	3.49	3.81
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	103	103	0	0.0	1	1	0	19.3	1.14	1.37
<b>Total</b>	<b>2,057</b>	<b>2,057</b>	<b>0</b>	<b>0.0</b>	<b>24</b>	<b>28</b>	<b>3</b>	<b>13.0</b>	<b>1.19</b>	<b>1.34</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	26	20	-6	-21.9	County	47.66	48.24	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	65.75	87.20	0.00	0.00
(-) FD Contrib Tax Cap	3	3	0	0.0	School District	-0.01	0.00	9.52	9.52
(=) Taxable Tax Capacity	<u>23</u>	<u>17</u>	<u>-6</u>	<u>-24.6</u>	Special District	<u>1.10</u>	<u>1.18</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	3	3	0	0.0	<b>Total</b>	114.49	136.63	9.52	9.52

*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	40,800	40,800	0.0	117	127	10	8.9	0.29	0.31
Res Hmstd:Avg Val	61,100	61,100	0.0	198	244	46	23.1	0.32	0.4
Res Hmstd: Hi Val	81,500	81,500	0.0	397	467	71	17.9	0.49	0.57
Res Hmstd: Ex-Hi Val	122,200	122,200	0.0	938	1,112	174	18.6	0.77	0.91

**St. Louis County**

**McKinley city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,247	2,247	0	0.0	21	18	-2	-11.7	0.92	0.81
Res Non-Hmstd	475	475	0	0.0	10	13	3	24.9	2.16	2.69
Misc props	1	1	0	0.0	0	0	0	20.2	4.78	5.75
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	122	122	0	0.0	5	6	1	14.7	4.48	5.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	323	323	0	0.0	14	17	2	14.7	4.48	5.14
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	72	72	0	0.0	1	2	0	26.1	1.85	2.34
<b>Total</b>	<b>3,239</b>	<b>3,239</b>	<b>0</b>	<b>0.0</b>	<b>52</b>	<b>56</b>	<b>3</b>	<b>6.5</b>	<b>1.61</b>	<b>1.72</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	37	28	-9	-23.9	County	47.91	48.52	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	3	3	0	0.0	School District	-0.01	0.00	9.53	9.53
(=) Taxable Tax Capacity	34	25	-9	-25.9	Special District	1.10	1.18	0.00	0.00
FD Distrib Tax Cap	6	6	0	0.0	<b>Total</b>	185.48	233.82	9.53	9.53

*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	32,300	32,300	0.0	186	169	-17	-9.0	0.57	0.52
Res Hmstd:Avg Val	48,400	48,400	0.0	435	410	-25	-5.8	0.9	0.85
Res Hmstd: Hi Val	64,500	64,500	0.0	685	651	-33	-4.9	1.06	1.01
Res Hmstd: Ex-Hi Val	96,800	96,800	0.0	1,287	1,373	86	6.7	1.33	1.42
Apartment	300,000	300,000	0.0	7,241	9,054	1,813	25.0	2.41	3.02

**St. Louis County**

**Meadowlands city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,631	1,631	0	0.0	14	11	-2	-16.3	0.83	0.70
Res Non-Hmstd	831	831	0	0.0	15	17	2	13.7	1.76	1.99
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	274	274	0	0.0	4	4	0	13.7	1.30	1.48
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	389	389	0	0.0	13	14	1	9.6	3.25	3.56
Com/Ind Hi	44	44	0	0.0	2	2	0	9.6	4.32	4.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	158	158	0	0.0	7	7	1	9.6	4.32	4.74
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	38	38	0	0.0	0	0	0	84.1	0.38	0.70
Ag Non-Hmstd	53	53	0	0.0	1	1	0	14.0	1.69	1.93
<b>Total</b>	<b>3,418</b>	<b>3,418</b>	<b>0</b>	<b>0.0</b>	<b>54</b>	<b>57</b>	<b>3</b>	<b>4.7</b>	<b>1.58</b>	<b>1.66</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	37	31	-6	-16.2	County	53.06	56.37	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	1	1	0	0.0	School District	14.47	14.45	3.86	3.86
(=) Taxable Tax Capacity	36	30	-6	-16.8	Special District	1.10	1.18	0.00	0.00
FD Distrib Tax Cap	13	13	0	0.0	<b>Total</b>	169.23	192.88	3.86	3.86

*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	32,600	32,600	0.0	187	168	-19	-10.1	0.57	0.51
Res Hmstd:Avg Val	48,900	48,900	0.0	361	295	-66	-18.3	0.74	0.60
Res Hmstd: Hi Val	65,200	65,200	0.0	578	490	-88	-15.2	0.89	0.75
Res Hmstd: Ex-Hi Val	97,900	97,900	0.0	1,120	1,088	-32	-2.9	1.14	1.11
Comm/Ind: Lo Val	150,000	150,000	0.0	4,879	5,347	467	9.6	3.25	3.56
Comm/Ind: Med Val	300,000	300,000	0.0	11,365	12,456	1,090	9.6	3.79	4.15
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,634	45,633	3,998	9.6	4.16	4.56

**St. Louis County**

**Mountain Iron city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	100,471	100,471	0	0.0	866	912	46	5.3	0.86	0.91
Res Non-Hmstd	9,347	9,347	0	0.0	134	145	12	8.9	1.43	1.56
Misc props	22	22	0	0.0	0	0	0	8.8	1.41	1.53
Apartments	7,135	7,135	0	0.0	120	131	11	9.1	1.68	1.83
Low-inc Apts	2,914	2,914	0	0.0	30	33	3	8.8	1.04	1.13
Seasonal Rec	2,349	2,349	0	0.0	30	33	3	9.5	1.29	1.41
Com/Ind: Lo	10,207	10,207	0	0.0	283	297	15	5.3	2.77	2.91
Com/Ind Hi	36,362	36,362	0	0.0	1,322	1,393	71	5.3	3.64	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,398	5,398	0	0.0	196	206	10	5.4	3.63	3.82
Ag Hmstd House	456	456	0	0.0	4	4	0	12.2	0.82	0.92
Ag Hmstd Land	416	416	0	0.0	1	1	0	61.9	0.18	0.29
Ag Non-Hmstd	8,620	8,620	0	0.0	105	116	11	10.4	1.22	1.35
<b>Total</b>	<b>183,697</b>	<b>183,697</b>	<b>0</b>	<b>0.0</b>	<b>3,090</b>	<b>3,273</b>	<b>182</b>	<b>5.9</b>	<b>1.68</b>	<b>1.78</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	2,313	2,085	-228	-9.9	County	58.06	62.62	0.00	0.00
(-) TIF Tax Capacity	66	66	0	0.0	City/Town	57.38	64.60	4.90	4.90
(-) FD Contrib Tax Cap	205	205	0	0.0	School District	3.30	3.73	13.91	13.91
(=) Taxable Tax Capacity	<u>2,042</u>	<u>1,814</u>	<u>-228</u>	<u>-11.2</u>	Special District	<u>0.89</u>	<u>0.95</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	116	116	0	0.0	<b>Total</b>	<b>119.62</b>	<b>131.91</b>	<b>18.81</b>	<b>18.81</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	75,200	75,200	0.0	425	422	-4	-0.8	0.57	0.56
Res Hmstd: Avg Val	112,700	112,700	0.0	974	1,026	52	5.3	0.86	0.91
Res Hmstd: Hi Val	150,200	150,200	0.0	1,527	1,636	109	7.1	1.02	1.09
Res Hmstd: Ex-Hi Val	225,400	225,400	0.0	2,636	2,858	223	8.5	1.17	1.27
Apartment	300,000	300,000	0.0	5,050	5,511	461	9.1	1.68	1.84
Comm/Ind: Lo Val	150,000	150,000	0.0	4,159	4,378	219	5.3	2.77	2.92
Comm/Ind: Med Val	300,000	300,000	0.0	9,610	10,121	511	5.3	3.20	3.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,048	36,923	1,875	5.3	3.50	3.69



**St. Louis County**

**Orr city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	7,707	7,707	0	0.0	76	75	-1	-1.0	0.98	0.97
Res Non-Hmstd	1,031	1,031	0	0.0	16	18	2	11.4	1.57	1.75
Misc props	53	53	0	0.0	1	1	0	10.3	2.57	2.83
Apartments	702	702	0	0.0	13	15	2	11.5	1.91	2.13
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	326	326	0	0.0	5	6	1	11.1	1.57	1.74
Com/Ind: Lo	1,618	1,618	0	0.0	48	52	3	7.0	2.98	3.18
Com/Ind Hi	2,056	2,056	0	0.0	81	87	6	7.0	3.96	4.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	121	121	0	0.0	5	5	0	7.0	3.96	4.23
Ag Hmstd House	152	152	0	0.0	2	2	0	10.1	1.15	1.27
Ag Hmstd Land	26	26	0	0.0	0	0	0	63.5	0.29	0.47
Ag Non-Hmstd	112	112	0	0.0	2	2	0	11.7	1.50	1.67
<b>Total</b>	<b>13,904</b>	<b>13,904</b>	<b>0</b>	<b>0.0</b>	<b>250</b>	<b>263</b>	<b>13</b>	<b>5.2</b>	<b>1.80</b>	<b>1.89</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	171	151	-20	-11.6	County	55.14	58.94	0.00	0.00
(-) TIF Tax Capacity	32	32	0	0.0	City/Town	69.65	82.82	0.00	0.00
(-) FD Contrib Tax Cap	14	14	0	0.0	School District	15.71	15.98	3.86	3.86
(=) Taxable Tax Capacity	124	104	-20	-15.9	Special District	9.05	9.36	0.00	0.00
FD Distrib Tax Cap	11	11	0	0.0	<b>Total</b>	<b>149.55</b>	<b>167.11</b>	<b>3.86</b>	<b>3.86</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	64,200	64,200	0.0	438	379	-60	-13.6	0.68	0.59
Res Hmstd: Avg Val	96,200	96,200	0.0	900	877	-23	-2.5	0.94	0.91
Res Hmstd: Hi Val	128,300	128,300	0.0	1,422	1,474	53	3.7	1.11	1.15
Res Hmstd: Ex-Hi Val	192,500	192,500	0.0	2,464	2,669	204	8.3	1.28	1.39
Apartment	300,000	300,000	0.0	5,724	6,382	658	11.5	1.91	2.13
Comm/Ind: Lo Val	150,000	150,000	0.0	4,467	4,777	311	7.0	2.98	3.18
Comm/Ind: Med Val	300,000	300,000	0.0	10,404	11,128	725	7.0	3.47	3.71
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,108	40,764	2,657	7.0	3.81	4.08

**St. Louis County**

**Proctor city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	136,858	136,858	0	0.0	1,548	1,619	71	4.6	1.13	1.18
Res Non-Hmstd	18,915	18,915	0	0.0	264	288	24	9.1	1.40	1.52
Misc props	279	279	0	0.0	6	7	0	8.0	2.23	2.41
Apartments	5,948	5,948	0	0.0	97	106	9	9.1	1.63	1.78
Low-inc Apts	2,714	2,714	0	0.0	27	29	2	9.1	0.98	1.07
Seasonal Rec	394	394	0	0.0	6	7	1	9.1	1.59	1.74
Com/Ind: Lo	7,353	7,353	0	0.0	197	210	13	6.6	2.68	2.86
Com/Ind Hi	20,414	20,414	0	0.0	726	775	48	6.7	3.56	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,510	1,510	0	0.0	54	57	4	6.7	3.56	3.80
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	587	587	0	0.0	7	8	1	9.3	1.27	1.39
<b>Total</b>	<b>194,973</b>	<b>194,973</b>	<b>0</b>	<b>0.0</b>	<b>2,933</b>	<b>3,106</b>	<b>173</b>	<b>5.9</b>	<b>1.50</b>	<b>1.59</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	2,223	1,986	-237	-10.7	County	57.11	61.54	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	48.86	54.70	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.03	21.56	3.99	3.99
(=) Taxable Tax Capacity	<u>2,223</u>	<u>1,986</u>	<u>-237</u>	<u>-10.7</u>	Special District	<u>1.10</u>	<u>1.18</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	127.11	138.98	3.99	3.99

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	95,900	95,900	0.0	971	973	2	0.2	1.01	1.02
Res Hmstd: Avg Val	143,700	143,700	0.0	1,641	1,717	76	4.6	1.14	1.19
Res Hmstd: Hi Val	191,600	191,600	0.0	2,312	2,461	149	6.5	1.21	1.28
Res Hmstd: Ex-Hi Val	287,500	287,500	0.0	3,655	3,952	297	8.1	1.27	1.37
Apartment	300,000	300,000	0.0	4,886	5,331	445	9.1	1.63	1.78
Comm/Ind: Lo Val	150,000	150,000	0.0	4,019	4,286	267	6.6	2.68	2.86
Comm/Ind: Med Val	300,000	300,000	0.0	9,357	9,980	623	6.7	3.12	3.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,268	36,552	2,284	6.7	3.43	3.66

**St. Louis County**

**Tower city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	18,048	18,048	0	0.0	197	195	-1	-0.7	1.09	1.08
Res Non-Hmstd	4,317	4,317	0	0.0	68	74	6	8.9	1.57	1.71
Misc props	1,665	1,665	0	0.0	38	42	3	9.0	2.31	2.52
Apartments	1,939	1,939	0	0.0	37	41	3	9.0	1.93	2.11
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	3,783	3,783	0	0.0	63	68	5	8.4	1.67	1.81
Com/Ind: Lo	3,368	3,368	0	0.0	101	106	5	5.2	3.00	3.15
Com/Ind Hi	1,087	1,087	0	0.0	43	46	2	5.3	3.98	4.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	474	474	0	0.0	19	20	1	5.3	3.98	4.19
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	650	650	0	0.0	10	11	1	9.2	1.52	1.65
<b>Total</b>	<b>35,329</b>	<b>35,329</b>	<b>0</b>	<b>0.0</b>	<b>577</b>	<b>603</b>	<b>26</b>	<b>4.6</b>	<b>1.63</b>	<b>1.71</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	400	363	-37	-9.3	County	54.36	58.49	0.00	0.00
(-) TIF Tax Capacity	17	17	0	0.0	City/Town	81.53	90.86	0.00	0.00
(-) FD Contrib Tax Cap	20	20	0	0.0	School District	14.61	14.97	3.86	3.86
(=) Taxable Tax Capacity	<u>363</u>	<u>325</u>	<u>-37</u>	<u>-10.3</u>	Special District	<u>1.10</u>	<u>1.18</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	16	16	0	0.0	<b>Total</b>	<b>151.60</b>	<b>165.50</b>	<b>3.86</b>	<b>3.86</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	75,100	75,100	0.0	577	485	-92	-16.0	0.77	0.65
Res Hmstd:Avg Val	112,500	112,500	0.0	1,188	1,167	-21	-1.8	1.06	1.04
Res Hmstd: Hi Val	150,000	150,000	0.0	1,805	1,858	53	2.9	1.20	1.24
Res Hmstd: Ex-Hi Val	225,000	225,000	0.0	3,038	3,240	201	6.6	1.35	1.44
Apartment	300,000	300,000	0.0	5,801	6,322	521	9.0	1.93	2.11
Comm/Ind: Lo Val	150,000	150,000	0.0	4,493	4,728	235	5.2	3	3.15
Comm/Ind: Med Val	300,000	300,000	0.0	10,464	11,013	549	5.2	3.49	3.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,330	40,344	2,014	5.3	3.83	4.03

St. Louis County

Virginia city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	212,377	212,377	0	0.0	1,960	1,999	40	2.0	0.92	0.94
Res Non-Hmstd	32,541	32,541	0	0.0	547	610	63	11.6	1.68	1.88
Misc props	329	329	0	0.0	9	10	1	10.4	2.87	3.17
Apartments	15,214	15,214	0	0.0	294	329	35	11.8	1.93	2.16
Low-inc Apts	3,938	3,938	0	0.0	47	52	5	11.5	1.19	1.33
Seasonal Rec	57	57	0	0.0	1	1	0	12.5	1.46	1.64
Com/Ind: Lo	33,368	33,368	0	0.0	1,000	1,071	70	7.0	3.00	3.21
Com/Ind Hi	63,216	63,216	0	0.0	2,486	2,662	177	7.1	3.93	4.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	467	467	0	0.0	18	20	1	7.1	3.93	4.21
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	2,259	2,259	0	0.0	31	35	4	14.1	1.36	1.55
<b>Total</b>	<b>363,765</b>	<b>363,765</b>	<b>0</b>	<b>0.0</b>	<b>6,393</b>	<b>6,790</b>	<b>397</b>	<b>6.2</b>	<b>1.76</b>	<b>1.87</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,485	3,883	-602	-13.4	County	47.70	50.34	0.00	0.00
(-) TIF Tax Capacity	55	55	0	0.0	City/Town	80.07	94.22	0.00	0.00
(-) FD Contrib Tax Cap	421	421	0	0.0	School District	8.43	9.66	20.21	20.21
(=) Taxable Tax Capacity	4,010	3,408	-602	-15.0	Special District	1.87	2.11	0.00	0.00
FD Distrib Tax Cap	538	538	0	0.0	<b>Total</b>	<b>138.08</b>	<b>156.33</b>	<b>20.21</b>	<b>20.21</b>

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	56,000	56,000	0.0	347	323	-24	-6.9	0.62	0.58
Res Hmstd: Avg Val	83,900	83,900	0.0	716	702	-14	-2.0	0.85	0.84
Res Hmstd: Hi Val	111,900	111,900	0.0	1,184	1,236	51	4.3	1.06	1.10
Res Hmstd: Ex-Hi Val	167,900	167,900	0.0	2,121	2,303	182	8.6	1.26	1.37
Apartment	300,000	300,000	0.0	5,784	6,469	684	11.8	1.93	2.16
Comm/Ind: Lo Val	150,000	150,000	0.0	4,509	4,822	313	6.9	3.01	3.21
Comm/Ind: Med Val	300,000	300,000	0.0	10,420	11,151	731	7.0	3.47	3.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,005	40,686	2,681	7.1	3.80	4.07

St. Louis County

Winton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,994	3,994	0	0.0	29	31	2	6.2	0.72	0.76
Res Non-Hmstd	1,987	1,987	0	0.0	30	34	4	13.0	1.53	1.72
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	233	233	0	0.0	4	5	1	13.2	1.82	2.06
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	72	72	0	0.0	1	1	0	13.2	1.45	1.65
Com/Ind: Lo	221	221	0	0.0	6	7	0	7.2	2.90	3.11
Com/Ind Hi	173	173	0	0.0	7	7	0	7.2	3.84	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	79	79	0	0.0	3	3	0	7.2	3.84	4.11
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>6,758</b>	<b>6,758</b>	<b>0</b>	<b>0.0</b>	<b>80</b>	<b>88</b>	<b>8</b>	<b>9.4</b>	<b>1.19</b>	<b>1.30</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	72	60	-12	-17.1	County	57.49	61.65	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	68.39	83.10	0.00	0.00
(-) FD Contrib Tax Cap	2	2	0	0.0	School District	10.92	11.19	10.00	10.00
(=) Taxable Tax Capacity	<u>70</u>	<u>57</u>	<u>-12</u>	<u>-17.7</u>	Special District	<u>1.10</u>	<u>1.18</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	10	10	0	0.0	<b>Total</b>	<b>137.90</b>	<b>157.12</b>	<b>10.00</b>	<b>10.00</b>

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	48,000	48,000	0.0	228	215	-13	-5.7	0.48	0.45
Res Hmstd:Avg Val	72,000	72,000	0.0	487	461	-26	-5.4	0.68	0.64
Res Hmstd: Hi Val	96,000	96,000	0.0	844	865	21	2.5	0.88	0.90
Res Hmstd: Ex-Hi Val	144,100	144,100	0.0	1,599	1,737	138	8.7	1.11	1.21
Comm/Ind: Lo Val	150,000	150,000	0.0	4,353	4,665	312	7.2	2.90	3.11
Comm/Ind: Med Val	300,000	300,000	0.0	10,107	10,835	728	7.2	3.37	3.61
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,961	39,629	2,669	7.2	3.7	3.96

St. Louis County

Hoyt Lakes city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	54,334	54,334	0	0.0	420	368	-52	-12.4	0.77	0.68
Res Non-Hmstd	6,553	6,553	0	0.0	110	122	12	10.8	1.68	1.86
Misc props	112	112	0	0.0	3	3	0	10.3	2.27	2.50
Apartments	384	384	0	0.0	8	9	1	10.8	2.02	2.24
Low-inc Apts	254	254	0	0.0	3	3	0	10.8	1.22	1.35
Seasonal Rec	3,029	3,029	0	0.0	55	61	6	10.0	1.82	2.01
Com/Ind: Lo	3,136	3,136	0	0.0	98	106	8	7.8	3.13	3.37
Com/Ind Hi	14,871	14,871	0	0.0	619	668	48	7.8	4.16	4.49
Publ U: Elec Gen	20,630	20,630	0	0.0	658	725	67	10.2	3.19	3.51
Publ U: Other	8,019	8,019	0	0.0	334	360	26	7.8	4.16	4.49
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	15,529	15,529	0	0.0	247	275	27	11.0	1.59	1.77
<b>Total</b>	126,850	126,850	0	0.0	2,555	2,698	143	5.6	2.01	2.13

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,719	1,527	-192	-11.2	County	58.12	62.68	0.00	0.00
(-) TIF Tax Capacity	11	11	0	0.0	City/Town	70.95	80.31	0.00	0.00
(-) FD Contrib Tax Cap	61	61	0	0.0	School District	29.21	32.66	2.87	2.87
(=) Taxable Tax Capacity	1,646	1,454	-192	-11.7	Special District	1.10	1.18	0.00	0.00
FD Distrib Tax Cap	71	71	0	0.0	<b>Total</b>	159.38	176.83	2.87	2.87

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,200	47,200	47,200	0.0	262	199	-63	-23.9	0.55	0.42
Res Hmstd: Avg Val	70,700	70,700	70,700	0.0	549	455	-94	-17.1	0.78	0.64
Res Hmstd: Hi Val	94,300	94,300	94,300	0.0	927	871	-56	-6.1	0.98	0.92
Res Hmstd: Ex-Hi Val	141,500	141,500	141,500	0.0	1,736	1,794	59	3.4	1.23	1.27
Apartment	300,000	300,000	300,000	0.0	6,063	6,717	655	10.8	2.02	2.24
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,696	5,062	366	7.8	3.13	3.37
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	10,943	11,798	855	7.8	3.65	3.93
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	40,094	43,229	3,135	7.8	4.01	4.32

**St. Louis County**

**Babbitt city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	44,263	44,263	0	0.0	407	374	-32	-8.0	0.92	0.85
Res Non-Hmstd	7,655	7,655	0	0.0	134	155	21	15.4	1.75	2.02
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	267	267	0	0.0	6	7	1	15.5	2.15	2.49
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	871	871	0	0.0	15	17	2	15.1	1.72	1.98
Com/Ind: Lo	2,049	2,049	0	0.0	66	73	7	10.2	3.22	3.55
Com/Ind Hi	5,017	5,017	0	0.0	215	237	22	10.2	4.28	4.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,812	1,812	0	0.0	78	86	8	10.2	4.28	4.72
Ag Hmstd House	77	77	0	0.0	0	1	1	0.0	#####	0.95
Ag Hmstd Land	70	70	0	0.0	0	0	0	54.3	0.34	0.53
Ag Non-Hmstd	15,495	15,495	0	0.0	261	303	41	15.8	1.69	1.95
<b>Total</b>	<b>77,576</b>	<b>77,576</b>	<b>0</b>	<b>0.0</b>	<b>1,182</b>	<b>1,252</b>	<b>70</b>	<b>5.9</b>	<b>1.52</b>	<b>1.61</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	853	697	-156	-18.3	County	59.39	64.06	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	90.13	#####	0.00	0.00
(-) FD Contrib Tax Cap	30	30	0	0.0	School District	18.43	19.21	3.86	3.86
(=) Taxable Tax Capacity	<u>823</u>	<u>667</u>	<u>-156</u>	<u>-19.0</u>	Special District	<u>1.10</u>	<u>1.18</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	82	82	0	0.0	<b>Total</b>	169.05	195.72	3.86	3.86

**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	47,300	47,300	0.0	314	259	-55	-17.5	0.66	0.55
Res Hmstd: Avg Val	70,900	70,900	0.0	627	545	-82	-13.1	0.88	0.77
Res Hmstd: Hi Val	94,500	94,500	0.0	1,032	1,009	-23	-2.2	1.09	1.07
Res Hmstd: Ex-Hi Val	141,800	141,800	0.0	1,892	2,036	144	7.6	1.33	1.44
Comm/Ind: Lo Val	150,000	150,000	0.0	4,835	5,327	492	10.2	3.22	3.55
Comm/Ind: Med Val	300,000	300,000	0.0	11,262	12,410	1,148	10.2	3.75	4.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,255	45,464	4,208	10.2	4.13	4.55

## St. Louis County

## Duluth city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,295,483	3,295,483	0	0.0	35,674	37,641	1,967	5.5	1.08	1.14
Res Non-Hmstd	777,937	777,937	0	0.0	10,197	10,949	752	7.4	1.31	1.41
Misc props	20,412	20,412	0	0.0	280	301	21	7.4	1.37	1.48
Apartments	275,372	275,372	0	0.0	4,153	4,463	310	7.5	1.51	1.62
Low-inc Apts	58,917	58,917	0	0.0	542	581	40	7.3	0.92	0.99
Seasonal Rec	27,447	27,447	0	0.0	349	375	25	7.2	1.27	1.37
Com/Ind: Lo	168,664	168,664	0	0.0	4,256	4,483	227	5.3	2.52	2.66
Com/Ind Hi	773,539	773,539	0	0.0	25,780	27,171	1,391	5.4	3.33	3.51
Publ U: Elec Gen	5,295	5,295	0	0.0	125	134	10	7.6	2.36	2.54
Publ U: Other	89,290	89,290	0	0.0	2,972	3,132	160	5.4	3.33	3.51
Ag Hmstd House	1,290	1,290	0	0.0	16	17	1	5.6	1.27	1.34
Ag Hmstd Land	827	827	0	0.0	4	4	0	9.9	0.45	0.50
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	5,494,471	5,494,471	0	0.0	84,348	89,252	4,904	5.8	1.54	1.62

## Tax Base

## Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	65,673	60,977	-4,695	-7.1	County	55.90	60.37	0.00	0.00
(-) TIF Tax Capacity	1,998	1,998	0	0.0	City/Town	27.96	30.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.39	25.22	9.46	9.46
(=) Taxable Tax Capacity	63,675	58,979	-4,695	-7.4	Special District	5.79	6.25	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	113.04	122.03	9.46	9.46

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	109,900	109,900	0.0	1,073	1,111	39	3.6	0.98	1.01
Res Hmstd: Avg Val	164,700	164,700	0.0	1,793	1,892	99	5.5	1.09	1.15
Res Hmstd: Hi Val	219,500	219,500	0.0	2,514	2,673	159	6.3	1.15	1.22
Res Hmstd: Ex-Hi Val	329,400	329,400	0.0	3,959	4,238	279	7.1	1.20	1.29
Apartment	300,000	300,000	0.0	4,523	4,860	337	7.5	1.51	1.62
Comm/Ind: Lo Val	150,000	150,000	0.0	3,784	3,986	202	5.3	2.52	2.66
Comm/Ind: Med Val	300,000	300,000	0.0	8,782	9,254	472	5.4	2.93	3.08
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,105	33,836	1,731	5.4	3.21	3.38



Scott County

Belle Plaine city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	332,123	332,123	0	0.0	4,704	4,822	118	2.5	1.42	1.45
Res Non-Hmstd	47,298	47,298	0	0.0	778	830	52	6.7	1.65	1.76
Misc props	932	932	0	0.0	18	19	1	6.7	1.90	2.03
Apartments	4,143	4,143	0	0.0	79	84	5	6.7	1.90	2.03
Low-inc Apts	4,823	4,823	0	0.0	56	59	4	6.7	1.16	1.23
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	18,285	18,285	0	0.0	534	554	19	3.6	2.92	3.03
Com/Ind Hi	39,532	39,532	0	0.0	1,529	1,584	55	3.6	3.87	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,985	3,985	0	0.0	154	160	6	3.6	3.87	4.01
Ag Hmstd House	265	265	0	0.0	4	4	0	5.0	1.49	1.56
Ag Hmstd Land	253	253	0	0.0	2	2	0	8.3	0.62	0.67
Ag Non-Hmstd	14,496	14,496	0	0.0	211	226	15	7.1	1.45	1.56
<b>Total</b>	<b>466,134</b>	<b>466,134</b>	<b>0</b>	<b>0.0</b>	<b>8,069</b>	<b>8,344</b>	<b>275</b>	<b>3.4</b>	<b>1.73</b>	<b>1.79</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,221	4,813	-408	-7.8	County	35.49	36.94	0.00	0.00
(-) TIF Tax Capacity	37	37	0	0.0	City/Town	67.34	73.57	0.00	0.00
(-) FD Contrib Tax Cap	367	367	0	0.0	School District	38.23	40.62	8.71	8.71
(=) Taxable Tax Capacity	<u>4,817</u>	<u>4,409</u>	<u>-408</u>	<u>-8.5</u>	Special District	<u>4.31</u>	<u>4.49</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	1,538	1,538	0	0.0	<b>Total</b>	<b>145.37</b>	<b>155.62</b>	<b>8.71</b>	<b>8.71</b>

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	124,100	124,100	0.0	1,651	1,634	-18	-1.1	1.33	1.32
Res Hmstd: Avg Val	186,100	186,100	0.0	2,662	2,739	77	2.9	1.43	1.47
Res Hmstd: Hi Val	248,000	248,000	0.0	3,672	3,843	171	4.7	1.48	1.55
Res Hmstd: Ex-Hi Val	372,200	372,200	0.0	5,697	6,058	361	6.3	1.53	1.63
Apartment	300,000	300,000	0.0	5,713	6,097	385	6.7	1.90	2.03
Comm/Ind: Lo Val	150,000	150,000	0.0	4,384	4,541	157	3.6	2.92	3.03
Comm/Ind: Med Val	300,000	300,000	0.0	10,187	10,552	366	3.6	3.4	3.52
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,264	38,605	1,341	3.6	3.73	3.86

**Scott County**

**Elko city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	0	0	0	#####	0	0	0	#####	#####	#####

**Tax Base**

**Tax Rates**

	Estimated Market Value					Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	0	0	0	#####	County	#####	#####	#####	#####
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	#####	#####
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	#####	#####	#####	#####
(=) Taxable Tax Capacity	0	0	0	#####	Special District	#####	#####	#####	#####
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	#Num!	#Num!	#####	#####

**Scott County**

**Jordan city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	285,082	285,082	0	0.0	3,648	3,744	96	2.6	1.28	1.31
Res Non-Hmstd	41,848	41,848	0	0.0	611	637	26	4.3	1.46	1.52
Misc props	3,300	3,300	0	0.0	55	58	2	4.3	1.68	1.75
Apartments	3,687	3,687	0	0.0	62	64	3	4.3	1.68	1.75
Low-inc Apts	6,123	6,123	0	0.0	63	66	3	4.3	1.03	1.07
Seasonal Rec	70	70	0	0.0	1	1	0	4.3	1.68	1.75
Com/Ind: Lo	17,949	17,949	0	0.0	493	504	10	2.1	2.75	2.81
Com/Ind Hi	35,520	35,520	0	0.0	1,285	1,312	27	2.1	3.62	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,861	3,861	0	0.0	140	143	3	2.1	3.62	3.70
Ag Hmstd House	151	151	0	0.0	2	2	0	1.1	1.21	1.23
Ag Hmstd Land	437	437	0	0.0	5	5	0	4.9	1.10	1.15
Ag Non-Hmstd	1,592	1,592	0	0.0	20	21	1	4.7	1.23	1.29
<b>Total</b>	<b>399,621</b>	<b>399,621</b>	<b>0</b>	<b>0.0</b>	<b>6,385</b>	<b>6,557</b>	<b>172</b>	<b>2.7</b>	<b>1.60</b>	<b>1.64</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,512	4,262	-250	-5.5	County	35.45	36.89	0.00	0.00
(-) TIF Tax Capacity	59	59	0	0.0	City/Town	60.63	63.93	0.00	0.00
(-) FD Contrib Tax Cap	362	362	0	0.0	School District	21.46	22.28	13.85	13.85
(=) Taxable Tax Capacity	4,090	3,840	-250	-6.1	Special District	5.46	5.72	0.00	0.00
FD Distrib Tax Cap	1,020	1,020	0	0.0	<b>Total</b>	<b>123.00</b>	<b>128.83</b>	<b>13.85</b>	<b>13.85</b>

*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	144,300	144,300	0.0	1,732	1,746	14	0.8	1.20	1.21
Res Hmstd: Avg Val	216,300	216,300	0.0	2,782	2,857	75	2.7	1.29	1.32
Res Hmstd: Hi Val	288,300	288,300	0.0	3,832	3,968	135	3.5	1.33	1.38
Res Hmstd: Ex-Hi Val	432,600	432,600	0.0	5,920	6,172	252	4.3	1.37	1.43
Apartment	300,000	300,000	0.0	5,028	5,246	218	4.3	1.68	1.75
Comm/Ind: Lo Val	150,000	150,000	0.0	4,123	4,209	86	2.1	2.75	2.81
Comm/Ind: Med Val	300,000	300,000	0.0	9,551	9,752	201	2.1	3.18	3.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,880	35,617	737	2.1	3.49	3.56

**Scott County**

**New Market city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	289,857	289,857	0	0.0	3,697	3,815	119	3.2	1.28	1.32
Res Non-Hmstd	38,761	38,761	0	0.0	549	571	22	3.9	1.42	1.47
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	2,082	2,082	0	0.0	34	35	1	3.9	1.61	1.68
Com/Ind: Lo	3,794	3,794	0	0.0	104	105	2	1.7	2.73	2.78
Com/Ind Hi	6,513	6,513	0	0.0	234	237	4	1.7	3.59	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,795	1,795	0	0.0	64	65	1	1.8	3.57	3.63
Ag Hmstd House	608	608	0	0.0	8	8	0	3.2	1.27	1.31
Ag Hmstd Land	739	739	0	0.0	4	4	0	5.6	0.48	0.50
Ag Non-Hmstd	2,266	2,266	0	0.0	26	27	1	4.6	1.14	1.20
<b>Total</b>	<b>346,415</b>	<b>346,415</b>	<b>0</b>	<b>0.0</b>	<b>4,718</b>	<b>4,868</b>	<b>150</b>	<b>3.2</b>	<b>1.36</b>	<b>1.41</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	3,593	3,412	-182	-5.1	County	35.48	36.93	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.85	46.25	0.00	0.00
(-) FD Contrib Tax Cap	93	93	0	0.0	School District	31.17	32.38	19.62	19.62
(=) Taxable Tax Capacity	<u>3,501</u>	<u>3,319</u>	<u>-182</u>	<u>-5.2</u>	Special District	<u>3.78</u>	<u>3.95</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	575	575	0	0.0	<b>Total</b>	<b>114.27</b>	<b>119.50</b>	<b>19.62</b>	<b>19.62</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	177,400	177,400	0.0	2,162	2,214	51	2.4	1.22	1.25
Res Hmstd: Avg Val	265,900	265,900	0.0	3,427	3,540	113	3.3	1.29	1.33
Res Hmstd: Hi Val	354,500	354,500	0.0	4,693	4,868	175	3.7	1.32	1.37
Res Hmstd: Ex-Hi Val	531,800	531,800	0.0	7,211	7,493	282	3.9	1.36	1.41
Comm/Ind: Lo Val	150,000	150,000	0.0	4,105	4,174	69	1.7	2.74	2.78
Comm/Ind: Med Val	300,000	300,000	0.0	9,480	9,640	160	1.7	3.16	3.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,563	35,152	588	1.7	3.46	3.52

**Scott County**

**Prior Lake city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	2,037,298	2,037,298	0	0.0	25,768	26,327	559	2.2	1.26	1.29
Res Non-Hmstd	355,576	355,576	0	0.0	4,865	4,982	117	2.4	1.37	1.40
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	53,336	53,336	0	0.0	834	854	20	2.4	1.56	1.60
Low-inc Apts	9,700	9,700	0	0.0	94	97	2	2.4	0.97	1.00
Seasonal Rec	23,476	23,476	0	0.0	297	304	7	2.5	1.26	1.30
Com/Ind: Lo	25,028	25,028	0	0.0	677	683	7	1.0	2.70	2.73
Com/Ind Hi	102,759	102,759	0	0.0	3,625	3,662	37	1.0	3.53	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,910	16,910	0	0.0	596	602	6	1.0	3.52	3.56
Ag Hmstd House	1,759	1,759	0	0.0	21	22	0	2.2	1.20	1.22
Ag Hmstd Land	5,434	5,434	0	0.0	32	33	1	3.2	0.59	0.61
Ag Non-Hmstd	10,197	10,197	0	0.0	106	109	3	3.1	1.04	1.07
<b>Total</b>	<b>2,641,473</b>	<b>2,641,473</b>	<b>0</b>	<b>0.0</b>	<b>36,914</b>	<b>37,674</b>	<b>760</b>	<b>2.1</b>	<b>1.40</b>	<b>1.43</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	28,407	27,464	-943	-3.3	County	35.48	36.93	0.00	0.00
(-) TIF Tax Capacity	472	472	0	0.0	City/Town	30.69	30.81	4.25	4.25
(-) FD Contrib Tax Cap	1,149	1,149	0	0.0	School District	33.93	35.15	18.74	18.74
(=) Taxable Tax Capacity	26,786	25,843	-943	-3.5	Special District	6.37	6.63	0.00	0.00
FD Distrib Tax Cap	2,676	2,676	0	0.0	<b>Total</b>	106.47	109.52	22.99	22.99

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	203,400	203,400	0.0	2,444	2,488	44	1.8	1.20	1.22
Res Hmstd: Avg Val	304,900	304,900	0.0	3,849	3,933	84	2.2	1.26	1.29
Res Hmstd: Hi Val	406,500	406,500	0.0	5,256	5,380	124	2.4	1.29	1.32
Res Hmstd: Ex-Hi Val	609,900	609,900	0.0	8,188	8,383	195	2.4	1.34	1.37
Comm/Ind: Lo Val	150,000	150,000	0.0	4,053	4,093	40	1.0	2.70	2.73
Comm/Ind: Med Val	300,000	300,000	0.0	9,341	9,435	94	1.0	3.11	3.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,020	34,365	344	1.0	3.40	3.44

**Scott County**

**Savage city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	1,986,197	1,986,197	0	0.0	26,944	27,378	435	1.6	1.36	1.38
Res Non-Hmstd	184,356	184,356	0	0.0	2,704	2,768	63	2.3	1.47	1.50
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	35,337	35,337	0	0.0	597	611	15	2.5	1.69	1.73
Low-inc Apts	12,850	12,850	0	0.0	137	140	3	2.3	1.07	1.09
Seasonal Rec	339	339	0	0.0	5	6	0	2.1	1.59	1.62
Com/Ind: Lo	45,351	45,351	0	0.0	1,270	1,284	14	1.1	2.80	2.83
Com/Ind Hi	357,259	357,259	0	0.0	13,024	13,170	145	1.1	3.65	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	18,490	18,490	0	0.0	674	681	8	1.1	3.64	3.69
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	13,825	13,825	0	0.0	162	166	5	2.8	1.17	1.20
<b>Total</b>	<b>2,654,004</b>	<b>2,654,004</b>	<b>0</b>	<b>0.0</b>	<b>45,517</b>	<b>46,204</b>	<b>687</b>	<b>1.5</b>	<b>1.72</b>	<b>1.74</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	30,664	29,480	-1,185	-3.9	County	35.49	36.94	0.00	0.00
(-) TIF Tax Capacity	36	36	0	0.0	City/Town	48.27	48.61	1.54	1.54
(-) FD Contrib Tax Cap	3,158	3,158	0	0.0	School District	27.89	29.20	22.58	22.58
(=) Taxable Tax Capacity	<u>27,470</u>	<u>26,286</u>	<u>-1,185</u>	<u>-4.3</u>	Special District	<u>5.67</u>	<u>5.92</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	4,020	4,020	0	0.0	<b>Total</b>	<b>117.32</b>	<b>120.67</b>	<b>24.12</b>	<b>24.12</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	171,800	171,800	0.0	2,212	2,225	13	0.6	1.29	1.29
Res Hmstd:Avg Val	257,600	257,600	0.0	3,503	3,560	57	1.6	1.36	1.38
Res Hmstd: Hi Val	343,400	343,400	0.0	4,794	4,895	102	2.1	1.4	1.43
Res Hmstd: Ex-Hi Val	515,200	515,200	0.0	7,331	7,505	174	2.4	1.42	1.46
Comm/Ind: Lo Val	150,000	150,000	0.0	4,204	4,251	46	1.1	2.80	2.83
Comm/Ind: Med Val	300,000	300,000	0.0	9,689	9,798	108	1.1	3.23	3.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,287	35,683	396	1.1	3.53	3.57

**Scott County**

**Shakopee city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	2,225,093	2,225,093	0	0.0	24,991	25,581	590	2.4	1.12	1.15
Res Non-Hmstd	272,912	272,912	0	0.0	3,423	3,517	94	2.8	1.25	1.29
Misc props	707	707	0	0.0	11	11	0	2.8	1.55	1.59
Apartments	115,519	115,519	0	0.0	1,697	1,745	48	2.8	1.47	1.51
Low-inc Apts	27,742	27,742	0	0.0	250	257	7	2.7	0.90	0.93
Seasonal Rec	2,704	2,704	0	0.0	40	41	1	2.8	1.46	1.50
Com/Ind: Lo	62,673	62,673	0	0.0	1,632	1,651	19	1.2	2.60	2.63
Com/Ind Hi	781,498	781,498	0	0.0	26,739	27,056	317	1.2	3.42	3.46
Publ U: Elec Gen	10,129	10,129	0	0.0	247	252	4	1.7	2.44	2.48
Publ U: Other	23,473	23,473	0	0.0	804	813	9	1.2	3.43	3.47
Ag Hmstd House	3,654	3,654	0	0.0	42	42	1	2.3	1.14	1.16
Ag Hmstd Land	11,086	11,086	0	0.0	69	71	2	3.3	0.62	0.64
Ag Non-Hmstd	42,045	42,045	0	0.0	446	460	14	3.1	1.06	1.09
<b>Total</b>	<b>3,579,236</b>	<b>3,579,236</b>	<b>0</b>	<b>0.0</b>	<b>60,392</b>	<b>61,499</b>	<b>1,107</b>	<b>1.8</b>	<b>1.69</b>	<b>1.72</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	44,597	42,801	-1,796	-4.0	County	35.49	36.94	0.00	0.00
(-) TIF Tax Capacity	161	161	0	0.0	City/Town	34.59	34.77	0.34	0.34
(-) FD Contrib Tax Cap	6,605	6,605	0	0.0	School District	30.73	32.16	14.29	14.29
(=) Taxable Tax Capacity	<u>37,831</u>	<u>36,035</u>	<u>-1,796</u>	<u>-4.7</u>	Special District	<u>5.01</u>	<u>5.23</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	4,837	4,837	0	0.0	<b>Total</b>	105.82	109.10	14.63	14.63

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	156,200	156,200	0.0	1,650	1,680	30	1.8	1.06	1.08
Res Hmstd: Avg Val	234,100	234,100	0.0	2,658	2,720	62	2.3	1.14	1.16
Res Hmstd: Hi Val	312,100	312,100	0.0	3,668	3,762	94	2.6	1.18	1.21
Res Hmstd: Ex-Hi Val	468,300	468,300	0.0	5,641	5,795	154	2.7	1.20	1.24
Apartment	300,000	300,000	0.0	4,407	4,530	123	2.8	1.47	1.51
Comm/Ind: Lo Val	150,000	150,000	0.0	3,902	3,947	46	1.2	2.60	2.63
Comm/Ind: Med Val	300,000	300,000	0.0	9,031	9,137	106	1.2	3.01	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,968	33,357	390	1.2	3.3	3.34

Scott County

New Prague city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	206,222	206,222	0	0.0	2,921	2,989	68	2.3	1.42	1.45
Res Non-Hmstd	30,613	30,613	0	0.0	510	538	28	5.5	1.67	1.76
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	14,484	14,484	0	0.0	271	286	15	5.6	1.87	1.98
Low-inc Apts	6,643	6,643	0	0.0	77	81	4	5.4	1.15	1.22
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	11,750	11,750	0	0.0	345	360	15	4.3	2.94	3.06
Com/Ind Hi	30,289	30,289	0	0.0	1,164	1,215	50	4.3	3.84	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,675	1,675	0	0.0	64	67	3	4.3	3.84	4.01
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	68	68	0	0.0	1	1	0	6.3	1.33	1.41
<b>Total</b>	<b>301,744</b>	<b>301,744</b>	<b>0</b>	<b>0.0</b>	<b>5,353</b>	<b>5,536</b>	<b>183</b>	<b>3.4</b>	<b>1.77</b>	<b>1.83</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,443	3,192	-251	-7.3	County	35.27	36.71	0.00	0.00
(-) TIF Tax Capacity	249	249	0	0.0	City/Town	64.01	69.36	1.05	1.05
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.86	31.24	20.03	20.03
(=) Taxable Tax Capacity	3,194	2,943	-251	-7.9	Special District	3.68	3.84	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>132.82</b>	<b>141.14</b>	<b>21.07</b>	<b>21.07</b>

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	124,900	124,900	0.0	1,662	1,659	-3	-0.2	1.33	1.33
Res Hmstd: Avg Val	187,200	187,200	0.0	2,677	2,749	72	2.7	1.43	1.47
Res Hmstd: Hi Val	249,600	249,600	0.0	3,694	3,840	147	4.0	1.48	1.54
Res Hmstd: Ex-Hi Val	374,500	374,500	0.0	5,728	6,025	297	5.2	1.53	1.61
Comm/Ind: Lo Val	150,000	150,000	0.0	4,403	4,591	187	4.3	2.94	3.06
Comm/Ind: Med Val	300,000	300,000	0.0	10,169	10,606	437	4.3	3.39	3.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,076	38,678	1,601	4.3	3.71	3.87



Sherburne County

Becker city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	202,854	202,854	0	0.0	2,227	2,285	58	2.6	1.10	1.13
Res Non-Hmstd	30,584	30,584	0	0.0	402	413	11	2.8	1.31	1.35
Misc props	496	496	0	0.0	7	7	0	2.8	1.43	1.47
Apartments	13,060	13,060	0	0.0	192	198	5	2.8	1.47	1.51
Low-inc Apts	3,215	3,215	0	0.0	29	30	1	2.7	0.91	0.94
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	13,188	13,188	0	0.0	324	331	7	2.0	2.46	2.51
Com/Ind Hi	61,695	61,695	0	0.0	1,975	2,016	41	2.1	3.20	3.27
Publ U: Elec Gen	393,667	393,667	0	0.0	8,795	9,056	260	3.0	2.23	2.30
Publ U: Other	153,950	153,950	0	0.0	4,941	5,043	102	2.1	3.21	3.28
Ag Hmstd House	112	112	0	0.0	1	1	0	3.6	0.96	1.00
Ag Hmstd Land	637	637	0	0.0	5	5	0	3.4	0.83	0.86
Ag Non-Hmstd	1,403	1,403	0	0.0	14	15	0	3.3	1.02	1.05
<b>Total</b>	<b>874,861</b>	<b>874,861</b>	<b>0</b>	<b>0.0</b>	<b>18,914</b>	<b>19,400</b>	<b>486</b>	<b>2.6</b>	<b>2.16</b>	<b>2.22</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	14,959	14,719	-240	-1.6	County	46.29	48.81	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	29.72	29.73	2.00	2.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.59	23.24	18.15	18.15
(=) Taxable Tax Capacity	14,959	14,719	-240	-1.6	Special District	3.03	3.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	101.64	104.94	20.15	20.15

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	122,000	122,000	0.0	1,223	1,251	27	2.2	1.00	1.03
Res Hmstd: Avg Val	182,900	182,900	0.0	2,020	2,070	50	2.5	1.10	1.13
Res Hmstd: Hi Val	243,800	243,800	0.0	2,816	2,889	73	2.6	1.16	1.19
Res Hmstd: Ex-Hi Val	365,700	365,700	0.0	4,411	4,529	119	2.7	1.21	1.24
Apartment	300,000	300,000	0.0	4,416	4,540	124	2.8	1.47	1.51
Comm/Ind: Lo Val	150,000	150,000	0.0	3,688	3,762	74	2.0	2.46	2.51
Comm/Ind: Med Val	300,000	300,000	0.0	8,504	8,678	174	2.0	2.83	2.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,981	31,617	637	2.1	3.1	3.16

Sherburne County

Big Lake city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	445,886	445,886	0	0.0	5,822	5,994	172	2.9	1.31	1.34
Res Non-Hmstd	81,509	81,509	0	0.0	1,251	1,333	82	6.6	1.53	1.64
Misc props	249	249	0	0.0	4	5	0	6.7	1.78	1.90
Apartments	13,942	13,942	0	0.0	248	265	17	6.7	1.78	1.90
Low-inc Apts	4,249	4,249	0	0.0	46	49	3	6.5	1.09	1.16
Seasonal Rec	9,950	9,950	0	0.0	147	156	10	6.5	1.47	1.57
Com/Ind: Lo	16,150	16,150	0	0.0	459	482	23	5.0	2.84	2.98
Com/Ind Hi	84,812	84,812	0	0.0	3,173	3,334	161	5.1	3.74	3.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,504	7,504	0	0.0	279	293	14	5.1	3.71	3.90
Ag Hmstd House	388	388	0	0.0	5	5	0	6.7	1.31	1.40
Ag Hmstd Land	688	688	0	0.0	5	5	0	7.8	0.68	0.73
Ag Non-Hmstd	360	360	0	0.0	5	5	0	7.2	1.32	1.41
<b>Total</b>	665,688	665,688	0	0.0	11,444	11,925	482	4.2	1.72	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	7,732	7,101	-631	-8.2	County	46.26	48.77	0.00	0.00
(-) TIF Tax Capacity	172	172	0	0.0	City/Town	43.57	47.54	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.16	40.94	13.35	13.35
(=) Taxable Tax Capacity	7,560	6,929	-631	-8.3	Special District	3.66	3.87	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	131.65	141.13	13.35	13.35

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	119,200	119,200	0.0	1,463	1,467	4	0.3	1.23	1.23
Res Hmstd:Avg Val	178,700	178,700	0.0	2,380	2,462	82	3.5	1.33	1.38
Res Hmstd: Hi Val	238,200	238,200	0.0	3,296	3,457	161	4.9	1.38	1.45
Res Hmstd: Ex-Hi Val	357,300	357,300	0.0	5,130	5,448	318	6.2	1.44	1.52
Apartment	300,000	300,000	0.0	5,337	5,693	355	6.7	1.78	1.9
Comm/Ind: Lo Val	150,000	150,000	0.0	4,261	4,474	213	5.0	2.84	2.98
Comm/Ind: Med Val	300,000	300,000	0.0	9,876	10,373	497	5.0	3.29	3.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,078	37,902	1,824	5.1	3.61	3.79

Sherburne County

Clear Lake city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	25,252	25,252	0	0.0	340	347	7	2.2	1.34	1.37
Res Non-Hmstd	4,897	4,897	0	0.0	81	86	6	6.9	1.65	1.76
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	863	863	0	0.0	16	17	1	7.0	1.84	1.97
Low-inc Apts	597	597	0	0.0	7	7	0	6.9	1.12	1.20
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,735	2,735	0	0.0	80	84	4	5.3	2.92	3.07
Com/Ind Hi	3,718	3,718	0	0.0	142	150	8	5.3	3.83	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	470	470	0	0.0	18	19	1	5.3	3.85	4.05
Ag Hmstd House	204	204	0	0.0	3	3	0	4.2	1.40	1.46
Ag Hmstd Land	755	755	0	0.0	5	5	0	8.1	0.63	0.68
Ag Non-Hmstd	189	189	0	0.0	3	3	0	7.4	1.38	1.48
<b>Total</b>	<b>39,681</b>	<b>39,681</b>	<b>0</b>	<b>0.0</b>	<b>693</b>	<b>721</b>	<b>28</b>	<b>4.1</b>	<b>1.75</b>	<b>1.82</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter	
Total Tax Capacity	455	417	-38	-8.3	County	46.29	48.81	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.86	77.31	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.63	19.80	11.40	11.40		
(=) Taxable Tax Capacity	455	417	-38	-8.3	Special District	2.16	2.27	0.00	0.00		
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	137.94	148.18	11.40	11.40		

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	103,000	103,000	0.0	1,259	1,229	-29	-2.3	1.22	1.19
Res Hmstd: Avg Val	154,400	154,400	0.0	2,072	2,118	46	2.2	1.34	1.37
Res Hmstd: Hi Val	205,800	205,800	0.0	2,886	3,007	121	4.2	1.40	1.46
Res Hmstd: Ex-Hi Val	308,800	308,800	0.0	4,517	4,788	271	6.0	1.46	1.55
Comm/Ind: Lo Val	150,000	150,000	0.0	4,374	4,604	230	5.3	2.92	3.07
Comm/Ind: Med Val	300,000	300,000	0.0	10,148	10,685	538	5.3	3.38	3.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,095	39,066	1,971	5.3	3.71	3.91

Sherburne County

Elk River city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,327,064	1,327,064	0	0.0	19,855	20,192	336	1.7	1.50	1.52
Res Non-Hmstd	150,744	150,744	0	0.0	2,492	2,602	109	4.4	1.65	1.73
Misc props	128	128	0	0.0	4	4	0	4.6	2.99	3.13
Apartments	36,863	36,863	0	0.0	716	748	32	4.5	1.94	2.03
Low-inc Apts	18,876	18,876	0	0.0	225	235	10	4.4	1.19	1.25
Seasonal Rec	2,869	2,869	0	0.0	50	52	2	4.1	1.76	1.83
Com/Ind: Lo	48,657	48,657	0	0.0	1,472	1,522	51	3.4	3.02	3.13
Com/Ind Hi	358,094	358,094	0	0.0	14,215	14,710	496	3.5	3.97	4.11
Publ U: Elec Gen	6,443	6,443	0	0.0	193	202	9	4.6	2.99	3.13
Publ U: Other	63,607	63,607	0	0.0	2,522	2,610	88	3.5	3.97	4.10
Ag Hmstd House	7,572	7,572	0	0.0	109	111	2	1.6	1.44	1.46
Ag Hmstd Land	10,840	10,840	0	0.0	64	67	4	5.9	0.59	0.62
Ag Non-Hmstd	23,214	23,214	0	0.0	323	339	16	4.9	1.39	1.46
<b>Total</b>	<b>2,054,970</b>	<b>2,054,970</b>	<b>0</b>	<b>0.0</b>	<b>42,240</b>	<b>43,394</b>	<b>1,154</b>	<b>2.7</b>	<b>2.06</b>	<b>2.11</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	25,130	23,874	-1,256	-5.0	County	46.29	48.81	0.00	0.00
(-) TIF Tax Capacity	784	784	0	0.0	City/Town	45.64	47.17	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	43.40	46.02	17.51	17.51
(=) Taxable Tax Capacity	24,346	23,090	-1,256	-5.2	Special District	4.95	5.22	1.28	1.28
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>140.29</b>	<b>147.21</b>	<b>18.79</b>	<b>18.79</b>

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	142,000	142,000	0.0	2,014	1,997	-17	-0.9	1.42	1.41
Res Hmstd: Avg Val	212,800	212,800	0.0	3,204	3,266	62	1.9	1.51	1.53
Res Hmstd: Hi Val	283,700	283,700	0.0	4,396	4,537	141	3.2	1.55	1.6
Res Hmstd: Ex-Hi Val	425,700	425,700	0.0	6,772	7,067	295	4.4	1.59	1.66
Apartment	300,000	300,000	0.0	5,825	6,084	260	4.5	1.94	2.03
Comm/Ind: Lo Val	150,000	150,000	0.0	4,537	4,693	156	3.4	3.02	3.13
Comm/Ind: Med Val	300,000	300,000	0.0	10,493	10,856	363	3.5	3.5	3.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,285	39,618	1,333	3.5	3.83	3.96

Sherburne County

Zimmerman city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	214,864	214,864	0	0.0	2,782	2,861	79	2.8	1.29	1.33
Res Non-Hmstd	43,215	43,215	0	0.0	664	706	42	6.3	1.54	1.63
Misc props	707	707	0	0.0	14	15	1	6.1	2.03	2.16
Apartments	6,680	6,680	0	0.0	118	126	8	6.4	1.77	1.88
Low-inc Apts	4,561	4,561	0	0.0	50	53	3	6.3	1.09	1.16
Seasonal Rec	2,968	2,968	0	0.0	42	45	3	6.4	1.42	1.51
Com/Ind: Lo	11,265	11,265	0	0.0	318	333	15	4.8	2.82	2.96
Com/Ind Hi	26,058	26,058	0	0.0	964	1,012	47	4.9	3.70	3.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,211	5,211	0	0.0	193	202	9	4.9	3.70	3.88
Ag Hmstd House	89	89	0	0.0	1	1	0	-2.6	1.12	1.09
Ag Hmstd Land	56	56	0	0.0	0	0	0	13.4	0.34	0.38
Ag Non-Hmstd	910	910	0	0.0	12	12	1	7.1	1.28	1.37
<b>Total</b>	<b>316,584</b>	<b>316,584</b>	<b>0</b>	<b>0.0</b>	<b>5,158</b>	<b>5,366</b>	<b>208</b>	<b>4.0</b>	<b>1.63</b>	<b>1.69</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,569	3,241	-327	-9.2	County	46.24	48.75	0.00	0.00
(-) TIF Tax Capacity	189	189	0	0.0	City/Town	35.85	39.70	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	43.31	45.91	17.51	17.51
(=) Taxable Tax Capacity	<u>3,380</u>	<u>3,052</u>	<u>-327</u>	<u>-9.7</u>	Special District	<u>2.16</u>	<u>2.27</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>127.56</b>	<b>136.63</b>	<b>17.51</b>	<b>17.51</b>

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	109,000	109,000	0.0	1,307	1,305	-2	-0.1	1.2	1.2
Res Hmstd:Avg Val	163,500	163,500	0.0	2,147	2,213	66	3.1	1.31	1.35
Res Hmstd: Hi Val	217,900	217,900	0.0	2,985	3,118	133	4.5	1.37	1.43
Res Hmstd: Ex-Hi Val	326,900	326,900	0.0	4,664	4,932	268	5.7	1.43	1.51
Apartment	300,000	300,000	0.0	5,309	5,649	340	6.4	1.77	1.88
Comm/Ind: Lo Val	150,000	150,000	0.0	4,232	4,436	204	4.8	2.82	2.96
Comm/Ind: Med Val	300,000	300,000	0.0	9,786	10,262	476	4.9	3.26	3.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,707	37,454	1,747	4.9	3.57	3.75

Sherburne County

St. Cloud city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,916	5,916	0	0.0	-172	66	238	0.0	####	1.12
Res Non-Hmstd	159,896	159,896	0	0.0	2,078	2,185	107	5.1	1.30	1.37
Misc props	633	633	0	0.0	11	12	1	5.4	1.80	1.90
Apartments	54,146	54,146	0	0.0	846	891	45	5.3	1.56	1.65
Low-inc Apts	13,014	13,014	0	0.0	126	132	6	5.1	0.97	1.02
Seasonal Rec	27	27	0	0.0	0	0	0	5.3	1.56	1.65
Com/Ind: Lo	1,751	1,751	0	0.0	45	47	2	3.8	2.57	2.67
Com/Ind Hi	6,236	6,236	0	0.0	206	214	8	4.0	3.30	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,091	2,091	0	0.0	70	73	3	3.9	3.37	3.50
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	132	132	0	0.0	1	2	0	6.0	1.10	1.17
<b>Total</b>	<b>243,841</b>	<b>243,841</b>	<b>0</b>	<b>0.0</b>	<b>3,212</b>	<b>3,622</b>	<b>410</b>	<b>12.8</b>	<b>1.32</b>	<b>1.49</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,654	2,642	-12	-0.4	County	46.26	48.78	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	41.26	44.01	7.06	7.06
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.58	19.75	11.40	11.40
(=) Taxable Tax Capacity	<u>2,654</u>	<u>2,642</u>	<u>-12</u>	<u>-0.4</u>	Special District	<u>4.17</u>	<u>4.34</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>110.28</b>	<b>116.88</b>	<b>18.46</b>	<b>18.46</b>

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	99,700	99,700	0.0	1,001	1,019	18	1.8	1.00	1.02
Res Hmstd: Avg Val	149,400	149,400	0.0	1,686	1,744	58	3.5	1.13	1.17
Res Hmstd: Hi Val	199,200	199,200	0.0	2,372	2,470	99	4.2	1.19	1.24
Res Hmstd: Ex-Hi Val	298,900	298,900	0.0	3,745	3,925	180	4.8	1.25	1.31
Apartment	300,000	300,000	0.0	4,690	4,937	247	5.3	1.56	1.65
Comm/Ind: Lo Val	150,000	150,000	0.0	3,857	4,005	148	3.8	2.57	2.67
Comm/Ind: Med Val	300,000	300,000	0.0	8,908	9,254	346	3.9	2.97	3.08
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,477	33,746	1,269	3.9	3.25	3.37

Sherburne County

Princeton city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,383	5,383	0	0.0	73	76	3	3.7	1.36	1.41
Res Non-Hmstd	690	690	0	0.0	11	12	1	8.5	1.64	1.78
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	432	432	0	0.0	7	8	1	7.5	1.72	1.85
Com/Ind: Lo	5,972	5,972	0	0.0	178	190	12	6.5	2.98	3.18
Com/Ind Hi	36,764	36,764	0	0.0	1,450	1,545	95	6.6	3.94	4.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	468	468	0	0.0	18	20	1	6.6	3.94	4.20
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	221	221	0	0.0	3	3	0	9.0	1.43	1.56
<b>Total</b>	<b>49,930</b>	<b>49,930</b>	<b>0</b>	<b>0.0</b>	<b>1,742</b>	<b>1,854</b>	<b>113</b>	<b>6.5</b>	<b>3.49</b>	<b>3.71</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	901	893	-8	-0.9	County	46.27	48.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.88	81.17	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.97	24.00	10.22	10.22
(=) Taxable Tax Capacity	901	893	-8	-0.9	Special District	2.16	2.27	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>143.28</b>	<b>156.23</b>	<b>10.22</b>	<b>10.22</b>

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	103,000	103,000	0.0	1,301	1,277	-24	-1.8	1.26	1.24
Res Hmstd: Avg Val	154,400	154,400	0.0	2,137	2,205	69	3.2	1.38	1.43
Res Hmstd: Hi Val	205,800	205,800	0.0	2,972	3,133	161	5.4	1.44	1.52
Res Hmstd: Ex-Hi Val	308,700	308,700	0.0	4,644	4,991	347	7.5	1.50	1.62
Comm/Ind: Lo Val	150,000	150,000	0.0	4,476	4,767	291	6.5	2.98	3.18
Comm/Ind: Med Val	300,000	300,000	0.0	10,393	11,073	680	6.5	3.46	3.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,004	40,497	2,493	6.6	3.80	4.05

Sibley County

Arlington city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	76,191	76,191	0	0.0	963	1,014	51	5.2	1.26	1.33
Res Non-Hmstd	8,563	8,563	0	0.0	135	152	16	12.0	1.58	1.77
Misc props	165	165	0	0.0	3	3	0	12.2	1.82	2.04
Apartments	1,102	1,102	0	0.0	20	22	2	12.2	1.82	2.04
Low-inc Apts	1,493	1,493	0	0.0	17	19	2	11.9	1.11	1.25
Seasonal Rec	24	24	0	0.0	0	0	0	12.6	1.41	1.58
Com/Ind: Lo	4,799	4,799	0	0.0	138	151	13	9.2	2.88	3.15
Com/Ind Hi	2,013	2,013	0	0.0	76	83	7	9.3	3.79	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	565	565	0	0.0	21	23	2	9.3	3.77	4.12
Ag Hmstd House	147	147	0	0.0	2	2	0	7.1	1.32	1.41
Ag Hmstd Land	161	161	0	0.0	1	1	0	16.5	0.54	0.63
Ag Non-Hmstd	1,004	1,004	0	0.0	13	15	2	13.3	1.33	1.51
<b>Total</b>	<b>96,226</b>	<b>96,226</b>	<b>0</b>	<b>0.0</b>	<b>1,391</b>	<b>1,486</b>	<b>96</b>	<b>6.9</b>	<b>1.45</b>	<b>1.54</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,015	849	-166	-16.4	County	51.77	54.82	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.94	87.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.15	6.42	15.32	15.32
(=) Taxable Tax Capacity	<u>1,015</u>	<u>849</u>	<u>-166</u>	<u>-16.4</u>	Special District	<u>2.28</u>	<u>2.42</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>133.15</b>	<b>150.87</b>	<b>15.32</b>	<b>15.32</b>

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	78,100	78,100	0.0	857	842	-15	-1.8	1.1	1.08
Res Hmstd: Avg Val	117,100	117,100	0.0	1,471	1,543	72	4.9	1.26	1.32
Res Hmstd: Hi Val	156,100	156,100	0.0	2,086	2,244	159	7.6	1.34	1.44
Res Hmstd: Ex-Hi Val	234,200	234,200	0.0	3,315	3,648	333	10.0	1.42	1.56
Apartment	300,000	300,000	0.0	5,452	6,117	665	12.2	1.82	2.04
Comm/Ind: Lo Val	150,000	150,000	0.0	4,324	4,723	399	9.2	2.88	3.15
Comm/Ind: Med Val	300,000	300,000	0.0	10,013	10,944	930	9.3	3.34	3.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,563	39,974	3,411	9.3	3.66	4



Sibley County

Gaylord city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	64,651	64,651	0	0.0	831	863	32	3.8	1.29	1.33
Res Non-Hmstd	4,396	4,396	0	0.0	71	80	10	13.8	1.61	1.83
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	7,303	7,303	0	0.0	139	159	20	14.0	1.91	2.18
Low-inc Apts	1,090	1,090	0	0.0	13	14	2	13.8	1.17	1.33
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	7,470	7,470	0	0.0	224	248	24	10.7	2.99	3.31
Com/Ind Hi	6,792	6,792	0	0.0	268	297	29	10.9	3.94	4.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,628	1,628	0	0.0	64	70	7	10.9	3.90	4.33
Ag Hmstd House	197	197	0	0.0	3	3	0	10.5	1.46	1.61
Ag Hmstd Land	647	647	0	0.0	8	9	1	15.7	1.18	1.36
Ag Non-Hmstd	1,155	1,155	0	0.0	16	19	2	15.3	1.40	1.62
<b>Total</b>	<b>95,329</b>	<b>95,329</b>	<b>0</b>	<b>0.0</b>	<b>1,635</b>	<b>1,762</b>	<b>127</b>	<b>7.8</b>	<b>1.72</b>	<b>1.85</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,089	916	-173	-15.9	County	51.70	54.70	0.00	0.00
(-) TIF Tax Capacity	135	135	0	0.0	City/Town	82.00	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.98	6.17	15.32	15.32
(=) Taxable Tax Capacity	954	781	-173	-18.1	Special District	0.78	0.83	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>140.45</b>	<b>161.88</b>	<b>15.32</b>	<b>15.32</b>

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	73,900	73,900	0.0	856	831	-25	-2.9	1.16	1.12
Res Hmstd: Avg Val	110,700	110,700	0.0	1,452	1,520	68	4.7	1.31	1.37
Res Hmstd: Hi Val	147,600	147,600	0.0	2,060	2,228	168	8.2	1.4	1.51
Res Hmstd: Ex-Hi Val	221,400	221,400	0.0	3,276	3,643	367	11.2	1.48	1.65
Comm/Ind: Lo Val	150,000	150,000	0.0	4,489	4,971	482	10.7	2.99	3.31
Comm/Ind: Med Val	300,000	300,000	0.0	10,397	11,522	1,125	10.8	3.47	3.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,970	42,093	4,124	10.9	3.8	4.21

Sibley County

Gibbon city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	18,797	18,797	0	0.0	325	318	-7	-2.0	1.73	1.69
Res Non-Hmstd	2,741	2,741	0	0.0	58	70	13	22.0	2.11	2.57
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	596	596	0	0.0	15	19	3	22.3	2.57	3.15
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,778	1,778	0	0.0	68	80	12	18.1	3.80	4.49
Com/Ind Hi	769	769	0	0.0	39	46	7	18.2	5.03	5.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	317	317	0	0.0	15	18	3	18.2	4.87	5.75
Ag Hmstd House	321	321	0	0.0	6	7	1	13.2	1.94	2.20
Ag Hmstd Land	60	60	0	0.0	1	1	0	24.1	0.95	1.18
Ag Non-Hmstd	409	409	0	0.0	8	10	2	23.3	1.97	2.42
<b>Total</b>	<b>25,787</b>	<b>25,787</b>	<b>0</b>	<b>0.0</b>	<b>534</b>	<b>569</b>	<b>35</b>	<b>6.5</b>	<b>2.07</b>	<b>2.21</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	278	213	-66	-23.6	County	48.53	50.40	0.00	0.00
(-) TIF Tax Capacity	6	6	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.85	3.67	11.78	11.78
(=) Taxable Tax Capacity	272	207	-66	-24.1	Special District	0.78	0.83	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	196.57	242.41	11.78	11.78

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	45,800	45,800	45,800	0.0	771	720	-51	-6.6	1.68	1.57
Res Hmstd: Avg Val	68,600	68,600	68,600	0.0	1,155	1,079	-76	-6.6	1.68	1.57
Res Hmstd: Hi Val	91,400	91,400	91,400	0.0	1,614	1,620	6	0.4	1.77	1.77
Res Hmstd: Ex-Hi Val	137,200	137,200	137,200	0.0	2,610	2,884	274	10.5	1.90	2.10
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	5,698	6,730	1,031	18.1	3.8	4.49
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	13,237	15,644	2,407	18.2	4.41	5.21
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	48,418	57,243	8,824	18.2	4.84	5.72

Sibley County

Green Isle city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	25,138	25,138	0	0.0	460	464	4	0.8	1.83	1.85
Res Non-Hmstd	4,515	4,515	0	0.0	104	117	13	12.8	2.30	2.59
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	186	186	0	0.0	5	5	1	12.8	2.52	2.84
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,668	1,668	0	0.0	62	69	6	10.4	3.72	4.11
Com/Ind Hi	913	913	0	0.0	45	50	5	10.5	4.91	5.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	221	221	0	0.0	11	12	1	10.5	4.91	5.42
Ag Hmstd House	505	505	0	0.0	10	10	1	5.6	1.91	2.02
Ag Hmstd Land	321	321	0	0.0	3	3	0	15.5	0.83	0.96
Ag Non-Hmstd	1,089	1,089	0	0.0	21	23	3	13.7	1.89	2.15
<b>Total</b>	<b>34,557</b>	<b>34,557</b>	<b>0</b>	<b>0.0</b>	<b>720</b>	<b>753</b>	<b>34</b>	<b>4.7</b>	<b>2.08</b>	<b>2.18</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	370	316	-54	-14.7	County	51.85	54.94	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.21	6.52	15.32	15.32	
(=) Taxable Tax Capacity	370	316	-54	-14.7	Special District	0.78	0.83	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>189.24</b>	<b>215.09</b>	<b>15.32</b>	<b>15.32</b>	

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	87,300	87,300	0.0	1,492	1,379	-112	-7.5	1.71	1.58
Res Hmstd: Avg Val	131,000	131,000	0.0	2,425	2,471	46	1.9	1.85	1.89
Res Hmstd: Hi Val	174,600	174,600	0.0	3,356	3,560	204	6.1	1.92	2.04
Res Hmstd: Ex-Hi Val	261,900	261,900	0.0	5,221	5,740	520	10.0	1.99	2.19
Comm/Ind: Lo Val	150,000	150,000	0.0	5,586	6,168	582	10.4	3.72	4.11
Comm/Ind: Med Val	300,000	300,000	0.0	12,958	14,316	1,357	10.5	4.32	4.77
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	47,361	52,338	4,977	10.5	4.74	5.23

Sibley County

Henderson city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	34,275	34,275	0	0.0	695	695	0	0.0	2.03	2.03
Res Non-Hmstd	4,234	4,234	0	0.0	104	120	16	15.4	2.45	2.82
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	167	167	0	0.0	5	5	1	15.3	2.75	3.17
Com/Ind: Lo	2,802	2,802	0	0.0	114	129	15	12.8	4.08	4.60
Com/Ind Hi	279	279	0	0.0	15	17	2	12.8	5.41	6.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	483	483	0	0.0	26	29	3	12.8	5.41	6.10
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	49	49	0	0.0	0	1	0	20.0	0.87	1.04
Ag Non-Hmstd	336	336	0	0.0	7	8	1	16.0	2.17	2.52
<b>Total</b>	<b>42,624</b>	<b>42,624</b>	<b>0</b>	<b>0.0</b>	<b>967</b>	<b>1,004</b>	<b>38</b>	<b>3.9</b>	<b>2.27</b>	<b>2.36</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Base	Alter	
Total Tax Capacity	451	372	-79	-17.5	County	51.79	54.82	0.00	0.00	
(-) TIF Tax Capacity	1	1	0	0.0	City/Town	#####	#####	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.31	21.40	9.33	9.33	
(=) Taxable Tax Capacity	451	372	-79	-17.5	Special District	0.78	0.83	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	216.90	251.63	9.33	9.33	

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	84,800	84,800	0.0	1,622	1,468	-154	-9.5	1.91	1.73
Res Hmstd: Avg Val	127,100	127,100	0.0	2,617	2,667	50	1.9	2.06	2.1
Res Hmstd: Hi Val	169,500	169,500	0.0	3,615	3,870	255	7.1	2.13	2.28
Res Hmstd: Ex-Hi Val	254,300	254,300	0.0	5,609	6,275	666	11.9	2.21	2.47
Comm/Ind: Lo Val	150,000	150,000	0.0	6,119	6,900	781	12.8	4.08	4.60
Comm/Ind: Med Val	300,000	300,000	0.0	14,231	16,054	1,823	12.8	4.74	5.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	52,086	58,771	6,685	12.8	5.21	5.88

Sibley County

New Auburn city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	12,887	12,887	0	0.0	209	214	5	2.3	1.62	1.66
Res Non-Hmstd	1,816	1,816	0	0.0	37	43	6	17.4	2.02	2.37
Misc props	150	150	0	0.0	4	4	1	17.7	2.33	2.75
Apartments	397	397	0	0.0	9	11	2	17.7	2.33	2.75
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	153	153	0	0.0	3	4	1	15.8	2.09	2.42
Com/Ind: Lo	674	674	0	0.0	24	27	3	14.2	3.50	3.99
Com/Ind Hi	7	7	0	0.0	0	0	0	14.4	4.60	5.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	214	214	0	0.0	10	11	1	14.4	4.60	5.26
Ag Hmstd House	315	315	0	0.0	5	5	0	3.5	1.64	1.70
Ag Hmstd Land	271	271	0	0.0	2	2	0	22.4	0.74	0.90
Ag Non-Hmstd	44	44	0	0.0	1	1	0	19.2	1.72	2.05
<b>Total</b>	16,927	16,927	0	0.0	303	322	20	6.5	1.79	1.90

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	175	139	-36	-20.8	County	52.90	56.16	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.71	6.15	18.26	18.26
(=) Taxable Tax Capacity	175	139	-36	-20.8	Special District	2.28	2.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	172.11	205.13	18.26	18.26

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	64,300	64,300	0.0	967	909	-58	-6.0	1.50	1.41
Res Hmstd:Avg Val	96,500	96,500	0.0	1,552	1,570	18	1.2	1.61	1.63
Res Hmstd: Hi Val	128,600	128,600	0.0	2,192	2,346	155	7.1	1.70	1.82
Res Hmstd: Ex-Hi Val	192,900	192,900	0.0	3,474	3,901	428	12.3	1.80	2.02
Apartment	300,000	300,000	0.0	7,002	8,240	1,238	17.7	2.33	2.75
Comm/Ind: Lo Val	150,000	150,000	0.0	5,245	5,988	743	14.2	3.5	3.99
Comm/Ind: Med Val	300,000	300,000	0.0	12,148	13,881	1,734	14.3	4.05	4.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,358	50,715	6,356	14.3	4.44	5.07

Sibley County

Winthrop city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	41,333	41,333	0	0.0	439	449	11	2.4	1.06	1.09
Res Non-Hmstd	5,497	5,497	0	0.0	76	83	7	9.4	1.38	1.51
Misc props	37	37	0	0.0	1	1	0	9.6	1.82	2.00
Apartments	364	364	0	0.0	6	7	1	9.5	1.66	1.82
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,611	4,611	0	0.0	125	134	9	7.0	2.71	2.90
Com/Ind Hi	18,183	18,183	0	0.0	649	695	46	7.1	3.57	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	222	222	0	0.0	8	8	1	7.1	3.56	3.81
Ag Hmstd House	224	224	0	0.0	2	3	0	3.5	1.11	1.15
Ag Hmstd Land	308	308	0	0.0	2	2	0	11.0	0.61	0.67
Ag Non-Hmstd	730	730	0	0.0	9	10	1	10.2	1.24	1.36
<b>Total</b>	<b>71,509</b>	<b>71,509</b>	<b>0</b>	<b>0.0</b>	<b>1,316</b>	<b>1,391</b>	<b>75</b>	<b>5.7</b>	<b>1.84</b>	<b>1.95</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	922	803	-119	-12.9	County	52.18	55.35	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	61.65	70.76	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.07	9.40	11.78	11.78
(=) Taxable Tax Capacity	922	803	-119	-12.9	Special District	0.78	0.83	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>123.68</b>	<b>136.35</b>	<b>11.78</b>	<b>11.78</b>

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	61,600	61,600	0.0	588	577	-12	-2.0	0.95	0.94
Res Hmstd: Avg Val	92,300	92,300	0.0	961	973	12	1.2	1.04	1.05
Res Hmstd: Hi Val	123,100	123,100	0.0	1,406	1,467	61	4.3	1.14	1.19
Res Hmstd: Ex-Hi Val	184,700	184,700	0.0	2,296	2,455	159	6.9	1.24	1.33
Apartment	300,000	300,000	0.0	4,992	5,467	475	9.5	1.66	1.82
Comm/Ind: Lo Val	150,000	150,000	0.0	4,058	4,343	285	7.0	2.71	2.9
Comm/Ind: Med Val	300,000	300,000	0.0	9,411	10,076	665	7.1	3.14	3.36
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,388	36,826	2,438	7.1	3.44	3.68

**Stearns County**

**Albany city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	103,723	103,723	0	0.0	1,167	1,229	62	5.3	1.13	1.19
Res Non-Hmstd	10,839	10,839	0	0.0	161	175	13	8.3	1.49	1.61
Misc props	437	437	0	0.0	7	8	1	8.2	1.70	1.84
Apartments	4,090	4,090	0	0.0	65	71	5	8.4	1.60	1.73
Low-inc Apts	4,893	4,893	0	0.0	48	52	4	8.2	0.98	1.06
Seasonal Rec	216	216	0	0.0	3	3	0	8.3	1.29	1.40
Com/Ind: Lo	11,053	11,053	0	0.0	290	308	18	6.1	2.62	2.78
Com/Ind Hi	18,092	18,092	0	0.0	625	664	39	6.2	3.46	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,202	4,202	0	0.0	144	153	9	6.2	3.43	3.64
Ag Hmstd House	157	157	0	0.0	2	2	0	5.6	1.15	1.22
Ag Hmstd Land	634	634	0	0.0	7	8	1	9.1	1.18	1.29
Ag Non-Hmstd	78	78	0	0.0	1	1	0	9.1	1.18	1.29
<b>Total</b>	<b>158,413</b>	<b>158,413</b>	<b>0</b>	<b>0.0</b>	<b>2,521</b>	<b>2,673</b>	<b>152</b>	<b>6.0</b>	<b>1.59</b>	<b>1.69</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,876	1,699	-177	-9.4	County	51.84	55.40	0.00	0.00
(-) TIF Tax Capacity	260	260	0	0.0	City/Town	39.21	44.04	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.24	28.51	12.05	12.05
(=) Taxable Tax Capacity	<u>1,616</u>	<u>1,439</u>	<u>-177</u>	<u>-11.0</u>	Special District	<u>0.69</u>	<u>0.74</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>117.99</b>	<b>128.68</b>	<b>12.05</b>	<b>12.05</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	99,400	99,400	0.0	1,010	1,035	25	2.5	1.02	1.04
Res Hmstd:Avg Val	149,000	149,000	0.0	1,699	1,790	91	5.4	1.14	1.20
Res Hmstd: Hi Val	198,700	198,700	0.0	2,390	2,547	157	6.6	1.20	1.28
Res Hmstd: Ex-Hi Val	298,100	298,100	0.0	3,772	4,061	289	7.7	1.27	1.36
Apartment	300,000	300,000	0.0	4,786	5,187	401	8.4	1.6	1.73
Comm/Ind: Lo Val	150,000	150,000	0.0	3,934	4,175	241	6.1	2.62	2.78
Comm/Ind: Med Val	300,000	300,000	0.0	9,120	9,681	561	6.2	3.04	3.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,318	35,376	2,058	6.2	3.33	3.54

**Stearns County**

**Avon city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	71,710	71,710	0	0.0	1,059	1,092	33	3.1	1.48	1.52
Res Non-Hmstd	10,852	10,852	0	0.0	197	213	16	8.3	1.82	1.97
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	2,952	2,952	0	0.0	59	64	5	8.4	2.00	2.17
Low-inc Apts	827	827	0	0.0	10	11	1	8.2	1.22	1.32
Seasonal Rec	1,325	1,325	0	0.0	22	23	2	8.2	1.63	1.77
Com/Ind: Lo	7,575	7,575	0	0.0	236	251	15	6.5	3.11	3.31
Com/Ind Hi	11,441	11,441	0	0.0	470	501	31	6.5	4.11	4.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	888	888	0	0.0	36	38	2	6.5	4.06	4.33
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	12	12	0	0.0	0	0	0	8.9	0.75	0.82
Ag Non-Hmstd	1,475	1,475	0	0.0	22	24	2	8.9	1.51	1.64
<b>Total</b>	<b>109,054</b>	<b>109,054</b>	<b>0</b>	<b>0.0</b>	<b>2,111</b>	<b>2,218</b>	<b>107</b>	<b>5.1</b>	<b>1.94</b>	<b>2.03</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,269	1,167	-102	-8.0	County	52.11	55.68	0.00	0.00
(-) TIF Tax Capacity	202	202	0	0.0	City/Town	69.82	77.20	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.88	30.28	12.05	12.05
(=) Taxable Tax Capacity	<u>1,067</u>	<u>965</u>	<u>-102</u>	<u>-9.6</u>	Special District	<u>0.69</u>	<u>0.74</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>150.50</b>	<b>163.90</b>	<b>12.05</b>	<b>12.05</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	111,900	111,900	0.0	1,547	1,524	-24	-1.5	1.38	1.36
Res Hmstd:Avg Val	167,800	167,800	0.0	2,506	2,590	83	3.3	1.49	1.54
Res Hmstd: Hi Val	223,600	223,600	0.0	3,463	3,654	190	5.5	1.55	1.63
Res Hmstd: Ex-Hi Val	335,500	335,500	0.0	5,383	5,787	404	7.5	1.60	1.73
Comm/Ind: Lo Val	150,000	150,000	0.0	4,666	4,967	301	6.5	3.11	3.31
Comm/Ind: Med Val	300,000	300,000	0.0	10,827	11,530	703	6.5	3.61	3.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,577	42,155	2,579	6.5	3.96	4.22



**Stearns County**

**Belgrade city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	20,063	20,063	0	0.0	308	306	-2	-0.8	1.54	1.52
Res Non-Hmstd	2,497	2,497	0	0.0	46	51	5	11.5	1.84	2.05
Misc props	277	277	0	0.0	7	8	1	11.1	2.68	2.98
Apartments	442	442	0	0.0	10	11	1	11.8	2.23	2.49
Low-inc Apts	406	406	0	0.0	6	6	1	11.5	1.37	1.53
Seasonal Rec	144	144	0	0.0	3	3	0	12.3	1.83	2.05
Com/Ind: Lo	3,941	3,941	0	0.0	132	145	12	9.4	3.36	3.67
Com/Ind Hi	2,249	2,249	0	0.0	99	108	9	9.6	4.40	4.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	380	380	0	0.0	17	18	2	9.6	4.39	4.81
Ag Hmstd House	186	186	0	0.0	3	3	0	7.0	1.72	1.84
Ag Hmstd Land	314	314	0	0.0	2	3	0	14.6	0.76	0.87
Ag Non-Hmstd	482	482	0	0.0	8	9	1	13.2	1.60	1.81
<b>Total</b>	<b>31,379</b>	<b>31,379</b>	<b>0</b>	<b>0.0</b>	<b>641</b>	<b>672</b>	<b>31</b>	<b>4.8</b>	<b>2.04</b>	<b>2.14</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	360	303	-57	-15.8	County	51.64	55.15	0.00	0.00
(-) TIF Tax Capacity	6	6	0	0.0	City/Town	83.11	99.04	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.47	23.93	23.13	23.13
(=) Taxable Tax Capacity	<u>354</u>	<u>297</u>	<u>-57</u>	<u>-16.1</u>	Special District	<u>2.38</u>	<u>2.52</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	159.59	180.64	23.13	23.13

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	64,000	64,000	0.0	913	842	-72	-7.9	1.43	1.32
Res Hmstd: Avg Val	95,900	95,900	0.0	1,466	1,437	-29	-2.0	1.53	1.5
Res Hmstd: Hi Val	127,800	127,800	0.0	2,078	2,139	61	3.0	1.63	1.67
Res Hmstd: Ex-Hi Val	191,800	191,800	0.0	3,305	3,547	243	7.3	1.72	1.85
Apartment	300,000	300,000	0.0	6,679	7,468	789	11.8	2.23	2.49
Comm/Ind: Lo Val	150,000	150,000	0.0	5,037	5,510	473	9.4	3.36	3.67
Comm/Ind: Med Val	300,000	300,000	0.0	11,636	12,741	1,105	9.5	3.88	4.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,435	46,486	4,051	9.5	4.24	4.65

**Stearns County**

**Brooten city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	19,807	19,807	0	0.0	251	255	3	1.4	1.27	1.29
Res Non-Hmstd	2,104	2,104	0	0.0	33	36	3	8.9	1.58	1.72
Misc props	32	32	0	0.0	1	1	0	9.3	2.21	2.41
Apartments	1,167	1,167	0	0.0	22	24	2	9.1	1.88	2.05
Low-inc Apts	500	500	0	0.0	6	6	1	8.8	1.16	1.27
Seasonal Rec	224	224	0	0.0	4	5	0	9.1	1.88	2.05
Com/Ind: Lo	3,994	3,994	0	0.0	117	126	8	7.0	2.94	3.15
Com/Ind Hi	4,182	4,182	0	0.0	161	172	11	7.1	3.84	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	492	492	0	0.0	19	20	1	7.1	3.82	4.09
Ag Hmstd House	578	578	0	0.0	7	7	0	1.1	1.28	1.29
Ag Hmstd Land	523	523	0	0.0	2	3	0	16.3	0.42	0.49
Ag Non-Hmstd	399	399	0	0.0	5	6	1	10.4	1.32	1.46
<b>Total</b>	<b>34,001</b>	<b>34,001</b>	<b>0</b>	<b>0.0</b>	<b>629</b>	<b>660</b>	<b>31</b>	<b>5.0</b>	<b>1.85</b>	<b>1.94</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	406	351	-55	-13.6	County	51.17	54.64	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.74	62.23	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.72	22.08	23.13	23.13
(=) Taxable Tax Capacity	406	351	-55	-13.6	Special District	6.23	6.59	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>131.85</b>	<b>145.54</b>	<b>23.13</b>	<b>23.13</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	64,300	64,300	0.0	739	710	-29	-3.9	1.15	1.10
Res Hmstd:Avg Val	96,500	96,500	0.0	1,210	1,212	2	0.2	1.25	1.26
Res Hmstd: Hi Val	128,600	128,600	0.0	1,736	1,796	59	3.4	1.35	1.4
Res Hmstd: Ex-Hi Val	192,900	192,900	0.0	2,791	2,964	173	6.2	1.45	1.54
Apartment	300,000	300,000	0.0	5,638	6,152	513	9.1	1.88	2.05
Comm/Ind: Lo Val	150,000	150,000	0.0	4,412	4,720	308	7.0	2.94	3.15
Comm/Ind: Med Val	300,000	300,000	0.0	10,180	10,898	719	7.1	3.39	3.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,095	39,730	2,635	7.1	3.71	3.97

**Stearns County**

**Cold Spring city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	171,858	171,858	0	0.0	1,839	1,934	96	5.2	1.07	1.13
Res Non-Hmstd	20,287	20,287	0	0.0	268	286	17	6.5	1.32	1.41
Misc props	1,306	1,306	0	0.0	21	22	1	6.4	1.60	1.70
Apartments	6,546	6,546	0	0.0	98	104	6	6.6	1.49	1.59
Low-inc Apts	6,465	6,465	0	0.0	59	63	4	6.5	0.91	0.97
Seasonal Rec	612	612	0	0.0	9	10	1	6.6	1.49	1.59
Com/Ind: Lo	12,954	12,954	0	0.0	323	338	15	4.7	2.49	2.61
Com/Ind Hi	35,302	35,302	0	0.0	1,158	1,213	56	4.8	3.28	3.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,959	2,959	0	0.0	96	101	5	4.8	3.26	3.42
Ag Hmstd House	186	186	0	0.0	2	2	0	5.5	1.11	1.17
Ag Hmstd Land	76	76	0	0.0	0	0	0	10.9	0.36	0.40
Ag Non-Hmstd	2,085	2,085	0	0.0	23	24	2	7.3	1.08	1.16
<b>Total</b>	<b>260,637</b>	<b>260,637</b>	<b>0</b>	<b>0.0</b>	<b>3,895</b>	<b>4,098</b>	<b>203</b>	<b>5.2</b>	<b>1.49</b>	<b>1.57</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	3,077	2,823	-254	-8.3	County	51.47	54.99	0.00	0.00
(-) TIF Tax Capacity	72	72	0	0.0	City/Town	29.08	31.77	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.34	27.90	13.59	13.59
(=) Taxable Tax Capacity	<u>3,005</u>	<u>2,750</u>	<u>-254</u>	<u>-8.5</u>	Special District	<u>1.46</u>	<u>1.56</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>108.35</b>	<b>116.22</b>	<b>13.59</b>	<b>13.59</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	108,900	108,900	0.0	1,053	1,095	41	3.9	0.97	1.01
Res Hmstd:Avg Val	163,300	163,300	0.0	1,766	1,858	92	5.2	1.08	1.14
Res Hmstd: Hi Val	217,600	217,600	0.0	2,477	2,619	143	5.8	1.14	1.20
Res Hmstd: Ex-Hi Val	326,500	326,500	0.0	3,903	4,147	244	6.3	1.2	1.27
Apartment	300,000	300,000	0.0	4,471	4,766	295	6.6	1.49	1.59
Comm/Ind: Lo Val	150,000	150,000	0.0	3,740	3,918	177	4.7	2.49	2.61
Comm/Ind: Med Val	300,000	300,000	0.0	8,660	9,073	413	4.8	2.89	3.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,617	33,132	1,515	4.8	3.16	3.31

**Stearns County**

**Elrosa city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	7,098	7,098	0	0.0	69	74	5	7.2	0.97	1.05
Res Non-Hmstd	765	765	0	0.0	10	10	1	8.3	1.24	1.35
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	273	273	0	0.0	4	4	0	8.6	1.49	1.62
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,691	1,691	0	0.0	42	45	3	6.2	2.48	2.63
Com/Ind Hi	430	430	0	0.0	14	15	1	6.4	3.23	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	24	24	0	0.0	1	1	0	6.4	3.23	3.43
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	3	3	0	0.0	0	0	0	10.2	1.01	1.11
Ag Non-Hmstd	19	19	0	0.0	0	0	0	10.2	1.01	1.11
<b>Total</b>	<b>10,303</b>	<b>10,303</b>	<b>0</b>	<b>0.0</b>	<b>140</b>	<b>149</b>	<b>10</b>	<b>7.0</b>	<b>1.35</b>	<b>1.45</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	116	98	-19	-16.1	County	51.34	54.82	0.00	0.00
(-) TIF Tax Capacity	7	7	0	0.0	City/Town	25.13	30.34	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.86	22.22	23.13	23.13
(=) Taxable Tax Capacity	109	91	-19	-17.1	Special District	3.66	3.89	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>100.99</b>	<b>111.27</b>	<b>23.13</b>	<b>23.13</b>

*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	62,900	62,900	0.0	529	565	36	6.9	0.84	0.9
Res Hmstd:Avg Val	94,400	94,400	0.0	884	949	65	7.3	0.94	1.01
Res Hmstd: Hi Val	125,800	125,800	0.0	1,302	1,402	100	7.7	1.04	1.11
Res Hmstd: Ex-Hi Val	188,800	188,800	0.0	2,141	2,312	171	8.0	1.13	1.22
Comm/Ind: Lo Val	150,000	150,000	0.0	3,718	3,949	231	6.2	2.48	2.63
Comm/Ind: Med Val	300,000	300,000	0.0	8,560	9,099	540	6.3	2.85	3.03
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,154	33,132	1,978	6.3	3.12	3.31

**Stearns County**

**Freeport city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	27,587	27,587	0	0.0	408	415	7	1.7	1.48	1.51
Res Non-Hmstd	1,838	1,838	0	0.0	33	37	3	10.0	1.81	1.99
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	267	267	0	0.0	6	6	1	10.2	2.08	2.29
Low-inc Apts	332	332	0	0.0	4	5	0	10.0	1.27	1.40
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	5,219	5,219	0	0.0	167	180	13	7.9	3.19	3.45
Com/Ind Hi	5,937	5,937	0	0.0	249	269	20	8.0	4.20	4.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	957	957	0	0.0	40	43	3	8.0	4.17	4.51
Ag Hmstd House	767	767	0	0.0	11	12	0	1.9	1.49	1.52
Ag Hmstd Land	959	959	0	0.0	6	7	1	12.6	0.67	0.76
Ag Non-Hmstd	190	190	0	0.0	3	3	0	11.1	1.53	1.70
<b>Total</b>	<b>44,053</b>	<b>44,053</b>	<b>0</b>	<b>0.0</b>	<b>928</b>	<b>977</b>	<b>49</b>	<b>5.3</b>	<b>2.11</b>	<b>2.22</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	531	472	-59	-11.2	County	50.52	53.88	0.00	0.00
(-) TIF Tax Capacity	70	70	0	0.0	City/Town	81.07	93.06	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.59	21.05	16.96	16.96
(=) Taxable Tax Capacity	462	402	-59	-12.9	Special District	1.46	1.56	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	152.64	169.54	16.96	16.96

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	84,000	84,000	0.0	1,128	1,063	-64	-5.7	1.34	1.27
Res Hmstd: Avg Val	126,000	126,000	0.0	1,878	1,911	33	1.7	1.49	1.52
Res Hmstd: Hi Val	167,900	167,900	0.0	2,626	2,756	130	4.9	1.56	1.64
Res Hmstd: Ex-Hi Val	252,000	252,000	0.0	4,128	4,453	325	7.9	1.64	1.77
Comm/Ind: Lo Val	150,000	150,000	0.0	4,788	5,168	380	7.9	3.19	3.45
Comm/Ind: Med Val	300,000	300,000	0.0	11,086	11,974	887	8.0	3.7	3.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,481	43,733	3,253	8.0	4.05	4.37

**Stearns County**

**Greenwald city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	7,789	7,789	0	0.0	71	78	7	9.5	0.91	1.00
Res Non-Hmstd	739	739	0	0.0	9	10	1	10.0	1.19	1.31
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	47	47	0	0.0	1	1	0	10.8	1.10	1.21
Com/Ind: Lo	918	918	0	0.0	22	24	2	7.3	2.43	2.61
Com/Ind Hi	263	263	0	0.0	8	9	1	7.5	3.19	3.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	82	82	0	0.0	3	3	0	7.5	3.19	3.42
Ag Hmstd House	495	495	0	0.0	5	5	0	9.2	0.98	1.07
Ag Hmstd Land	810	810	0	0.0	3	4	0	14.6	0.41	0.47
Ag Non-Hmstd	107	107	0	0.0	1	1	0	11.7	1.02	1.14
<b>Total</b>	<b>11,251</b>	<b>11,251</b>	<b>0</b>	<b>0.0</b>	<b>123</b>	<b>134</b>	<b>11</b>	<b>9.1</b>	<b>1.09</b>	<b>1.19</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	117	94	-22	-19.0	County	51.58	55.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.90	34.45	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.03	22.72	16.96	16.96
(=) Taxable Tax Capacity	117	94	-22	-19.0	Special District	1.46	1.56	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>101.97</b>	<b>113.85</b>	<b>16.96</b>	<b>16.96</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	68,500	68,500	0.0	541	584	43	8.0	0.79	0.85
Res Hmstd:Avg Val	102,700	102,700	0.0	941	1,025	83	8.8	0.92	1
Res Hmstd: Hi Val	136,800	136,800	0.0	1,378	1,506	128	9.3	1.01	1.10
Res Hmstd: Ex-Hi Val	205,300	205,300	0.0	2,254	2,472	218	9.7	1.1	1.20
Comm/Ind: Lo Val	150,000	150,000	0.0	3,647	3,915	267	7.3	2.43	2.61
Comm/Ind: Med Val	300,000	300,000	0.0	8,426	9,050	624	7.4	2.81	3.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,725	33,013	2,288	7.4	3.07	3.30

**Stearns County**

**Holdingford city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	27,845	27,845	0	0.0	385	400	15	3.8	1.38	1.44
Res Non-Hmstd	2,559	2,559	0	0.0	44	50	6	13.1	1.72	1.95
Misc props	212	212	0	0.0	5	6	1	12.3	2.40	2.70
Apartments	1,151	1,151	0	0.0	23	26	3	13.2	2.00	2.26
Low-inc Apts	824	824	0	0.0	10	11	1	13.0	1.22	1.38
Seasonal Rec	42	42	0	0.0	1	1	0	13.4	1.57	1.78
Com/Ind: Lo	1,807	1,807	0	0.0	56	62	6	10.2	3.10	3.42
Com/Ind Hi	778	778	0	0.0	31	35	3	10.5	4.04	4.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	172	172	0	0.0	7	8	1	10.3	4.10	4.52
Ag Hmstd House	176	176	0	0.0	2	2	0	-1.9	1.29	1.27
Ag Hmstd Land	285	285	0	0.0	2	2	0	17.4	0.61	0.71
Ag Non-Hmstd	157	157	0	0.0	2	3	0	14.1	1.49	1.70
<b>Total</b>	<b>36,007</b>	<b>36,007</b>	<b>0</b>	<b>0.0</b>	<b>569</b>	<b>605</b>	<b>36</b>	<b>6.3</b>	<b>1.58</b>	<b>1.68</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	380	315	-65	-17.1	County	50.69	54.00	0.00	0.00
(-) TIF Tax Capacity	14	14	0	0.0	City/Town	70.76	86.06	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.23	29.67	13.13	13.13
(=) Taxable Tax Capacity	366	301	-65	-17.8	Special District	0.69	0.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>149.37</b>	<b>170.47</b>	<b>13.13</b>	<b>13.13</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	73,100	73,100	0.0	895	844	-52	-5.8	1.22	1.15
Res Hmstd:Avg Val	109,600	109,600	0.0	1,507	1,546	38	2.5	1.38	1.41
Res Hmstd: Hi Val	146,100	146,100	0.0	2,133	2,272	139	6.5	1.46	1.55
Res Hmstd: Ex-Hi Val	219,200	219,200	0.0	3,387	3,726	339	10.0	1.55	1.7
Apartment	300,000	300,000	0.0	5,995	6,787	791	13.2	2	2.26
Comm/Ind: Lo Val	150,000	150,000	0.0	4,656	5,131	475	10.2	3.10	3.42
Comm/Ind: Med Val	300,000	300,000	0.0	10,799	11,907	1,108	10.3	3.6	3.97
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,466	43,529	4,063	10.3	3.95	4.35

**Stearns County**

**Kimball city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	24,543	24,543	0	0.0	354	354	0	0.0	1.44	1.44
Res Non-Hmstd	5,767	5,767	0	0.0	108	117	9	8.4	1.87	2.03
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	2,049	2,049	0	0.0	42	46	4	8.5	2.06	2.23
Low-inc Apts	388	388	0	0.0	5	5	0	8.3	1.27	1.37
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,569	4,569	0	0.0	144	154	10	6.6	3.16	3.37
Com/Ind Hi	4,213	4,213	0	0.0	174	186	12	6.8	4.13	4.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,237	1,237	0	0.0	51	54	3	6.8	4.12	4.39
Ag Hmstd House	292	292	0	0.0	4	4	0	-1.2	1.30	1.28
Ag Hmstd Land	687	687	0	0.0	4	5	0	11.8	0.60	0.67
Ag Non-Hmstd	1,030	1,030	0	0.0	15	17	1	9.5	1.47	1.61
<b>Total</b>	<b>44,775</b>	<b>44,775</b>	<b>0</b>	<b>0.0</b>	<b>901</b>	<b>941</b>	<b>40</b>	<b>4.4</b>	<b>2.01</b>	<b>2.10</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	532	473	-59	-11.0	County	51.12	54.60	0.00	0.00
(-) TIF Tax Capacity	7	7	0	0.0	City/Town	72.92	82.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.96	21.12	22.02	22.02
(=) Taxable Tax Capacity	<u>525</u>	<u>466</u>	<u>-59</u>	<u>-11.2</u>	Special District	<u>2.86</u>	<u>3.03</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>146.86</b>	<b>160.85</b>	<b>22.02</b>	<b>22.02</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	78,900	78,900	0.0	1,031	958	-73	-7.1	1.31	1.21
Res Hmstd:Avg Val	118,400	118,400	0.0	1,734	1,738	4	0.2	1.46	1.47
Res Hmstd: Hi Val	157,800	157,800	0.0	2,435	2,515	81	3.3	1.54	1.59
Res Hmstd: Ex-Hi Val	236,700	236,700	0.0	3,838	4,072	234	6.1	1.62	1.72
Comm/Ind: Lo Val	150,000	150,000	0.0	4,733	5,048	315	6.6	3.16	3.37
Comm/Ind: Med Val	300,000	300,000	0.0	10,934	11,669	734	6.7	3.64	3.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,873	42,566	2,693	6.8	3.99	4.26



Stearns County

Lake Henry city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,675	2,675	0	0.0	26	27	2	6.7	0.95	1.02
Res Non-Hmstd	441	441	0	0.0	6	6	1	11.5	1.27	1.42
Misc props	50	50	0	0.0	1	1	0	11.7	1.56	1.74
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	583	583	0	0.0	15	16	1	8.5	2.58	2.80
Com/Ind Hi	912	912	0	0.0	31	34	3	8.6	3.40	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	30	30	0	0.0	1	1	0	8.6	3.40	3.70
Ag Hmstd House	128	128	0	0.0	1	1	0	8.0	1.07	1.16
Ag Hmstd Land	417	417	0	0.0	2	2	0	14.0	0.52	0.60
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>5,236</b>	<b>5,236</b>	<b>0</b>	<b>0.0</b>	<b>83</b>	<b>89</b>	<b>7</b>	<b>8.3</b>	<b>1.58</b>	<b>1.71</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	62	54	-8	-12.7	County	51.57	55.10	0.00	0.00
(-) TIF Tax Capacity	19	19	0	0.0	City/Town	44.84	54.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.56	18.68	11.75	11.75
(=) Taxable Tax Capacity	44	36	-8	-18.0	Special District	1.46	1.56	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>115.43</b>	<b>130.05</b>	<b>11.75</b>	<b>11.75</b>

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	65,300	65,300	0.0	569	586	17	3.0	0.87	0.9
Res Hmstd:Avg Val	97,900	97,900	0.0	961	1,018	58	6.0	0.98	1.04
Res Hmstd: Hi Val	130,500	130,500	0.0	1,405	1,519	114	8.1	1.08	1.16
Res Hmstd: Ex-Hi Val	195,800	195,800	0.0	2,294	2,521	227	9.9	1.17	1.29
Apartment	300,000	300,000	0.0	4,681	5,229	548	11.7	1.56	1.74
Comm/Ind: Lo Val	150,000	150,000	0.0	3,872	4,201	329	8.5	2.58	2.80
Comm/Ind: Med Val	300,000	300,000	0.0	8,976	9,744	768	8.6	2.99	3.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,795	35,610	2,815	8.6	3.28	3.56

**Stearns County**

**Meire Grove city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,919	4,919	0	0.0	48	52	4	8.1	0.97	1.05
Res Non-Hmstd	460	460	0	0.0	6	6	1	10.3	1.24	1.36
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	661	661	0	0.0	10	11	1	10.5	1.50	1.66
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	637	637	0	0.0	16	17	1	7.6	2.50	2.69
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	163	163	0	0.0	5	5	0	7.7	3.13	3.37
Ag Hmstd House	216	216	0	0.0	2	2	0	8.0	0.98	1.06
Ag Hmstd Land	454	454	0	0.0	2	2	0	17.3	0.37	0.43
Ag Non-Hmstd	77	77	0	0.0	1	1	0	11.9	1.06	1.19
<b>Total</b>	<b>7,586</b>	<b>7,586</b>	<b>0</b>	<b>0.0</b>	<b>89</b>	<b>97</b>	<b>8</b>	<b>8.6</b>	<b>1.17</b>	<b>1.28</b>

**Tax Base**

**Tax Rates**

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	80	67	-13	-16.6	County	51.51	55.03	0.00	0.00
(-) TIF Tax Capacity	8	8	0	0.0	City/Town	32.56	39.94	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.94	22.60	16.96	16.96
(=) Taxable Tax Capacity	<u>72</u>	<u>58</u>	<u>-13</u>	<u>-18.5</u>	Special District	<u>1.46</u>	<u>1.56</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	106.47	119.13	16.96	16.96

**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	68,900	68,900	0.0	575	609	35	6.0	0.83	0.88
Res Hmstd:Avg Val	103,300	103,300	0.0	996	1,073	77	7.8	0.96	1.04
Res Hmstd: Hi Val	137,600	137,600	0.0	1,450	1,577	127	8.7	1.05	1.15
Res Hmstd: Ex-Hi Val	206,500	206,500	0.0	2,362	2,588	226	9.6	1.14	1.25
Comm/Ind: Lo Val	150,000	150,000	0.0	3,749	4,034	285	7.6	2.5	2.69
Comm/Ind: Med Val	300,000	300,000	0.0	8,662	9,327	665	7.7	2.89	3.11
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,592	34,029	2,437	7.7	3.16	3.40

**Stearns County**

**Melrose city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	115,503	115,503	0	0.0	1,540	1,582	42	2.7	1.33	1.37
Res Non-Hmstd	9,799	9,799	0	0.0	157	170	13	8.3	1.60	1.73
Misc props	1,366	1,366	0	0.0	29	31	2	8.1	2.10	2.27
Apartments	5,320	5,320	0	0.0	99	108	8	8.4	1.87	2.02
Low-inc Apts	2,051	2,051	0	0.0	23	25	2	8.3	1.15	1.24
Seasonal Rec	479	479	0	0.0	9	10	1	8.4	1.87	2.02
Com/Ind: Lo	13,968	13,968	0	0.0	411	437	26	6.4	2.94	3.13
Com/Ind Hi	27,256	27,256	0	0.0	1,052	1,121	69	6.5	3.86	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	899	899	0	0.0	35	37	2	6.5	3.85	4.10
Ag Hmstd House	462	462	0	0.0	6	6	0	1.1	1.30	1.31
Ag Hmstd Land	639	639	0	0.0	4	4	0	11.2	0.56	0.63
Ag Non-Hmstd	807	807	0	0.0	11	12	1	9.3	1.36	1.48
<b>Total</b>	<b>178,549</b>	<b>178,549</b>	<b>0</b>	<b>0.0</b>	<b>3,375</b>	<b>3,542</b>	<b>167</b>	<b>5.0</b>	<b>1.89</b>	<b>1.98</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	2,152	1,931	-221	-10.3	County	51.65	55.19	0.00	0.00
(-) TIF Tax Capacity	62	62	0	0.0	City/Town	61.37	68.62	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.31	23.03	16.96	16.96
(=) Taxable Tax Capacity	<u>2,089</u>	<u>1,869</u>	<u>-221</u>	<u>-10.6</u>	Special District	<u>1.46</u>	<u>1.56</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>135.80</b>	<b>148.41</b>	<b>16.96</b>	<b>16.96</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	86,500	86,500	0.0	1,027	993	-34	-3.3	1.19	1.15
Res Hmstd: Avg Val	129,600	129,600	0.0	1,724	1,764	40	2.3	1.33	1.36
Res Hmstd: Hi Val	172,800	172,800	0.0	2,423	2,536	113	4.7	1.40	1.47
Res Hmstd: Ex-Hi Val	259,200	259,200	0.0	3,820	4,080	259	6.8	1.47	1.57
Apartment	300,000	300,000	0.0	5,601	6,074	473	8.4	1.87	2.02
Comm/Ind: Lo Val	150,000	150,000	0.0	4,409	4,692	284	6.4	2.94	3.13
Comm/Ind: Med Val	300,000	300,000	0.0	10,202	10,864	662	6.5	3.40	3.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,237	39,665	2,427	6.5	3.72	3.97

**Stearns County**

**New Munich city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	12,609	12,609	0	0.0	149	157	8	5.1	1.18	1.25
Res Non-Hmstd	862	862	0	0.0	13	14	1	11.1	1.48	1.65
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	884	884	0	0.0	15	17	2	11.3	1.74	1.93
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,392	1,392	0	0.0	39	42	3	8.4	2.78	3.02
Com/Ind Hi	355	355	0	0.0	13	14	1	8.6	3.66	3.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	107	107	0	0.0	4	4	0	8.6	3.66	3.97
Ag Hmstd House	711	711	0	0.0	9	10	1	8.2	1.30	1.41
Ag Hmstd Land	109	109	0	0.0	0	0	0	23.1	0.34	0.42
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>17,028</b>	<b>17,028</b>	<b>0</b>	<b>0.0</b>	<b>243</b>	<b>259</b>	<b>16</b>	<b>6.8</b>	<b>1.43</b>	<b>1.52</b>

*Tax Base*

*Tax Rates*

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	184	153	-31	-16.7	51.58	55.12	21.03	1.46	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	51.38	61.71	22.72	1.56	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	21.03	22.72	1.46	1.56	16.96	16.96
(=) Taxable Tax Capacity	184	153	-31	-16.7	1.46	1.56	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	125.45	141.11		16.96	16.96

*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	73,900	73,900	0.0	757	751	-6	-0.8	1.02	1.02
Res Hmstd: Avg Val	110,800	110,800	0.0	1,305	1,367	61	4.7	1.18	1.23
Res Hmstd: Hi Val	147,700	147,700	0.0	1,864	1,997	133	7.1	1.26	1.35
Res Hmstd: Ex-Hi Val	221,500	221,500	0.0	2,981	3,257	276	9.2	1.35	1.47
Comm/Ind: Lo Val	150,000	150,000	0.0	4,176	4,528	352	8.4	2.78	3.02
Comm/Ind: Med Val	300,000	300,000	0.0	9,659	10,481	822	8.5	3.22	3.49
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,246	38,260	3,014	8.6	3.52	3.83

**Stearns County**

**Paynesville city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	87,522	87,522	0	0.0	834	888	54	6.5	0.95	1.01
Res Non-Hmstd	9,460	9,460	0	0.0	118	127	10	8.1	1.25	1.35
Misc props	937	937	0	0.0	17	18	1	7.4	1.83	1.97
Apartments	6,521	6,521	0	0.0	94	102	8	8.2	1.44	1.56
Low-inc Apts	1,520	1,520	0	0.0	13	15	1	8.1	0.88	0.95
Seasonal Rec	435	435	0	0.0	5	6	0	8.2	1.24	1.35
Com/Ind: Lo	14,642	14,642	0	0.0	357	378	21	5.8	2.44	2.58
Com/Ind Hi	12,831	12,831	0	0.0	412	437	24	5.9	3.21	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,127	2,127	0	0.0	68	72	4	5.9	3.19	3.38
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	14	14	0	0.0	0	0	0	9.9	0.48	0.53
Ag Non-Hmstd	1,939	1,939	0	0.0	21	22	2	8.9	1.06	1.16
<b>Total</b>	<b>137,949</b>	<b>137,949</b>	<b>0</b>	<b>0.0</b>	<b>1,941</b>	<b>2,066</b>	<b>125</b>	<b>6.5</b>	<b>1.41</b>	<b>1.50</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,622	1,429	-193	-11.9	County	51.46	54.99	0.00	0.00
(-) TIF Tax Capacity	36	36	0	0.0	City/Town	33.54	38.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.41	18.50	11.75	11.75
(=) Taxable Tax Capacity	<u>1,586</u>	<u>1,393</u>	<u>-193</u>	<u>-12.2</u>	Special District	<u>3.68</u>	<u>3.91</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>106.10</b>	<b>115.59</b>	<b>11.75</b>	<b>11.75</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	83,100	83,100	0.0	682	714	32	4.8	0.82	0.86
Res Hmstd: Avg Val	124,500	124,500	0.0	1,207	1,284	78	6.4	0.97	1.03
Res Hmstd: Hi Val	166,000	166,000	0.0	1,733	1,856	123	7.1	1.04	1.12
Res Hmstd: Ex-Hi Val	249,000	249,000	0.0	2,786	2,999	213	7.7	1.12	1.20
Apartment	300,000	300,000	0.0	4,331	4,687	356	8.2	1.44	1.56
Comm/Ind: Lo Val	150,000	150,000	0.0	3,662	3,876	214	5.8	2.44	2.58
Comm/Ind: Med Val	300,000	300,000	0.0	8,486	8,984	498	5.9	2.83	2.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,998	32,825	1,827	5.9	3.1	3.28

**Stearns County**

**Richmond city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	66,838	66,838	0	0.0	919	946	27	2.9	1.38	1.42
Res Non-Hmstd	5,019	5,019	0	0.0	85	93	8	9.1	1.70	1.85
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	1,194	1,194	0	0.0	23	25	2	9.2	1.91	2.09
Low-inc Apts	574	574	0	0.0	7	7	1	9.0	1.17	1.27
Seasonal Rec	784	784	0	0.0	12	13	1	9.0	1.57	1.71
Com/Ind: Lo	7,076	7,076	0	0.0	212	227	15	7.0	3.00	3.21
Com/Ind Hi	4,390	4,390	0	0.0	173	186	12	7.1	3.95	4.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	805	805	0	0.0	32	34	2	7.1	3.93	4.21
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	396	396	0	0.0	3	3	0	11.0	0.64	0.71
Ag Non-Hmstd	234	234	0	0.0	3	4	0	9.9	1.42	1.56
<b>Total</b>	<b>87,310</b>	<b>87,310</b>	<b>0</b>	<b>0.0</b>	<b>1,469</b>	<b>1,538</b>	<b>68</b>	<b>4.7</b>	<b>1.68</b>	<b>1.76</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	965	845	-120	-12.4	County	51.50	55.03	0.00	0.00
(-) TIF Tax Capacity	2	2	0	0.0	City/Town	62.53	71.40	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.39	27.95	13.59	13.59
(=) Taxable Tax Capacity	963	843	-120	-12.4	Special District	1.46	1.56	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>141.89</b>	<b>155.94</b>	<b>13.59</b>	<b>13.59</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	96,400	96,400	0.0	1,213	1,189	-24	-2.0	1.26	1.23
Res Hmstd: Avg Val	144,500	144,500	0.0	2,004	2,072	68	3.4	1.39	1.43
Res Hmstd: Hi Val	192,700	192,700	0.0	2,797	2,957	160	5.7	1.45	1.53
Res Hmstd: Ex-Hi Val	289,100	289,100	0.0	4,383	4,726	344	7.8	1.52	1.63
Comm/Ind: Lo Val	150,000	150,000	0.0	4,495	4,811	316	7.0	3	3.21
Comm/Ind: Med Val	300,000	300,000	0.0	10,420	11,158	738	7.1	3.47	3.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,073	40,778	2,705	7.1	3.81	4.08

**Stearns County**

**Rockville city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	153,460	153,460	0	0.0	1,819	1,874	56	3.1	1.19	1.22
Res Non-Hmstd	8,099	8,099	0	0.0	108	113	4	4.1	1.34	1.39
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	3,107	3,107	0	0.0	50	52	2	4.2	1.61	1.68
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	27,126	27,126	0	0.0	342	355	14	4.0	1.26	1.31
Com/Ind: Lo	5,997	5,997	0	0.0	157	162	5	3.1	2.62	2.70
Com/Ind Hi	10,941	10,941	0	0.0	378	390	12	3.1	3.46	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,350	2,350	0	0.0	80	83	2	3.1	3.41	3.51
Ag Hmstd House	12,248	12,248	0	0.0	141	144	3	2.0	1.15	1.18
Ag Hmstd Land	21,876	21,876	0	0.0	111	117	6	5.3	0.51	0.53
Ag Non-Hmstd	14,269	14,269	0	0.0	165	172	7	4.5	1.15	1.21
<b>Total</b>	<b>259,473</b>	<b>259,473</b>	<b>0</b>	<b>0.0</b>	<b>3,351</b>	<b>3,462</b>	<b>111</b>	<b>3.3</b>	<b>1.29</b>	<b>1.33</b>

**Tax Base**

**Tax Rates**

	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>		<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
						<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	2,664	2,533	-131	-4.9	County	51.68	55.22	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.45	37.56	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.59	24.96	12.61	12.61
(=) Taxable Tax Capacity	<u>2,664</u>	<u>2,533</u>	<u>-131</u>	<u>-4.9</u>	Special District	<u>1.39</u>	<u>1.48</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>114.10</b>	<b>119.22</b>	<b>12.61</b>	<b>12.61</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Value</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	161,900	161,900	161,900	0.0	1,825	1,864	39	2.2	1.13	1.15
Res Hmstd: Avg Val	242,700	242,700	242,700	0.0	2,921	3,016	95	3.2	1.20	1.24
Res Hmstd: Hi Val	323,500	323,500	323,500	0.0	4,018	4,168	150	3.7	1.24	1.29
Res Hmstd: Ex-Hi Val	485,300	485,300	485,300	0.0	6,149	6,398	248	4.0	1.27	1.32
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,855	3,970	115	3.0	2.57	2.65
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,932	9,201	269	3.0	2.98	3.07
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	32,626	33,611	985	3.0	3.26	3.36

**Stearns County**

**Roscoe city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,178	4,178	0	0.0	34	37	4	11.1	0.80	0.89
Res Non-Hmstd	809	809	0	0.0	9	10	1	10.0	1.10	1.21
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	430	430	0	0.0	10	11	1	7.1	2.32	2.48
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	213	213	0	0.0	6	7	0	7.2	3.00	3.22
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	351	351	0	0.0	3	3	0	11.2	0.75	0.84
Ag Non-Hmstd	232	232	0	0.0	2	3	0	11.2	0.98	1.09
<b>Total</b>	<b>6,213</b>	<b>6,213</b>	<b>0</b>	<b>0.0</b>	<b>64</b>	<b>70</b>	<b>6</b>	<b>9.9</b>	<b>1.02</b>	<b>1.13</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	66	53	-12	-18.5	County	51.53	55.06	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.48	33.70	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.50	18.61	11.75	11.75
(=) Taxable Tax Capacity	66	53	-12	-18.5	Special District	1.46	1.56	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>97.97</b>	<b>108.93</b>	<b>11.75</b>	<b>11.75</b>

*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	67,900	67,900	0.0	473	524	50	10.6	0.7	0.77
Res Hmstd:Avg Val	101,900	101,900	0.0	837	924	87	10.3	0.82	0.91
Res Hmstd: Hi Val	135,800	135,800	0.0	1,240	1,366	126	10.2	0.91	1.01
Res Hmstd: Ex-Hi Val	203,700	203,700	0.0	2,046	2,252	206	10.1	1.00	1.11
Comm/Ind: Lo Val	150,000	150,000	0.0	3,479	3,726	246	7.1	2.32	2.48
Comm/Ind: Med Val	300,000	300,000	0.0	8,060	8,635	575	7.1	2.69	2.88
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,435	31,543	2,108	7.2	2.94	3.15



**Stearns County**

**St. Anthony city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	2,833	2,833	0	0.0	20	23	3	15.2	0.69	0.80
Res Non-Hmstd	298	298	0	0.0	3	3	0	7.4	0.95	1.02
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	87	87	0	0.0	2	2	0	5.0	2.09	2.20
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	42	42	0	0.0	1	1	0	5.1	2.75	2.89
Ag Hmstd House	194	194	0	0.0	1	1	0	15.3	0.65	0.75
Ag Hmstd Land	597	597	0	0.0	2	2	0	10.6	0.33	0.37
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>4,050</b>	<b>4,050</b>	<b>0</b>	<b>0.0</b>	<b>29</b>	<b>32</b>	<b>4</b>	<b>13.0</b>	<b>0.71</b>	<b>0.80</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	38	31	-8	-19.6	County	51.59	55.13	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	5.29	6.58	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.67	26.80	12.05	12.05
(=) Taxable Tax Capacity	38	31	-8	-19.6	Special District	1.12	1.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>82.67</b>	<b>89.71</b>	<b>12.05</b>	<b>12.05</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	70,900	70,900	0.0	388	467	79	20.4	0.55	0.66
Res Hmstd:Avg Val	106,300	106,300	0.0	730	833	103	14.1	0.69	0.78
Res Hmstd: Hi Val	141,700	141,700	0.0	1,097	1,222	125	11.4	0.77	0.86
Res Hmstd: Ex-Hi Val	212,600	212,600	0.0	1,833	2,001	168	9.2	0.86	0.94
Comm/Ind: Lo Val	150,000	150,000	0.0	3,140	3,298	158	5.0	2.09	2.2
Comm/Ind: Med Val	300,000	300,000	0.0	7,265	7,635	369	5.1	2.42	2.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,520	27,874	1,354	5.1	2.65	2.79

Stearns County

St. Joseph city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	200,036	200,036	0	0.0	2,300	2,400	101	4.4	1.15	1.20
Res Non-Hmstd	27,866	27,866	0	0.0	394	422	28	7.1	1.41	1.51
Misc props	1,149	1,149	0	0.0	21	22	1	6.9	1.79	1.91
Apartments	13,806	13,806	0	0.0	223	239	16	7.2	1.61	1.73
Low-inc Apts	4,738	4,738	0	0.0	47	50	3	7.1	0.98	1.05
Seasonal Rec	155	155	0	0.0	2	2	0	7.0	1.33	1.43
Com/Ind: Lo	18,035	18,035	0	0.0	477	502	25	5.3	2.64	2.78
Com/Ind Hi	41,385	41,385	0	0.0	1,443	1,520	77	5.3	3.49	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,363	2,363	0	0.0	82	86	4	5.3	3.45	3.64
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	10,203	10,203	0	0.0	122	132	9	7.8	1.20	1.29
<b>Total</b>	<b>319,735</b>	<b>319,735</b>	<b>0</b>	<b>0.0</b>	<b>5,109</b>	<b>5,375</b>	<b>266</b>	<b>5.2</b>	<b>1.60</b>	<b>1.68</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,771	3,457	-314	-8.3	County	51.57	55.10	0.00	0.00
(-) TIF Tax Capacity	92	92	0	0.0	City/Town	48.45	52.97	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.62	19.79	11.40	11.40
(=) Taxable Tax Capacity	<u>3,679</u>	<u>3,365</u>	<u>-314</u>	<u>-8.5</u>	Special District	<u>1.18</u>	<u>1.26</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>119.81</b>	<b>129.12</b>	<b>11.40</b>	<b>11.40</b>

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	103,800	103,800	0.0	1,083	1,098	15	1.4	1.04	1.06
Res Hmstd: Avg Val	155,600	155,600	0.0	1,809	1,886	77	4.3	1.16	1.21
Res Hmstd: Hi Val	207,400	207,400	0.0	2,536	2,675	139	5.5	1.22	1.29
Res Hmstd: Ex-Hi Val	311,100	311,100	0.0	3,990	4,252	263	6.6	1.28	1.37
Apartment	300,000	300,000	0.0	4,835	5,184	349	7.2	1.61	1.73
Comm/Ind: Lo Val	150,000	150,000	0.0	3,966	4,175	209	5.3	2.64	2.78
Comm/Ind: Med Val	300,000	300,000	0.0	9,196	9,685	489	5.3	3.07	3.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,605	35,396	1,791	5.3	3.36	3.54

**Stearns County**

**St. Martin city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	12,562	12,562	0	0.0	148	153	5	3.6	1.18	1.22
Res Non-Hmstd	491	491	0	0.0	7	8	1	9.6	1.46	1.60
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	299	299	0	0.0	3	3	0	9.6	1.06	1.16
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,963	1,963	0	0.0	54	58	4	7.2	2.75	2.95
Com/Ind Hi	2,591	2,591	0	0.0	93	100	7	7.2	3.60	3.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	183	183	0	0.0	7	7	0	7.3	3.68	3.95
Ag Hmstd House	198	198	0	0.0	2	2	0	-0.4	1.14	1.14
Ag Hmstd Land	709	709	0	0.0	6	6	1	11.1	0.80	0.89
Ag Non-Hmstd	299	299	0	0.0	4	4	0	10.4	1.28	1.42
<b>Total</b>	<b>19,296</b>	<b>19,296</b>	<b>0</b>	<b>0.0</b>	<b>324</b>	<b>342</b>	<b>18</b>	<b>5.7</b>	<b>1.68</b>	<b>1.77</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	228	199	-29	-12.6	County	51.58	55.11	0.00	0.00
(-) TIF Tax Capacity	9	9	0	0.0	City/Town	51.38	59.14	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.02	24.73	11.99	11.99
(=) Taxable Tax Capacity	218	190	-29	-13.1	Special District	1.46	1.56	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>127.45</b>	<b>140.54</b>	<b>11.99</b>	<b>11.99</b>

*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	81,900	81,900	0.0	843	829	-14	-1.6	1.03	1.01
Res Hmstd:Avg Val	122,800	122,800	0.0	1,450	1,505	55	3.8	1.18	1.23
Res Hmstd: Hi Val	163,600	163,600	0.0	2,056	2,179	123	6.0	1.26	1.33
Res Hmstd: Ex-Hi Val	245,500	245,500	0.0	3,272	3,532	260	8.0	1.33	1.44
Comm/Ind: Lo Val	150,000	150,000	0.0	4,146	4,441	295	7.1	2.76	2.96
Comm/Ind: Med Val	300,000	300,000	0.0	9,614	10,302	688	7.2	3.20	3.43
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,133	37,654	2,521	7.2	3.51	3.77

**Stearns County**

**St. Rosa city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,509	3,509	0	0.0	35	38	2	6.1	1.01	1.07
Res Non-Hmstd	301	301	0	0.0	4	4	0	6.2	1.17	1.24
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	605	605	0	0.0	15	15	1	4.5	2.40	2.50
Com/Ind Hi	571	571	0	0.0	18	19	1	4.6	3.14	3.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	86	86	0	0.0	3	3	0	4.6	3.14	3.28
Ag Hmstd House	285	285	0	0.0	3	3	0	6.0	0.99	1.05
Ag Hmstd Land	330	330	0	0.0	1	1	0	13.8	0.26	0.30
Ag Non-Hmstd	164	164	0	0.0	2	2	0	7.2	1.00	1.07
<b>Total</b>	<b>5,851</b>	<b>5,851</b>	<b>0</b>	<b>0.0</b>	<b>79</b>	<b>84</b>	<b>4</b>	<b>5.5</b>	<b>1.36</b>	<b>1.43</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	66	60	-6	-9.1	County	51.58	55.12	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.58	27.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.03	22.72	16.96	16.96
(=) Taxable Tax Capacity	66	60	-6	-9.1	Special District	1.46	1.56	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	99.66	106.84	16.96	16.96

**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	97,100	97,100	0.0	847	898	50	5.9	0.87	0.92
Res Hmstd: Avg Val	145,600	145,600	0.0	1,457	1,545	88	6.0	1.00	1.06
Res Hmstd: Hi Val	194,000	194,000	0.0	2,065	2,190	126	6.1	1.06	1.13
Res Hmstd: Ex-Hi Val	291,100	291,100	0.0	3,284	3,486	202	6.1	1.13	1.2
Comm/Ind: Lo Val	150,000	150,000	0.0	3,595	3,757	162	4.5	2.4	2.50
Comm/Ind: Med Val	300,000	300,000	0.0	8,305	8,682	377	4.5	2.77	2.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,280	31,663	1,383	4.6	3.03	3.17

**Stearns County**

**St. Stephen city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	38,702	38,702	0	0.0	462	482	19	4.2	1.19	1.24
Res Non-Hmstd	2,632	2,632	0	0.0	37	41	3	8.3	1.42	1.54
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	514	514	0	0.0	9	9	1	8.4	1.68	1.82
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	47	47	0	0.0	1	1	0	8.4	1.35	1.46
Com/Ind: Lo	1,807	1,807	0	0.0	49	52	3	6.2	2.73	2.90
Com/Ind Hi	885	885	0	0.0	32	34	2	6.3	3.60	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	362	362	0	0.0	13	14	1	6.3	3.61	3.83
Ag Hmstd House	2,936	2,936	0	0.0	37	39	2	5.5	1.26	1.33
Ag Hmstd Land	2,187	2,187	0	0.0	10	11	1	12.8	0.44	0.50
Ag Non-Hmstd	4,438	4,438	0	0.0	55	60	5	8.9	1.24	1.35
<b>Total</b>	<b>54,510</b>	<b>54,510</b>	<b>0</b>	<b>0.0</b>	<b>705</b>	<b>742</b>	<b>37</b>	<b>5.3</b>	<b>1.29</b>	<b>1.36</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	557	490	-67	-12.1	County	51.50	55.02	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	40.49	46.05	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.35	36.53	9.05	9.05
(=) Taxable Tax Capacity	<u>557</u>	<u>490</u>	<u>-67</u>	<u>-12.1</u>	Special District	<u>0.69</u>	<u>0.74</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	127.03	138.34	9.05	9.05

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	102,100	102,100	0.0	1,109	1,117	8	0.7	1.09	1.09
Res Hmstd:Avg Val	153,100	153,100	0.0	1,849	1,932	83	4.5	1.21	1.26
Res Hmstd: Hi Val	204,100	204,100	0.0	2,589	2,747	159	6.1	1.27	1.35
Res Hmstd: Ex-Hi Val	306,200	306,200	0.0	4,070	4,379	309	7.6	1.33	1.43
Comm/Ind: Lo Val	150,000	150,000	0.0	4,093	4,347	255	6.2	2.73	2.9
Comm/Ind: Med Val	300,000	300,000	0.0	9,504	10,098	594	6.2	3.17	3.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,759	36,936	2,178	6.3	3.48	3.69

**Stearns County**

**Sauk Centre city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	161,916	161,916	0	0.0	2,170	2,255	85	3.9	1.34	1.39
Res Non-Hmstd	20,541	20,541	0	0.0	340	370	29	8.7	1.66	1.80
Misc props	641	641	0	0.0	13	15	1	8.4	2.10	2.28
Apartments	9,664	9,664	0	0.0	179	195	16	8.8	1.85	2.02
Low-inc Apts	3,739	3,739	0	0.0	43	47	4	8.5	1.15	1.25
Seasonal Rec	3,713	3,713	0	0.0	55	60	5	9.1	1.47	1.61
Com/Ind: Lo	23,135	23,135	0	0.0	673	718	45	6.7	2.91	3.11
Com/Ind Hi	34,708	34,708	0	0.0	1,318	1,409	91	6.9	3.80	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	846	846	0	0.0	32	34	2	6.9	3.79	4.05
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	5	5	0	0.0	0	0	0	10.1	0.64	0.71
Ag Non-Hmstd	3,280	3,280	0	0.0	42	47	4	10.1	1.29	1.42
<b>Total</b>	<b>262,187</b>	<b>262,187</b>	<b>0</b>	<b>0.0</b>	<b>4,866</b>	<b>5,149</b>	<b>283</b>	<b>5.8</b>	<b>1.86</b>	<b>1.96</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	3,129	2,823	-305	-9.8	County	51.53	55.06	0.00	0.00
(-) TIF Tax Capacity	596	596	0	0.0	City/Town	59.40	67.54	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.58	17.89	24.23	24.23
(=) Taxable Tax Capacity	<u>2,532</u>	<u>2,227</u>	<u>-305</u>	<u>-12.1</u>	Special District	<u>1.46</u>	<u>1.56</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>128.97</b>	<b>142.05</b>	<b>24.23</b>	<b>24.23</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	88,700	88,700	0.0	1,066	1,059	-7	-0.7	1.20	1.19
Res Hmstd: Avg Val	133,000	133,000	0.0	1,785	1,852	68	3.8	1.34	1.39
Res Hmstd: Hi Val	177,200	177,200	0.0	2,502	2,644	142	5.7	1.41	1.49
Res Hmstd: Ex-Hi Val	265,900	265,900	0.0	3,940	4,232	292	7.4	1.48	1.59
Apartment	300,000	300,000	0.0	5,563	6,054	490	8.8	1.85	2.02
Comm/Ind: Lo Val	150,000	150,000	0.0	4,364	4,658	294	6.7	2.91	3.11
Comm/Ind: Med Val	300,000	300,000	0.0	10,062	10,748	686	6.8	3.35	3.58
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,650	39,167	2,517	6.9	3.67	3.92

**Stearns County**

**Spring Hill city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	2,616	2,616	0	0.0	25	27	2	7.6	0.95	1.02
Res Non-Hmstd	261	261	0	0.0	3	4	0	10.7	1.25	1.39
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	187	187	0	0.0	2	3	0	10.9	1.23	1.36
Com/Ind: Lo	165	165	0	0.0	4	5	0	8.0	2.53	2.73
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	36	36	0	0.0	1	1	0	8.1	3.32	3.58
Ag Hmstd House	260	260	0	0.0	3	3	0	8.6	1.06	1.15
Ag Hmstd Land	1,229	1,229	0	0.0	6	7	1	13.3	0.52	0.59
Ag Non-Hmstd	99	99	0	0.0	1	1	0	12.4	1.09	1.22
<b>Total</b>	<b>4,852</b>	<b>4,852</b>	<b>0</b>	<b>0.0</b>	<b>46</b>	<b>50</b>	<b>4</b>	<b>9.0</b>	<b>0.95</b>	<b>1.04</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	44	35	-8	-19.0	County	51.59	55.12	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.43	42.52	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.03	22.72	16.96	16.96
(=) Taxable Tax Capacity	44	35	-8	-19.0	Special District	1.46	1.56	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	108.51	121.93	16.96	16.96

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	59,200	59,200	0.0	506	534	27	5.4	0.85	0.90
Res Hmstd:Avg Val	88,800	88,800	0.0	822	877	55	6.7	0.93	0.99
Res Hmstd: Hi Val	118,400	118,400	0.0	1,220	1,320	101	8.2	1.03	1.12
Res Hmstd: Ex-Hi Val	177,600	177,600	0.0	2,016	2,208	192	9.5	1.14	1.24
Comm/Ind: Lo Val	150,000	150,000	0.0	3,795	4,097	302	8.0	2.53	2.73
Comm/Ind: Med Val	300,000	300,000	0.0	8,770	9,474	704	8.0	2.92	3.16
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,985	34,568	2,583	8.1	3.2	3.46

**Stearns County**

**Waite Park city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	190,508	190,508	0	0.0	2,361	2,354	-7	-0.3	1.24	1.24
Res Non-Hmstd	26,860	26,860	0	0.0	399	414	15	3.9	1.48	1.54
Misc props	4,559	4,559	0	0.0	95	99	3	3.6	2.09	2.17
Apartments	75,758	75,758	0	0.0	1,321	1,373	52	3.9	1.74	1.81
Low-inc Apts	4,286	4,286	0	0.0	46	47	2	3.9	1.06	1.10
Seasonal Rec	2,054	2,054	0	0.0	30	31	1	3.7	1.48	1.53
Com/Ind: Lo	45,003	45,003	0	0.0	1,261	1,298	37	2.9	2.80	2.88
Com/Ind Hi	320,822	320,822	0	0.0	11,863	12,214	351	3.0	3.70	3.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,123	4,123	0	0.0	152	157	5	3.0	3.70	3.81
Ag Hmstd House	1,596	1,596	0	0.0	21	21	0	0.9	1.30	1.31
Ag Hmstd Land	2,943	2,943	0	0.0	17	18	1	4.8	0.57	0.60
Ag Non-Hmstd	6,399	6,399	0	0.0	83	87	3	4.2	1.30	1.36
<b>Total</b>	<b>684,912</b>	<b>684,912</b>	<b>0</b>	<b>0.0</b>	<b>17,649</b>	<b>18,113</b>	<b>464</b>	<b>2.6</b>	<b>2.58</b>	<b>2.64</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	10,517	10,186	-330	-3.1	County	51.58	55.11	0.00	0.00
(-) TIF Tax Capacity	1,803	1,803	0	0.0	City/Town	57.30	57.88	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.64	19.80	11.40	11.40
(=) Taxable Tax Capacity	8,713	8,383	-330	-3.8	Special District	2.83	3.02	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>130.35</b>	<b>135.82</b>	<b>11.40</b>	<b>11.40</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	99,300	99,300	0.0	1,125	1,077	-47	-4.2	1.13	1.09
Res Hmstd: Avg Val	148,800	148,800	0.0	1,871	1,867	-4	-0.2	1.26	1.25
Res Hmstd: Hi Val	198,400	198,400	0.0	2,618	2,658	39	1.5	1.32	1.34
Res Hmstd: Ex-Hi Val	297,700	297,700	0.0	4,115	4,241	125	3.0	1.38	1.42
Apartment	300,000	300,000	0.0	5,230	5,435	205	3.9	1.74	1.81
Comm/Ind: Lo Val	150,000	150,000	0.0	4,203	4,326	123	2.9	2.80	2.88
Comm/Ind: Med Val	300,000	300,000	0.0	9,749	10,036	287	2.9	3.25	3.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,632	36,685	1,053	3.0	3.56	3.67



**Stearns County**

**St. Augusta city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	213,768	213,768	0	0.0	2,155	2,280	125	5.8	1.01	1.07
Res Non-Hmstd	28,244	28,244	0	0.0	358	378	20	5.7	1.27	1.34
Misc props	449	449	0	0.0	8	9	0	4.9	1.86	1.95
Apartments	350	350	0	0.0	5	5	0	5.7	1.33	1.41
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	922	922	0	0.0	10	11	1	5.6	1.09	1.15
Com/Ind: Lo	7,573	7,573	0	0.0	175	182	7	3.9	2.31	2.40
Com/Ind Hi	16,142	16,142	0	0.0	491	510	20	4.0	3.04	3.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,135	4,135	0	0.0	125	130	5	4.0	3.01	3.13
Ag Hmstd House	14,049	14,049	0	0.0	135	143	8	5.8	0.96	1.02
Ag Hmstd Land	25,273	25,273	0	0.0	102	110	8	7.6	0.40	0.44
Ag Non-Hmstd	10,108	10,108	0	0.0	97	103	6	6.2	0.96	1.02
<b>Total</b>	<b>321,011</b>	<b>321,011</b>	<b>0</b>	<b>0.0</b>	<b>3,660</b>	<b>3,860</b>	<b>200</b>	<b>5.5</b>	<b>1.14</b>	<b>1.20</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	3,394	3,184	-209	-6.2	County	51.58	55.12	0.00	0.00
(-) TIF Tax Capacity	6	6	0	0.0	City/Town	26.55	27.88	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.67	19.84	11.56	11.56
(=) Taxable Tax Capacity	<u>3,388</u>	<u>3,178</u>	<u>-209</u>	<u>-6.2</u>	Special District	<u>0.69</u>	<u>0.74</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>97.49</b>	<b>103.57</b>	<b>11.56</b>	<b>11.56</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	151,100	151,100	0.0	1,411	1,495	83	5.9	0.93	0.99
Res Hmstd:Avg Val	226,600	226,600	0.0	2,303	2,434	132	5.7	1.02	1.07
Res Hmstd: Hi Val	302,100	302,100	0.0	3,194	3,374	180	5.6	1.06	1.12
Res Hmstd: Ex-Hi Val	453,200	453,200	0.0	4,942	5,218	275	5.6	1.09	1.15
Apartment	300,000	300,000	0.0	4,003	4,231	228	5.7	1.33	1.41
Comm/Ind: Lo Val	150,000	150,000	0.0	3,466	3,602	137	3.9	2.31	2.40
Comm/Ind: Med Val	300,000	300,000	0.0	8,029	8,348	319	4.0	2.68	2.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,324	30,493	1,169	4.0	2.93	3.05

**Stearns County**

**Eden Valley city (part)**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	13,126	13,126	0	0.0	193	196	3	1.6	1.47	1.49
Res Non-Hmstd	1,239	1,239	0	0.0	22	25	2	10.8	1.80	1.99
Misc props	233	233	0	0.0	5	5	1	11.0	2.10	2.33
Apartments	263	263	0	0.0	6	6	1	11.0	2.10	2.33
Low-inc Apts	553	553	0	0.0	7	8	1	10.8	1.29	1.43
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	443	443	0	0.0	14	15	1	8.6	3.21	3.49
Com/Ind Hi	47	47	0	0.0	2	2	0	8.8	4.21	4.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	186	186	0	0.0	8	9	1	8.8	4.21	4.58
Ag Hmstd House	398	398	0	0.0	6	6	0	3.3	1.53	1.58
Ag Hmstd Land	211	211	0	0.0	1	1	0	18.0	0.51	0.61
Ag Non-Hmstd	240	240	0	0.0	4	4	0	12.1	1.52	1.71
<b>Total</b>	16,938	16,938	0	0.0	268	278	10	3.9	1.58	1.64

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	173	141	-31	-18.2	County	51.44	54.95	0.00	0.00
(-) TIF Tax Capacity	3	3	0	0.0	City/Town	79.97	93.61	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.19	20.39	19.56	19.56
(=) Taxable Tax Capacity	170	138	-31	-18.5	Special District	1.46	1.56	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	152.06	170.51	19.56	19.56

*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	83,700	83,700	0.0	1,139	1,084	-55	-4.8	1.36	1.3
Res Hmstd: Avg Val	125,500	125,500	0.0	1,894	1,943	49	2.6	1.51	1.55
Res Hmstd: Hi Val	167,300	167,300	0.0	2,649	2,802	152	5.8	1.58	1.67
Res Hmstd: Ex-Hi Val	251,000	251,000	0.0	4,161	4,521	360	8.7	1.66	1.80
Apartment	300,000	300,000	0.0	6,289	6,981	692	11.0	2.1	2.33
Comm/Ind: Lo Val	150,000	150,000	0.0	4,813	5,229	415	8.6	3.21	3.49
Comm/Ind: Med Val	300,000	300,000	0.0	11,134	12,103	969	8.7	3.71	4.03
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,628	44,180	3,553	8.7	4.06	4.42

**Stearns County**

**Sartell city (part)**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	674,198	674,198	0	0.0	8,118	8,448	331	4.1	1.20	1.25
Res Non-Hmstd	73,817	73,817	0	0.0	1,070	1,135	65	6.0	1.45	1.54
Misc props	2,081	2,081	0	0.0	34	36	2	6.1	1.61	1.71
Apartments	79,523	79,523	0	0.0	1,276	1,353	77	6.1	1.60	1.70
Low-inc Apts	7,080	7,080	0	0.0	64	68	4	5.9	0.91	0.96
Seasonal Rec	1,428	1,428	0	0.0	23	24	1	6.1	1.61	1.71
Com/Ind: Lo	17,957	17,957	0	0.0	467	487	20	4.4	2.60	2.71
Com/Ind Hi	152,010	152,010	0	0.0	5,213	5,443	231	4.4	3.43	3.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,778	4,778	0	0.0	167	175	7	4.5	3.50	3.65
Ag Hmstd House	188	188	0	0.0	2	2	0	3.8	1.20	1.25
Ag Hmstd Land	577	577	0	0.0	3	3	0	6.9	0.55	0.58
Ag Non-Hmstd	9,290	9,290	0	0.0	110	117	7	6.4	1.19	1.26
<b>Total</b>	<b>1,022,927</b>	<b>1,022,927</b>	<b>0</b>	<b>0.0</b>	<b>16,547</b>	<b>17,293</b>	<b>746</b>	<b>4.5</b>	<b>1.62</b>	<b>1.69</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	12,170	11,479	-691	-5.7	County	51.56	55.10	0.00	0.00
(-) TIF Tax Capacity	23	23	0	0.0	City/Town	33.76	35.74	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.94	34.96	9.22	9.22
(=) Taxable Tax Capacity	<u>12,147</u>	<u>11,456</u>	<u>-691</u>	<u>-5.7</u>	Special District	<u>2.14</u>	<u>2.29</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>120.39</b>	<b>128.08</b>	<b>9.22</b>	<b>9.22</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	132,600	132,600	0.0	1,466	1,496	31	2.1	1.11	1.13
Res Hmstd: Avg Val	198,800	198,800	0.0	2,383	2,482	98	4.1	1.2	1.25
Res Hmstd: Hi Val	265,000	265,000	0.0	3,301	3,467	166	5.0	1.25	1.31
Res Hmstd: Ex-Hi Val	397,600	397,600	0.0	5,139	5,440	302	5.9	1.29	1.37
Apartment	300,000	300,000	0.0	4,791	5,080	288	6.0	1.6	1.69
Comm/Ind: Lo Val	150,000	150,000	0.0	3,946	4,119	173	4.4	2.63	2.75
Comm/Ind: Med Val	300,000	300,000	0.0	9,161	9,565	404	4.4	3.05	3.19
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,498	34,978	1,480	4.4	3.35	3.5

**Stearns County**

**St. Cloud city (part)**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	1,785,816	1,785,816	0	0.0	20,858	21,633	775	3.7	1.17	1.21
Res Non-Hmstd	240,617	240,617	0	0.0	3,448	3,649	201	5.8	1.43	1.52
Misc props	3,179	3,179	0	0.0	59	62	3	5.6	1.85	1.95
Apartments	282,513	282,513	0	0.0	4,546	4,816	269	5.9	1.61	1.70
Low-inc Apts	28,827	28,827	0	0.0	286	303	16	5.8	0.99	1.05
Seasonal Rec	2,050	2,050	0	0.0	33	35	2	5.9	1.60	1.70
Com/Ind: Lo	114,941	114,941	0	0.0	3,019	3,151	131	4.4	2.63	2.74
Com/Ind Hi	772,081	772,081	0	0.0	26,565	27,741	1,177	4.4	3.44	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	30,174	30,174	0	0.0	1,038	1,084	46	4.4	3.44	3.59
Ag Hmstd House	1,351	1,351	0	0.0	14	15	1	8.7	1.04	1.13
Ag Hmstd Land	4,144	4,144	0	0.0	19	21	2	8.1	0.47	0.51
Ag Non-Hmstd	11,600	11,600	0	0.0	132	141	9	6.7	1.14	1.21
<b>Total</b>	<b>3,277,294</b>	<b>3,277,294</b>	<b>0</b>	<b>0.0</b>	<b>60,018</b>	<b>62,651</b>	<b>2,633</b>	<b>4.4</b>	<b>1.83</b>	<b>1.91</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	42,213	39,451	-2,762	-6.5	County	51.55	55.09	0.00	0.00
(-) TIF Tax Capacity	1,396	1,396	0	0.0	City/Town	40.97	43.70	7.08	7.08
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.62	19.78	11.40	11.40
(=) Taxable Tax Capacity	<u>40,817</u>	<u>38,055</u>	<u>-2,762</u>	<u>-6.8</u>	Special District	<u>2.82</u>	<u>3.02</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>113.96</b>	<b>121.58</b>	<b>18.48</b>	<b>18.48</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	106,700	106,700	0.0	1,137	1,158	22	1.9	1.07	1.09
Res Hmstd: Avg Val	160,000	160,000	0.0	1,891	1,963	73	3.8	1.18	1.23
Res Hmstd: Hi Val	213,200	213,200	0.0	2,643	2,767	124	4.7	1.24	1.3
Res Hmstd: Ex-Hi Val	319,900	319,900	0.0	4,152	4,378	226	5.4	1.3	1.37
Apartment	300,000	300,000	0.0	4,828	5,114	286	5.9	1.61	1.70
Comm/Ind: Lo Val	150,000	150,000	0.0	3,940	4,112	171	4.4	2.63	2.74
Comm/Ind: Med Val	300,000	300,000	0.0	9,101	9,501	400	4.4	3.03	3.17
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,185	34,653	1,467	4.4	3.32	3.47

Steele County

Ellendale city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	24,913	24,913	0	0.0	363	372	10	2.6	1.46	1.49
Res Non-Hmstd	2,206	2,206	0	0.0	40	46	6	14.4	1.82	2.08
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	1,397	1,397	0	0.0	29	34	4	14.5	2.10	2.41
Low-inc Apts	146	146	0	0.0	2	2	0	14.3	1.28	1.46
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,611	1,611	0	0.0	52	58	6	11.4	3.23	3.60
Com/Ind Hi	1,147	1,147	0	0.0	49	55	6	11.5	4.27	4.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	346	346	0	0.0	15	16	2	11.5	4.27	4.76
Ag Hmstd House	106	106	0	0.0	2	2	0	1.9	1.45	1.47
Ag Hmstd Land	611	611	0	0.0	6	7	1	16.9	0.99	1.16
Ag Non-Hmstd	226	226	0	0.0	4	4	1	15.4	1.59	1.83
<b>Total</b>	<b>32,709</b>	<b>32,709</b>	<b>0</b>	<b>0.0</b>	<b>561</b>	<b>596</b>	<b>35</b>	<b>6.2</b>	<b>1.72</b>	<b>1.82</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	352	290	-62	-17.6	County	56.81	61.43	0.00	0.00
(-) TIF Tax Capacity	12	12	0	0.0	City/Town	84.61	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.12	18.10	12.24	12.24
(=) Taxable Tax Capacity	340	278	-62	-18.2	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	158.54	183.03	12.24	12.24

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	75,700	75,700	0.0	990	924	-66	-6.7	1.31	1.22
Res Hmstd:Avg Val	113,500	113,500	0.0	1,668	1,722	54	3.2	1.47	1.52
Res Hmstd: Hi Val	151,300	151,300	0.0	2,348	2,522	174	7.4	1.55	1.67
Res Hmstd: Ex-Hi Val	227,000	227,000	0.0	3,709	4,125	416	11.2	1.63	1.82
Comm/Ind: Lo Val	150,000	150,000	0.0	4,850	5,401	551	11.4	3.23	3.60
Comm/Ind: Med Val	300,000	300,000	0.0	11,255	12,540	1,285	11.4	3.75	4.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,145	45,858	4,713	11.5	4.11	4.59

Steele County

Medford city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	62,241	62,241	0	0.0	768	794	26	3.4	1.23	1.28
Res Non-Hmstd	3,621	3,621	0	0.0	53	58	4	8.1	1.47	1.59
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	511	511	0	0.0	9	10	1	8.1	1.72	1.86
Low-inc Apts	617	617	0	0.0	6	7	1	8.1	1.04	1.12
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,663	2,663	0	0.0	74	79	4	6.0	2.79	2.96
Com/Ind Hi	14,664	14,664	0	0.0	544	577	33	6.0	3.71	3.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	753	753	0	0.0	28	30	2	6.0	3.71	3.94
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	308	308	0	0.0	2	2	0	9.1	0.61	0.67
Ag Non-Hmstd	636	636	0	0.0	9	9	1	8.3	1.35	1.46
<b>Total</b>	<b>86,015</b>	<b>86,015</b>	<b>0</b>	<b>0.0</b>	<b>1,493</b>	<b>1,565</b>	<b>72</b>	<b>4.8</b>	<b>1.74</b>	<b>1.82</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,027	933	-95	-9.2	County	56.73	61.35	0.00	0.00
(-) TIF Tax Capacity	36	36	0	0.0	City/Town	45.11	49.87	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.99	34.81	3.89	3.89
(=) Taxable Tax Capacity	991	897	-95	-9.5	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>134.83</b>	<b>146.03</b>	<b>3.89</b>	<b>3.89</b>

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	103,200	103,200	0.0	1,152	1,139	-13	-1.1	1.12	1.10
Res Hmstd: Avg Val	154,800	154,800	0.0	1,914	1,980	66	3.4	1.24	1.28
Res Hmstd: Hi Val	206,300	206,300	0.0	2,675	2,820	145	5.4	1.3	1.37
Res Hmstd: Ex-Hi Val	309,500	309,500	0.0	4,200	4,503	303	7.2	1.36	1.45
Comm/Ind: Lo Val	150,000	150,000	0.0	4,191	4,443	252	6.0	2.79	2.96
Comm/Ind: Med Val	300,000	300,000	0.0	9,759	10,347	588	6.0	3.25	3.45
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,745	37,900	2,155	6.0	3.57	3.79

**Steele County**

**Owatonna city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	1,137,589	1,137,589	0	0.0	14,297	14,963	666	4.7	1.26	1.32
Res Non-Hmstd	101,048	101,048	0	0.0	1,549	1,670	122	7.8	1.53	1.65
Misc props	4,710	4,710	0	0.0	89	96	7	7.7	1.89	2.04
Apartments	65,121	65,121	0	0.0	1,119	1,208	89	8.0	1.72	1.85
Low-inc Apts	18,535	18,535	0	0.0	196	211	15	7.8	1.06	1.14
Seasonal Rec	101	101	0	0.0	2	2	0	8.0	1.72	1.85
Com/Ind: Lo	73,891	73,891	0	0.0	2,038	2,159	121	6.0	2.76	2.92
Com/Ind Hi	229,786	229,786	0	0.0	8,309	8,812	503	6.1	3.62	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,458	6,458	0	0.0	231	245	14	6.0	3.58	3.79
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	276	276	0	0.0	2	2	0	10.4	0.67	0.74
Ag Non-Hmstd	13,664	13,664	0	0.0	168	183	15	8.9	1.23	1.34
<b>Total</b>	<b>1,651,179</b>	<b>1,651,179</b>	<b>0</b>	<b>0.0</b>	<b>27,999</b>	<b>29,550</b>	<b>1,552</b>	<b>5.5</b>	<b>1.70</b>	<b>1.79</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	19,466	17,733	-1,732	-8.9	County	55.43	59.94	0.00	0.00
(-) TIF Tax Capacity	284	284	0	0.0	City/Town	49.64	54.56	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.17	18.61	18.21	18.21
(=) Taxable Tax Capacity	19,182	17,450	-1,732	-9.0	Special District	0.63	0.69	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>122.86</b>	<b>133.80</b>	<b>18.21</b>	<b>18.21</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	107,600	107,600	0.0	1,242	1,267	25	2.0	1.15	1.18
Res Hmstd: Avg Val	161,300	161,300	0.0	2,048	2,148	100	4.9	1.27	1.33
Res Hmstd: Hi Val	215,100	215,100	0.0	2,856	3,031	175	6.1	1.33	1.41
Res Hmstd: Ex-Hi Val	322,700	322,700	0.0	4,471	4,796	325	7.3	1.39	1.49
Apartment	300,000	300,000	0.0	5,154	5,564	410	8.0	1.72	1.85
Comm/Ind: Lo Val	150,000	150,000	0.0	4,136	4,382	246	6.0	2.76	2.92
Comm/Ind: Med Val	300,000	300,000	0.0	9,560	10,135	574	6.0	3.19	3.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,873	36,979	2,106	6.0	3.49	3.7

**Steele County**

**Blooming Prairie city (p**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	69,465	69,465	0	0.0	1,058	1,073	15	1.4	1.52	1.54
Res Non-Hmstd	7,299	7,299	0	0.0	134	150	17	12.5	1.83	2.06
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	1,299	1,299	0	0.0	28	32	4	12.7	2.17	2.45
Low-inc Apts	841	841	0	0.0	11	13	1	12.5	1.33	1.49
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	6,806	6,806	0	0.0	225	247	23	10.0	3.30	3.63
Com/Ind Hi	2,719	2,719	0	0.0	118	130	12	10.2	4.35	4.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	478	478	0	0.0	21	23	2	10.2	4.35	4.79
Ag Hmstd House	88	88	0	0.0	1	1	0	-3.6	1.44	1.39
Ag Hmstd Land	909	909	0	0.0	10	12	1	13.9	1.12	1.28
Ag Non-Hmstd	981	981	0	0.0	16	18	2	13.8	1.60	1.82
<b>Total</b>	<b>90,885</b>	<b>90,885</b>	<b>0</b>	<b>0.0</b>	<b>1,622</b>	<b>1,699</b>	<b>77</b>	<b>4.7</b>	<b>1.78</b>	<b>1.87</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	975	806	-169	-17.4	County	55.35	59.83	0.00	0.00
(-) TIF Tax Capacity	13	13	0	0.0	City/Town	72.60	88.03	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.83	32.88	17.10	17.10
(=) Taxable Tax Capacity	962	793	-169	-17.6	Special District	1.10	1.22	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>159.89</b>	<b>181.95</b>	<b>17.10</b>	<b>17.10</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	69,400	69,400	0.0	951	876	-74	-7.8	1.37	1.26
Res Hmstd: Avg Val	104,100	104,100	0.0	1,564	1,565	1	0.1	1.50	1.50
Res Hmstd: Hi Val	138,700	138,700	0.0	2,207	2,310	103	4.7	1.59	1.67
Res Hmstd: Ex-Hi Val	208,100	208,100	0.0	3,498	3,806	307	8.8	1.68	1.83
Comm/Ind: Lo Val	150,000	150,000	0.0	4,953	5,449	496	10.0	3.30	3.63
Comm/Ind: Med Val	300,000	300,000	0.0	11,471	12,629	1,158	10.1	3.82	4.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,889	46,137	4,248	10.1	4.19	4.61



Stevens County

Alberta city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,727	1,727	0	0.0	31	29	-2	-5.2	1.79	1.70
Res Non-Hmstd	396	396	0	0.0	9	9	1	7.6	2.22	2.39
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	204	204	0	0.0	8	8	1	6.7	3.69	3.94
Com/Ind Hi	1,288	1,288	0	0.0	61	65	4	7.1	4.70	5.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	180	180	0	0.0	8	9	1	7.1	4.70	5.03
Ag Hmstd House	109	109	0	0.0	2	2	0	-0.5	1.94	1.93
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	103	103	0	0.0	2	2	0	10.8	1.53	1.69
<b>Total</b>	<b>4,007</b>	<b>4,007</b>	<b>0</b>	<b>0.0</b>	<b>120</b>	<b>124</b>	<b>5</b>	<b>3.8</b>	<b>2.99</b>	<b>3.11</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	56	49	-7	-12.0	County	44.54	46.72	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.89	0.74	66.37	66.37
(=) Taxable Tax Capacity	56	49	-7	-12.0	Special District	1.35	1.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	152.90	169.48	66.37	66.37

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	32,200	32,200	0.0	577	541	-36	-6.3	1.79	1.68
Res Hmstd: Avg Val	48,300	48,300	0.0	866	812	-54	-6.3	1.79	1.68
Res Hmstd: Hi Val	64,400	64,400	0.0	1,155	1,082	-72	-6.3	1.79	1.68
Res Hmstd: Ex-Hi Val	96,600	96,600	0.0	1,833	1,795	-38	-2.1	1.9	1.86
Comm/Ind: Lo Val	150,000	150,000	0.0	5,535	5,908	373	6.7	3.69	3.94
Comm/Ind: Med Val	300,000	300,000	0.0	12,582	13,453	870	6.9	4.19	4.48
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	45,471	48,663	3,191	7.0	4.55	4.87

Stevens County

Chokio city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,304	9,304	0	0.0	130	139	10	7.4	1.40	1.50
Res Non-Hmstd	918	918	0	0.0	16	18	2	10.6	1.73	1.92
Misc props	6	6	0	0.0	0	0	0	12.1	2.26	2.53
Apartments	90	90	0	0.0	2	2	0	11.5	1.99	2.22
Low-inc Apts	349	349	0	0.0	5	5	0	10.6	1.29	1.43
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	888	888	0	0.0	27	29	2	9.2	2.99	3.26
Com/Ind Hi	695	695	0	0.0	26	29	3	9.7	3.75	4.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	323	323	0	0.0	12	13	1	9.7	3.75	4.11
Ag Hmstd House	229	229	0	0.0	3	4	0	8.4	1.49	1.62
Ag Hmstd Land	93	93	0	0.0	0	0	0	38.0	0.24	0.33
Ag Non-Hmstd	63	63	0	0.0	1	1	0	17.2	1.06	1.24
<b>Total</b>	12,959	12,959	0	0.0	221	240	19	8.4	1.71	1.85

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	143	112	-31	-21.6	County	44.30	46.20	0.00	0.00
(-) TIF Tax Capacity	2	2	0	0.0	City/Town	59.86	76.58	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.62	0.16	66.37	66.37
(=) Taxable Tax Capacity	141	110	-31	-21.8	Special District	1.35	1.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	106.13	124.37	66.37	66.37

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	37,400	37,400	0.0	496	527	32	6.4	1.32	1.41
Res Hmstd: Avg Val	56,100	56,100	0.0	743	791	48	6.4	1.32	1.41
Res Hmstd: Hi Val	74,800	74,800	0.0	991	1,055	64	6.4	1.32	1.41
Res Hmstd: Ex-Hi Val	112,200	112,200	0.0	1,664	1,803	139	8.3	1.48	1.61
Apartment	300,000	300,000	0.0	5,971	6,655	684	11.5	1.99	2.22
Comm/Ind: Lo Val	150,000	150,000	0.0	4,482	4,893	410	9.2	2.99	3.26
Comm/Ind: Med Val	300,000	300,000	0.0	10,127	11,084	958	9.5	3.38	3.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,467	39,978	3,511	9.6	3.65	4

Stevens County

Donnelly city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,837	4,837	0	0.0	57	56	-1	-1.8	1.17	1.15
Res Non-Hmstd	524	524	0	0.0	8	9	1	10.5	1.56	1.73
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	352	352	0	0.0	10	11	1	8.3	2.95	3.20
Com/Ind Hi	275	275	0	0.0	11	11	1	8.4	3.86	4.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	173	173	0	0.0	7	7	1	8.4	3.78	4.10
Ag Hmstd House	530	530	0	0.0	6	6	0	-1.5	1.19	1.17
Ag Hmstd Land	2,356	2,356	0	0.0	18	20	2	13.2	0.75	0.85
Ag Non-Hmstd	1,062	1,062	0	0.0	14	16	2	12.3	1.33	1.49
<b>Total</b>	10,108	10,108	0	0.0	130	137	6	4.7	1.29	1.35

Tax Base

Tax Rates

	Taxable Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	98	78	-20	-20.5	County	44.72	46.77	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.29	56.96	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.51	38.86	22.67	22.67	
(=) Taxable Tax Capacity	98	78	-20	-20.5	Special District	6.33	6.55	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	132.84	149.13	22.67	22.67	

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	33,400	33,400	0.0	386	375	-11	-2.9	1.16	1.12
Res Hmstd: Avg Val	50,100	50,100	0.0	579	562	-17	-2.9	1.16	1.12
Res Hmstd: Hi Val	66,800	66,800	0.0	772	749	-22	-2.9	1.16	1.12
Res Hmstd: Ex-Hi Val	100,200	100,200	0.0	1,276	1,301	25	1.9	1.27	1.3
Comm/Ind: Lo Val	150,000	150,000	0.0	4,428	4,794	366	8.3	2.95	3.2
Comm/Ind: Med Val	300,000	300,000	0.0	10,218	11,073	855	8.4	3.41	3.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,240	40,375	3,135	8.4	3.72	4.04

Stevens County

Hancock city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	13,885	13,885	0	0.0	250	247	-3	-1.4	1.80	1.78
Res Non-Hmstd	1,253	1,253	0	0.0	27	31	4	16.4	2.15	2.51
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	436	436	0	0.0	11	13	2	16.9	2.59	3.03
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,334	1,334	0	0.0	50	57	7	13.9	3.77	4.30
Com/Ind Hi	973	973	0	0.0	48	55	7	14.3	4.92	5.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	569	569	0	0.0	28	32	4	14.3	4.91	5.61
Ag Hmstd House	166	166	0	0.0	3	4	0	9.7	2.00	2.20
Ag Hmstd Land	678	678	0	0.0	6	7	1	20.9	0.84	1.01
Ag Non-Hmstd	6	6	0	0.0	0	0	0	19.4	1.80	2.15
<b>Total</b>	19,299	19,299	0	0.0	424	446	22	5.3	2.20	2.31

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	212	167	-45	-21.4	County	41.80	43.17	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.21	11.84	33.52	33.52
(=) Taxable Tax Capacity	212	167	-45	-21.4	Special District	1.35	1.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	180.41	215.49	33.52	33.52

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	38,000	38,000	0.0	661	619	-42	-6.4	1.74	1.63	
Res Hmstd: Avg Val	56,900	56,900	0.0	990	926	-63	-6.4	1.74	1.63	
Res Hmstd: Hi Val	75,900	75,900	0.0	1,320	1,236	-84	-6.4	1.74	1.63	
Res Hmstd: Ex-Hi Val	113,900	113,900	0.0	2,167	2,255	88	4.1	1.90	1.98	
Comm/Ind: Lo Val	150,000	150,000	0.0	5,661	6,450	789	13.9	3.77	4.30	
Comm/Ind: Med Val	300,000	300,000	0.0	13,041	14,883	1,841	14.1	4.35	4.96	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	47,482	54,234	6,752	14.2	4.75	5.42	

Stevens County

Morris city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	137,800	137,800	0	0.0	1,946	1,979	32	1.7	1.41	1.44
Res Non-Hmstd	24,910	24,910	0	0.0	411	441	30	7.4	1.65	1.77
Misc props	278	278	0	0.0	7	8	0	6.9	2.59	2.76
Apartments	8,378	8,378	0	0.0	164	177	12	7.6	1.96	2.11
Low-inc Apts	2,690	2,690	0	0.0	33	35	2	7.4	1.21	1.30
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	19,214	19,214	0	0.0	583	617	34	5.9	3.03	3.21
Com/Ind Hi	17,102	17,102	0	0.0	677	718	41	6.0	3.96	4.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,022	4,022	0	0.0	156	166	9	6.0	3.89	4.12
Ag Hmstd House	345	345	0	0.0	5	5	0	4.1	1.50	1.56
Ag Hmstd Land	355	355	0	0.0	4	4	0	9.3	1.12	1.23
Ag Non-Hmstd	1,383	1,383	0	0.0	19	21	2	8.7	1.37	1.49
<b>Total</b>	216,478	216,478	0	0.0	4,005	4,170	165	4.1	1.85	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	2,490	2,212	-278	-11.2	County	43.85	45.99	0.00	0.00
(-) TIF Tax Capacity	90	90	0	0.0	City/Town	52.68	59.59	2.49	2.49
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	37.08	39.65	22.67	22.67
(=) Taxable Tax Capacity	2,400	2,122	-278	-11.6	Special District	3.02	3.31	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	136.63	148.54	25.16	25.16

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	78,600	78,600	0.0	970	917	-53	-5.4	1.23	1.17
Res Hmstd:Avg Val	117,900	117,900	0.0	1,641	1,652	11	0.7	1.39	1.40
Res Hmstd: Hi Val	157,100	157,100	0.0	2,311	2,386	75	3.2	1.47	1.52
Res Hmstd: Ex-Hi Val	235,700	235,700	0.0	3,653	3,856	203	5.5	1.55	1.64
Apartment	300,000	300,000	0.0	5,879	6,325	446	7.6	1.96	2.11
Comm/Ind: Lo Val	150,000	150,000	0.0	4,550	4,818	268	5.9	3.03	3.21
Comm/Ind: Med Val	300,000	300,000	0.0	10,492	11,117	625	6.0	3.5	3.71
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,219	40,510	2,291	6.0	3.82	4.05

Swift County

Appleton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	22,449	22,449	0	0.0	356	327	-29	-8.1	1.59	1.46
Res Non-Hmstd	5,110	5,110	0	0.0	104	112	8	7.4	2.04	2.20
Misc props	107	107	0	0.0	3	3	0	7.4	2.80	3.01
Apartments	637	637	0	0.0	15	16	1	7.6	2.37	2.55
Low-inc Apts	1,052	1,052	0	0.0	15	17	1	7.3	1.47	1.58
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4,344	4,344	0	0.0	152	162	9	6.2	3.51	3.72
Com/Ind Hi	21,108	21,108	0	0.0	963	1,024	61	6.3	4.56	4.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,625	1,625	0	0.0	74	79	5	6.3	4.56	4.85
Ag Hmstd House	10	10	0	0.0	0	0	0	-10.4	1.56	1.40
Ag Hmstd Land	301	301	0	0.0	2	3	0	8.9	0.81	0.88
Ag Non-Hmstd	485	485	0	0.0	8	9	1	8.9	1.62	1.77
<b>Total</b>	<b>57,228</b>	<b>57,228</b>	<b>0</b>	<b>0.0</b>	<b>1,694</b>	<b>1,751</b>	<b>57</b>	<b>3.4</b>	<b>2.96</b>	<b>3.06</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	821	739	-82	-10.0	County	45.82	47.90	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.07	5.13	34.05	34.05
(=) Taxable Tax Capacity	821	739	-82	-10.0	Special District	0.87	0.91	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>162.21</b>	<b>176.63</b>	<b>34.05</b>	<b>34.05</b>

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	32,900	32,900	0.0	514	461	-53	-10.4	1.56	1.40
Res Hmstd:Avg Val	49,300	49,300	0.0	770	690	-80	-10.4	1.56	1.40
Res Hmstd: Hi Val	65,800	65,800	0.0	1,028	921	-107	-10.4	1.56	1.40
Res Hmstd: Ex-Hi Val	98,700	98,700	0.0	1,654	1,579	-75	-4.5	1.68	1.6
Apartment	300,000	300,000	0.0	7,104	7,645	541	7.6	2.37	2.55
Comm/Ind: Lo Val	150,000	150,000	0.0	5,259	5,584	324	6.2	3.51	3.72
Comm/Ind: Med Val	300,000	300,000	0.0	12,101	12,858	757	6.3	4.03	4.29
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,031	46,807	2,776	6.3	4.40	4.68

**Swift County**

**Benson city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	92,471	92,471	0	0.0	1,086	1,111	25	2.3	1.17	1.20
Res Non-Hmstd	12,152	12,152	0	0.0	176	191	15	8.6	1.45	1.57
Misc props	148	148	0	0.0	3	3	0	8.3	2.07	2.24
Apartments	4,029	4,029	0	0.0	71	77	6	8.9	1.76	1.91
Low-inc Apts	1,831	1,831	0	0.0	20	22	2	8.6	1.08	1.17
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	12,046	12,046	0	0.0	338	360	22	6.7	2.80	2.99
Com/Ind Hi	33,001	33,001	0	0.0	1,214	1,296	82	6.8	3.68	3.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	673	673	0	0.0	25	26	2	6.8	3.68	3.93
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,026	1,026	0	0.0	7	8	1	10.2	0.69	0.76
Ag Non-Hmstd	68	68	0	0.0	1	1	0	9.9	1.26	1.39
<b>Total</b>	<b>157,444</b>	<b>157,444</b>	<b>0</b>	<b>0.0</b>	<b>2,940</b>	<b>3,096</b>	<b>155</b>	<b>5.3</b>	<b>1.87</b>	<b>1.97</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,971	1,730	-241	-12.2	County	47.67	49.95	0.00	0.00
(-) TIF Tax Capacity	20	20	0	0.0	City/Town	69.05	78.76	5.23	5.23
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.47	8.89	12.87	12.87
(=) Taxable Tax Capacity	<u>1,951</u>	<u>1,710</u>	<u>-241</u>	<u>-12.3</u>	Special District	<u>0.87</u>	<u>0.91</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>126.06</b>	<b>138.51</b>	<b>18.10</b>	<b>18.10</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	59,300	59,300	0.0	618	600	-18	-2.8	1.04	1.01
Res Hmstd:Avg Val	88,800	88,800	0.0	988	986	-2	-0.2	1.11	1.11
Res Hmstd: Hi Val	118,400	118,400	0.0	1,441	1,486	45	3.1	1.22	1.26
Res Hmstd: Ex-Hi Val	177,700	177,700	0.0	2,349	2,489	139	5.9	1.32	1.40
Apartment	300,000	300,000	0.0	5,270	5,737	467	8.9	1.76	1.91
Comm/Ind: Lo Val	150,000	150,000	0.0	4,207	4,487	280	6.7	2.80	2.99
Comm/Ind: Med Val	300,000	300,000	0.0	9,725	10,378	653	6.7	3.24	3.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,477	37,873	2,396	6.8	3.55	3.79

Swift County

Clontarf city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,018	4,018	0	0.0	36	39	2	6.3	0.90	0.96
Res Non-Hmstd	88	88	0	0.0	1	1	0	9.8	1.23	1.35
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	32	32	0	0.0	0	1	0	10.0	1.48	1.63
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	524	524	0	0.0	13	14	1	7.1	2.49	2.66
Com/Ind Hi	512	512	0	0.0	17	18	1	7.2	3.27	3.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	102	102	0	0.0	3	4	0	7.2	3.27	3.51
Ag Hmstd House	189	189	0	0.0	2	2	0	7.0	0.96	1.02
Ag Hmstd Land	1,366	1,366	0	0.0	8	9	1	11.6	0.60	0.67
Ag Non-Hmstd	1,081	1,081	0	0.0	12	13	1	10.9	1.08	1.20
<b>Total</b>	<b>7,913</b>	<b>7,913</b>	<b>0</b>	<b>0.0</b>	<b>93</b>	<b>100</b>	<b>7</b>	<b>7.8</b>	<b>1.17</b>	<b>1.26</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	82	70	-12	-15.2	County	48.69	51.05	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	49.94	58.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.75	9.20	12.87	12.87
(=) Taxable Tax Capacity	82	70	-12	-15.2	Special District	0.87	0.91	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>108.25</b>	<b>120.06</b>	<b>12.87</b>	<b>12.87</b>

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	48,600	48,600	0.0	394	413	18	4.7	0.81	0.85
Res Hmstd:Avg Val	72,800	72,800	0.0	591	618	28	4.7	0.81	0.85
Res Hmstd: Hi Val	97,100	97,100	0.0	891	949	58	6.5	0.92	0.98
Res Hmstd: Ex-Hi Val	145,600	145,600	0.0	1,522	1,646	124	8.1	1.05	1.13
Comm/Ind: Lo Val	150,000	150,000	0.0	3,728	3,993	266	7.1	2.49	2.66
Comm/Ind: Med Val	300,000	300,000	0.0	8,633	9,253	620	7.2	2.88	3.08
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,526	33,800	2,274	7.2	3.15	3.38



Swift County

Danvers city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,970	2,970	0	0.0	26	28	2	6.7	0.87	0.93
Res Non-Hmstd	158	158	0	0.0	2	2	0	8.1	1.18	1.28
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	636	636	0	0.0	15	16	1	5.8	2.40	2.55
Com/Ind Hi	746	746	0	0.0	24	25	1	5.9	3.16	3.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	126	126	0	0.0	4	4	0	5.9	3.16	3.35
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	467	467	0	0.0	5	5	0	9.1	1.03	1.12
Ag Non-Hmstd	342	342	0	0.0	4	4	0	9.1	1.03	1.12
<b>Total</b>	<b>5,445</b>	<b>5,445</b>	<b>0</b>	<b>0.0</b>	<b>79</b>	<b>84</b>	<b>5</b>	<b>6.6</b>	<b>1.45</b>	<b>1.55</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	66	58	-8	-12.7	County	48.49	50.81	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.01	51.59	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.54	8.96	12.87	12.87
(=) Taxable Tax Capacity	66	58	-8	-12.7	Special District	0.87	0.91	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	102.91	112.28	12.87	12.87

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	49,300	49,300	0.0	374	396	22	5.9	0.76	0.80
Res Hmstd:Avg Val	74,000	74,000	0.0	561	594	33	5.9	0.76	0.80
Res Hmstd: Hi Val	98,600	98,600	0.0	858	916	58	6.7	0.87	0.93
Res Hmstd: Ex-Hi Val	148,000	148,000	0.0	1,474	1,584	109	7.4	1	1.07
Comm/Ind: Lo Val	150,000	150,000	0.0	3,607	3,818	211	5.8	2.40	2.55
Comm/Ind: Med Val	300,000	300,000	0.0	8,353	8,845	492	5.9	2.78	2.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,498	32,301	1,803	5.9	3.05	3.23

Swift County

De Graff city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,383	2,383	0	0.0	15	17	2	16.3	0.63	0.73
Res Non-Hmstd	449	449	0	0.0	4	5	0	8.8	1.00	1.09
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	205	205	0	0.0	4	5	0	6.0	2.16	2.29
Com/Ind Hi	224	224	0	0.0	6	7	0	6.1	2.84	3.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	261	261	0	0.0	7	8	0	6.1	2.84	3.01
Ag Hmstd House	156	156	0	0.0	1	1	0	11.1	0.85	0.94
Ag Hmstd Land	1,105	1,105	0	0.0	6	7	1	10.6	0.57	0.63
Ag Non-Hmstd	93	93	0	0.0	1	1	0	10.1	0.87	0.95
<b>Total</b>	<b>4,877</b>	<b>4,877</b>	<b>0</b>	<b>0.0</b>	<b>46</b>	<b>51</b>	<b>5</b>	<b>10.5</b>	<b>0.95</b>	<b>1.04</b>

Tax Base

Tax Rates

	Taxable Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	51	42	-9	-17.1	County	48.65	51.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.41	34.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.75	9.20	12.87	12.87
(=) Taxable Tax Capacity	51	42	-9	-17.1	Special District	0.87	0.91	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>86.68</b>	<b>95.39</b>	<b>12.87</b>	<b>12.87</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,800	32,800	0.0	195	230	35	17.7	0.6	0.70	
Res Hmstd: Avg Val	49,200	49,200	0.0	293	345	52	17.7	0.6	0.70	
Res Hmstd: Hi Val	65,600	65,600	0.0	391	460	69	17.7	0.6	0.70	
Res Hmstd: Ex-Hi Val	98,500	98,500	0.0	697	796	99	14.2	0.71	0.81	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,242	3,438	196	6.0	2.16	2.29	
Comm/Ind: Med Val	300,000	300,000	0.0	7,501	7,958	457	6.1	2.50	2.65	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,374	29,051	1,677	6.1	2.74	2.91	

Swift County

Holloway city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,721	1,721	0	0.0	24	21	-2	-10.2	1.37	1.23
Res Non-Hmstd	271	271	0	0.0	5	5	0	3.1	1.79	1.85
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	128	128	0	0.0	3	3	0	3.2	2.15	2.22
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	288	288	0	0.0	9	10	0	2.6	3.24	3.33
Com/Ind Hi	8,225	8,225	0	0.0	346	355	9	2.7	4.21	4.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	299	299	0	0.0	13	13	0	2.7	4.21	4.32
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	227	227	0	0.0	3	3	0	3.9	1.39	1.45
Ag Non-Hmstd	1,187	1,187	0	0.0	17	18	1	3.9	1.45	1.50
<b>Total</b>	<b>12,344</b>	<b>12,344</b>	<b>0</b>	<b>0.0</b>	<b>420</b>	<b>428</b>	<b>8</b>	<b>2.0</b>	<b>3.40</b>	<b>3.47</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	210	203	-7	-3.2	County	48.64	50.99	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	87.66	90.53	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.40	7.73	34.05	34.05
(=) Taxable Tax Capacity	210	203	-7	-3.2	Special District	0.87	0.91	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>144.57</b>	<b>150.15</b>	<b>34.05</b>	<b>34.05</b>

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	27,700	27,700	0.0	384	344	-40	-10.4	1.39	1.24
Res Hmstd:Avg Val	41,500	41,500	0.0	575	515	-60	-10.4	1.39	1.24
Res Hmstd: Hi Val	55,300	55,300	0.0	767	687	-80	-10.4	1.39	1.24
Res Hmstd: Ex-Hi Val	82,900	82,900	0.0	1,183	1,080	-103	-8.7	1.43	1.30
Comm/Ind: Lo Val	150,000	150,000	0.0	4,862	4,988	126	2.6	3.24	3.33
Comm/Ind: Med Val	300,000	300,000	0.0	11,175	11,468	293	2.6	3.73	3.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,636	41,711	1,075	2.6	4.06	4.17

Swift County

Kerkhoven city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	21,424	21,424	0	0.0	292	300	8	2.8	1.36	1.40
Res Non-Hmstd	2,109	2,109	0	0.0	35	39	4	12.9	1.66	1.87
Misc props	71	71	0	0.0	1	2	0	13.2	2.05	2.32
Apartments	840	840	0	0.0	17	19	2	13.2	1.99	2.26
Low-inc Apts	135	135	0	0.0	2	2	0	12.9	1.23	1.38
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,131	2,131	0	0.0	66	72	7	10.2	3.08	3.40
Com/Ind Hi	535	535	0	0.0	22	24	2	10.4	4.04	4.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	593	593	0	0.0	24	26	2	10.4	4.04	4.46
Ag Hmstd House	203	203	0	0.0	3	3	0	2.4	1.36	1.39
Ag Hmstd Land	269	269	0	0.0	3	4	0	15.6	1.19	1.37
Ag Non-Hmstd	306	306	0	0.0	4	5	1	14.7	1.43	1.64
<b>Total</b>	<b>28,614</b>	<b>28,614</b>	<b>0</b>	<b>0.0</b>	<b>468</b>	<b>496</b>	<b>28</b>	<b>6.0</b>	<b>1.64</b>	<b>1.73</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	309	251	-58	-18.8	47.88	50.19	16.55	17.25	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	77.77	95.76	20.47	20.47	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	0.87	0.91	0.00	0.00		
(=) Taxable Tax Capacity	309	251	-58	-18.8						
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	143.07	164.11	20.47	20.47	

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	59,400	59,400	0.0	734	706	-27	-3.7	1.24	1.19
Res Hmstd:Avg Val	89,000	89,000	0.0	1,163	1,163	0	0.0	1.31	1.31
Res Hmstd: Hi Val	118,700	118,700	0.0	1,676	1,755	79	4.7	1.41	1.48
Res Hmstd: Ex-Hi Val	178,000	178,000	0.0	2,699	2,937	238	8.8	1.52	1.65
Apartment	300,000	300,000	0.0	5,979	6,768	789	13.2	1.99	2.26
Comm/Ind: Lo Val	150,000	150,000	0.0	4,625	5,098	473	10.2	3.08	3.4
Comm/Ind: Med Val	300,000	300,000	0.0	10,689	11,794	1,104	10.3	3.56	3.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,989	43,039	4,050	10.4	3.9	4.30

Swift County

Murdock city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,045	6,045	0	0.0	61	62	1	1.5	1.02	1.03
Res Non-Hmstd	427	427	0	0.0	6	6	0	7.1	1.36	1.46
Misc props	8	8	0	0.0	0	0	0	7.4	1.93	2.07
Apartments	252	252	0	0.0	4	4	0	7.3	1.64	1.76
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	718	718	0	0.0	19	20	1	5.4	2.66	2.81
Com/Ind Hi	4,431	4,431	0	0.0	154	162	8	5.5	3.47	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	255	255	0	0.0	9	9	0	5.5	3.48	3.67
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	400	400	0	0.0	3	4	0	8.3	0.87	0.94
Ag Non-Hmstd	183	183	0	0.0	2	2	0	8.3	1.15	1.25
<b>Total</b>	<b>12,719</b>	<b>12,719</b>	<b>0</b>	<b>0.0</b>	<b>259</b>	<b>271</b>	<b>12</b>	<b>4.7</b>	<b>2.04</b>	<b>2.13</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	177	157	-20	-11.5	County	48.53	50.86	0.00	0.00
(-) TIF Tax Capacity	3	3	0	0.0	City/Town	49.18	55.69	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.43	17.12	20.47	20.47
(=) Taxable Tax Capacity	174	154	-20	-11.7	Special District	0.87	0.91	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>115.01</b>	<b>124.58</b>	<b>20.47</b>	<b>20.47</b>

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	40,100	40,100	0.0	383	382	-1	-0.3	0.95	0.95
Res Hmstd: Avg Val	60,100	60,100	0.0	574	572	-2	-0.3	0.95	0.95
Res Hmstd: Hi Val	80,200	80,200	0.0	786	789	3	0.4	0.98	0.98
Res Hmstd: Ex-Hi Val	120,300	120,300	0.0	1,366	1,416	50	3.7	1.14	1.18
Apartment	300,000	300,000	0.0	4,927	5,286	359	7.3	1.64	1.76
Comm/Ind: Lo Val	150,000	150,000	0.0	3,993	4,209	215	5.4	2.66	2.81
Comm/Ind: Med Val	300,000	300,000	0.0	9,216	9,718	503	5.5	3.07	3.24
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,586	35,429	1,843	5.5	3.36	3.54

**Todd County**

**Bertha city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	7,346	7,346	0	0.0	82	82	0	0.3	1.12	1.12
Res Non-Hmstd	1,605	1,605	0	0.0	25	28	3	13.1	1.55	1.75
Misc props	23	23	0	0.0	0	0	0	13.4	1.85	2.10
Apartments	63	63	0	0.0	1	1	0	13.4	1.85	2.09
Low-inc Apts	623	623	0	0.0	7	8	1	13.1	1.14	1.29
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,605	1,605	0	0.0	47	51	5	10.2	2.91	3.21
Com/Ind Hi	146	146	0	0.0	6	6	1	10.4	3.82	4.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	452	452	0	0.0	17	19	2	10.4	3.81	4.20
Ag Hmstd House	88	88	0	0.0	1	1	0	2.0	1.18	1.21
Ag Hmstd Land	280	280	0	0.0	2	2	0	17.1	0.58	0.68
Ag Non-Hmstd	204	204	0	0.0	3	3	0	15.0	1.32	1.52
<b>Total</b>	<b>12,435</b>	<b>12,435</b>	<b>0</b>	<b>0.0</b>	<b>191</b>	<b>203</b>	<b>12</b>	<b>6.5</b>	<b>1.53</b>	<b>1.63</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	135	107	-28	-20.6	County	55.25	60.05	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.19	53.17	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.81	38.83	19.23	19.23
(=) Taxable Tax Capacity	135	107	-28	-20.6	Special District	0.10	0.10	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>132.36</b>	<b>152.15</b>	<b>19.23</b>	<b>19.23</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	35,200	35,200	0.0	393	389	-4	-1.0	1.12	1.11
Res Hmstd:Avg Val	52,800	52,800	0.0	589	584	-6	-1.0	1.12	1.11
Res Hmstd: Hi Val	70,400	70,400	0.0	786	778	-7	-1.0	1.12	1.11
Res Hmstd: Ex-Hi Val	105,600	105,600	0.0	1,323	1,388	64	4.9	1.25	1.31
Apartment	300,000	300,000	0.0	5,540	6,283	742	13.4	1.85	2.09
Comm/Ind: Lo Val	150,000	150,000	0.0	4,365	4,811	445	10.2	2.91	3.21
Comm/Ind: Med Val	300,000	300,000	0.0	10,089	11,129	1,039	10.3	3.36	3.71
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,802	40,613	3,811	10.4	3.68	4.06

**Todd County**

**Browerville city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	15,934	15,934	0	0.0	169	173	4	2.3	1.06	1.08
Res Non-Hmstd	3,264	3,264	0	0.0	47	53	7	14.2	1.43	1.64
Misc props	49	49	0	0.0	1	1	0	14.3	1.74	1.99
Apartments	859	859	0	0.0	15	17	2	14.3	1.74	1.99
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,444	2,444	0	0.0	69	76	7	10.6	2.81	3.11
Com/Ind Hi	2,239	2,239	0	0.0	83	92	9	10.7	3.72	4.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	613	613	0	0.0	23	25	2	10.7	3.73	4.12
Ag Hmstd House	143	143	0	0.0	2	2	0	7.7	1.25	1.34
Ag Hmstd Land	21	21	0	0.0	0	0	0	20.9	0.48	0.58
Ag Non-Hmstd	106	106	0	0.0	1	2	0	14.9	1.34	1.54
<b>Total</b>	<b>25,670</b>	<b>25,670</b>	<b>0</b>	<b>0.0</b>	<b>410</b>	<b>441</b>	<b>32</b>	<b>7.8</b>	<b>1.60</b>	<b>1.72</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	299	246	-53	-17.8	County	56.95	62.19	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	60.20	73.22	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.81	18.45	6.73	6.73
(=) Taxable Tax Capacity	299	246	-53	-17.8	Special District	0.10	0.10	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	134.06	153.97	6.73	6.73

*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	52,200	52,200	0.0	526	517	-9	-1.7	1.01	0.99
Res Hmstd:Avg Val	78,300	78,300	0.0	800	793	-7	-0.9	1.02	1.01
Res Hmstd: Hi Val	104,400	104,400	0.0	1,191	1,249	58	4.8	1.14	1.2
Res Hmstd: Ex-Hi Val	156,700	156,700	0.0	1,975	2,162	187	9.5	1.26	1.38
Apartment	300,000	300,000	0.0	5,229	5,976	747	14.3	1.74	1.99
Comm/Ind: Lo Val	150,000	150,000	0.0	4,216	4,664	448	10.6	2.81	3.11
Comm/Ind: Med Val	300,000	300,000	0.0	9,804	10,849	1,045	10.7	3.27	3.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,880	39,712	3,833	10.7	3.59	3.97

**Todd County**

**Burtrum city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,134	2,134	0	0.0	23	23	1	3.3	1.05	1.09
Res Non-Hmstd	640	640	0	0.0	9	11	1	14.1	1.45	1.65
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	50	50	0	0.0	1	1	0	14.4	1.76	2.02
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	11	11	0	0.0	0	0	0	15.0	1.36	1.56
Com/Ind: Lo	218	218	0	0.0	6	7	1	10.8	2.82	3.12
Com/Ind Hi	16	16	0	0.0	1	1	0	11.0	3.70	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	106	106	0	0.0	4	4	0	11.0	3.70	4.11
Ag Hmstd House	360	360	0	0.0	4	4	0	5.4	1.07	1.13
Ag Hmstd Land	309	309	0	0.0	1	1	0	33.2	0.31	0.41
Ag Non-Hmstd	82	82	0	0.0	1	1	0	15.8	1.28	1.49
<b>Total</b>	<b>3,924</b>	<b>3,924</b>	<b>0</b>	<b>0.0</b>	<b>49</b>	<b>53</b>	<b>4</b>	<b>8.2</b>	<b>1.26</b>	<b>1.36</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	40	31	-9	-21.9	County	55.71	60.60	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	46.70	59.81	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.83	28.15	15.99	15.99
(=) Taxable Tax Capacity	40	31	-9	-21.9	Special District	0.10	0.10	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>128.34</b>	<b>148.66</b>	<b>15.99</b>	<b>15.99</b>

*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	37,900	37,900	0.0	395	399	3	0.8	1.04	1.05
Res Hmstd:Avg Val	56,900	56,900	0.0	594	599	5	0.8	1.04	1.05
Res Hmstd: Hi Val	75,800	75,800	0.0	791	797	7	0.8	1.04	1.05
Res Hmstd: Ex-Hi Val	113,700	113,700	0.0	1,371	1,471	100	7.3	1.21	1.29
Comm/Ind: Lo Val	150,000	150,000	0.0	4,226	4,684	457	10.8	2.82	3.12
Comm/Ind: Med Val	300,000	300,000	0.0	9,781	10,848	1,067	10.9	3.26	3.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,704	39,618	3,913	11.0	3.57	3.96



**Todd County**

**Clarissa city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	13,366	13,366	0	0.0	148	156	9	6.0	1.10	1.17
Res Non-Hmstd	1,567	1,567	0	0.0	23	27	3	15.1	1.47	1.69
Misc props	33	33	0	0.0	1	1	0	15.7	1.88	2.17
Apartments	1,438	1,438	0	0.0	25	29	4	15.6	1.77	2.04
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	34	34	0	0.0	0	1	0	16.6	1.33	1.55
Com/Ind: Lo	2,053	2,053	0	0.0	58	65	7	11.7	2.81	3.14
Com/Ind Hi	573	573	0	0.0	21	24	3	11.9	3.68	4.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	391	391	0	0.0	14	16	2	11.9	3.68	4.12
Ag Hmstd House	208	208	0	0.0	3	3	0	8.6	1.21	1.31
Ag Hmstd Land	249	249	0	0.0	1	1	0	25.2	0.44	0.55
Ag Non-Hmstd	168	168	0	0.0	2	2	0	17.6	1.25	1.47
<b>Total</b>	<b>20,081</b>	<b>20,081</b>	<b>0</b>	<b>0.0</b>	<b>296</b>	<b>324</b>	<b>28</b>	<b>9.6</b>	<b>1.47</b>	<b>1.62</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	223	177	-46	-20.6	County	52.28	56.26	0.00	0.00
(-) TIF Tax Capacity	7	7	0	0.0	City/Town	65.63	83.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.93	7.29	20.48	20.48
(=) Taxable Tax Capacity	216	171	-46	-21.2	Special District	0.10	0.10	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>124.94</b>	<b>146.92</b>	<b>20.48</b>	<b>20.48</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	45,700	45,700	0.0	482	496	15	3.1	1.05	1.09
Res Hmstd:Avg Val	68,500	68,500	0.0	722	744	22	3.1	1.05	1.09
Res Hmstd: Hi Val	91,400	91,400	0.0	1,039	1,104	65	6.2	1.14	1.21
Res Hmstd: Ex-Hi Val	137,100	137,100	0.0	1,745	1,929	185	10.6	1.27	1.41
Apartment	300,000	300,000	0.0	5,300	6,124	824	15.6	1.77	2.04
Comm/Ind: Lo Val	150,000	150,000	0.0	4,217	4,712	495	11.7	2.81	3.14
Comm/Ind: Med Val	300,000	300,000	0.0	9,737	10,892	1,154	11.9	3.25	3.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,499	39,731	4,232	11.9	3.55	3.97

**Todd County**

**Eagle Bend city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	11,987	11,987	0	0.0	141	147	6	4.4	1.18	1.23
Res Non-Hmstd	2,297	2,297	0	0.0	36	41	5	15.2	1.56	1.80
Misc props	25	25	0	0.0	0	1	0	15.5	1.79	2.06
Apartments	260	260	0	0.0	5	6	1	15.6	1.85	2.14
Low-inc Apts	364	364	0	0.0	4	5	1	15.2	1.14	1.32
Seasonal Rec	7	7	0	0.0	0	0	0	16.6	1.39	1.63
Com/Ind: Lo	2,430	2,430	0	0.0	71	79	8	11.9	2.92	3.26
Com/Ind Hi	101	101	0	0.0	4	4	0	12.1	3.82	4.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	493	493	0	0.0	19	21	2	12.1	3.82	4.28
Ag Hmstd House	574	574	0	0.0	7	7	0	5.4	1.23	1.30
Ag Hmstd Land	491	491	0	0.0	2	3	1	24.9	0.47	0.58
Ag Non-Hmstd	135	135	0	0.0	2	2	0	17.5	1.32	1.55
<b>Total</b>	<b>19,164</b>	<b>19,164</b>	<b>0</b>	<b>0.0</b>	<b>291</b>	<b>317</b>	<b>26</b>	<b>8.8</b>	<b>1.52</b>	<b>1.65</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	207	165	-42	-20.1	County	52.86	57.07	0.00	0.00
(-) TIF Tax Capacity	2	2	0	0.0	City/Town	73.73	92.47	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.17	5.35	20.48	20.48
(=) Taxable Tax Capacity	205	163	-42	-20.3	Special District	0.10	0.10	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>131.86</b>	<b>155.00</b>	<b>20.48</b>	<b>20.48</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	47,200	47,200	0.0	530	536	5	1.0	1.12	1.13
Res Hmstd:Avg Val	70,700	70,700	0.0	794	802	8	1.0	1.12	1.13
Res Hmstd: Hi Val	94,300	94,300	0.0	1,149	1,209	60	5.2	1.22	1.28
Res Hmstd: Ex-Hi Val	141,500	141,500	0.0	1,911	2,103	193	10.1	1.35	1.49
Apartment	300,000	300,000	0.0	5,559	6,427	868	15.6	1.85	2.14
Comm/Ind: Lo Val	150,000	150,000	0.0	4,373	4,893	521	11.9	2.92	3.26
Comm/Ind: Med Val	300,000	300,000	0.0	10,101	11,316	1,215	12.0	3.37	3.77
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,832	41,286	4,453	12.1	3.68	4.13

Todd County

Grey Eagle city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	10,696	10,696	0	0.0	150	154	4	2.7	1.40	1.44
Res Non-Hmstd	1,255	1,255	0	0.0	21	24	3	12.8	1.67	1.88
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	161	161	0	0.0	3	4	0	13.1	2.03	2.30
Low-inc Apts	583	583	0	0.0	7	8	1	12.8	1.24	1.40
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,726	1,726	0	0.0	54	60	6	10.2	3.14	3.46
Com/Ind Hi	168	168	0	0.0	7	8	1	10.3	4.14	4.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	168	168	0	0.0	7	8	1	10.3	4.14	4.56
Ag Hmstd House	54	54	0	0.0	1	1	0	-5.7	1.26	1.19
Ag Hmstd Land	124	124	0	0.0	1	1	0	19.9	0.60	0.72
Ag Non-Hmstd	28	28	0	0.0	0	0	0	14.2	1.50	1.71
<b>Total</b>	14,963	14,963	0	0.0	252	267	15	6.0	1.68	1.78

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	160	133	-27	-17.0	County	56.24	61.34	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	66.80	80.43	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.37	28.89	15.99	15.99
(=) Taxable Tax Capacity	160	133	-27	-17.0	Special District	0.54	0.57	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	149.94	171.23	15.99	15.99

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	62,900	62,900	0.0	792	747	-45	-5.7	1.26	1.19
Res Hmstd:Avg Val	94,300	94,300	0.0	1,277	1,273	-4	-0.3	1.35	1.35
Res Hmstd: Hi Val	125,700	125,700	0.0	1,827	1,909	83	4.5	1.45	1.52
Res Hmstd: Ex-Hi Val	188,600	188,600	0.0	2,927	3,184	257	8.8	1.55	1.69
Comm/Ind: Lo Val	150,000	150,000	0.0	4,712	5,191	479	10.2	3.14	3.46
Comm/Ind: Med Val	300,000	300,000	0.0	10,916	12,033	1,118	10.2	3.64	4.01
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,864	43,962	4,098	10.3	3.99	4.4

Todd County

Hewitt city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,233	5,233	0	0.0	64	65	0	0.8	1.23	1.24
Res Non-Hmstd	1,067	1,067	0	0.0	18	20	3	14.4	1.66	1.90
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	36	36	0	0.0	1	1	0	15.4	1.49	1.72
Com/Ind: Lo	409	409	0	0.0	12	14	1	11.3	3.04	3.38
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	262	262	0	0.0	10	12	1	11.5	3.99	4.45
Ag Hmstd House	748	748	0	0.0	10	10	0	4.4	1.34	1.39
Ag Hmstd Land	1,080	1,080	0	0.0	6	7	1	21.8	0.52	0.64
Ag Non-Hmstd	413	413	0	0.0	6	7	1	16.2	1.41	1.64
<b>Total</b>	<b>9,247</b>	<b>9,247</b>	<b>0</b>	<b>0.0</b>	<b>127</b>	<b>135</b>	<b>8</b>	<b>6.6</b>	<b>1.37</b>	<b>1.46</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	91	71	-20	-21.7	County	53.73	58.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.85	68.81	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.40	37.00	19.23	19.23
(=) Taxable Tax Capacity	91	71	-20	-21.7	Special District	0.10	0.10	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	141.08	163.99	19.23	19.23

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	39,800	39,800	0.0	479	468	-11	-2.2	1.20	1.18
Res Hmstd:Avg Val	59,600	59,600	0.0	717	701	-16	-2.2	1.20	1.18
Res Hmstd: Hi Val	79,500	79,500	0.0	974	963	-10	-1.1	1.22	1.21
Res Hmstd: Ex-Hi Val	119,200	119,200	0.0	1,646	1,749	103	6.3	1.38	1.47
Comm/Ind: Lo Val	150,000	150,000	0.0	4,561	5,077	515	11.3	3.04	3.38
Comm/Ind: Med Val	300,000	300,000	0.0	10,547	11,750	1,203	11.4	3.52	3.92
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,481	42,891	4,410	11.5	3.85	4.29

**Todd County**

**Long Prairie city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	68,545	68,545	0	0.0	774	804	30	3.9	1.13	1.17
Res Non-Hmstd	14,147	14,147	0	0.0	205	227	22	10.5	1.45	1.60
Misc props	416	416	0	0.0	8	9	1	10.1	2.03	2.24
Apartments	4,919	4,919	0	0.0	85	94	9	10.7	1.73	1.91
Low-inc Apts	3,011	3,011	0	0.0	32	35	3	10.5	1.06	1.17
Seasonal Rec	133	133	0	0.0	2	2	0	11.1	1.34	1.49
Com/Ind: Lo	12,296	12,296	0	0.0	341	368	27	8.0	2.77	3.00
Com/Ind Hi	14,069	14,069	0	0.0	513	554	42	8.2	3.64	3.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,841	1,841	0	0.0	67	73	5	8.2	3.64	3.94
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	9	9	0	0.0	0	0	0	11.8	0.63	0.70
Ag Non-Hmstd	231	231	0	0.0	3	3	0	11.8	1.25	1.40
<b>Total</b>	119,615	119,615	0	0.0	2,029	2,169	140	6.9	1.70	1.81

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,425	1,237	-188	-13.2	County	56.95	62.19	0.00	0.00
(-) TIF Tax Capacity	118	118	0	0.0	City/Town	41.23	48.16	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.06	29.72	15.99	15.99
(=) Taxable Tax Capacity	1,307	1,119	-188	-14.4	Special District	0.10	0.10	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	125.34	140.19	15.99	15.99

*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	65,900	65,900	0.0	668	660	-8	-1.2	1.01	1.00
Res Hmstd:Avg Val	98,800	98,800	0.0	1,113	1,146	33	2.9	1.13	1.16
Res Hmstd: Hi Val	131,700	131,700	0.0	1,607	1,701	94	5.8	1.22	1.29
Res Hmstd: Ex-Hi Val	197,500	197,500	0.0	2,597	2,812	215	8.3	1.31	1.42
Apartment	300,000	300,000	0.0	5,180	5,737	557	10.7	1.73	1.91
Comm/Ind: Lo Val	150,000	150,000	0.0	4,159	4,493	334	8.0	2.77	3
Comm/Ind: Med Val	300,000	300,000	0.0	9,624	10,403	780	8.1	3.21	3.47
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,128	37,986	2,858	8.1	3.51	3.8

**Todd County**

**West Union city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,591	2,591	0	0.0	24	26	2	8.9	0.91	0.99
Res Non-Hmstd	185	185	0	0.0	2	2	0	10.6	1.21	1.34
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	200	200	0	0.0	5	5	0	7.8	2.43	2.62
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	108	108	0	0.0	3	4	0	7.9	3.13	3.38
Ag Hmstd House	83	83	0	0.0	1	1	0	4.2	0.83	0.86
Ag Hmstd Land	293	293	0	0.0	2	2	0	12.9	0.66	0.74
Ag Non-Hmstd	58	58	0	0.0	1	1	0	11.9	1.15	1.29
<b>Total</b>	<b>3,518</b>	<b>3,518</b>	<b>0</b>	<b>0.0</b>	<b>37</b>	<b>41</b>	<b>3</b>	<b>9.0</b>	<b>1.06</b>	<b>1.15</b>

*Tax Base*

*Tax Rates*

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	36	29	-8	-21.2	County	56.95	62.19	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.41	27.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.20	27.03	15.12	15.12
(=) Taxable Tax Capacity	36	29	-8	-21.2	Special District	0.87	0.93	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>104.43</b>	<b>117.33</b>	<b>15.12</b>	<b>15.12</b>

*Tax Burdens on Hypothetical Properties*

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,500	56,500	0.0	449	483	34	7.5	0.8	0.86	
Res Hmstd: Avg Val	84,800	84,800	0.0	718	776	58	8.1	0.85	0.91	
Res Hmstd: Hi Val	113,000	113,000	0.0	1,080	1,179	99	9.2	0.96	1.04	
Res Hmstd: Ex-Hi Val	169,500	169,500	0.0	1,806	1,987	181	10.0	1.07	1.17	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,675	3,966	290	7.9	2.45	2.64	
Comm/Ind: Med Val	300,000	300,000	0.0	8,500	9,177	677	8.0	2.83	3.06	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,015	33,499	2,484	8.0	3.10	3.35	

**Todd County**

**Swanville city (part)**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	148	148	0	0.0	2	2	0	5.5	1.44	1.52
Res Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	11	11	0	0.0	0	0	0	10.6	1.31	1.45
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	158	158	0	0.0	2	2	0	5.8	1.43	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	2	1	0	-15.1	County	56.93	62.17	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.05	49.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.24	25.94	36.72	36.72
(=) Taxable Tax Capacity	2	1	0	-15.1	Special District	0.10	0.10	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	123.32	137.23	36.72	36.72

*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	97,100	97,100	0.0	1,269	1,298	29	2.3	1.31	1.34
Res Hmstd: Avg Val	145,600	145,600	0.0	2,089	2,201	113	5.4	1.43	1.51
Res Hmstd: Hi Val	194,100	194,100	0.0	2,909	3,105	196	6.8	1.5	1.6
Res Hmstd: Ex-Hi Val	291,200	291,200	0.0	4,550	4,914	364	8.0	1.56	1.69

**Todd County**

**Osakis city (part)**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	8,750	8,750	0	0.0	115	122	7	6.5	1.31	1.39
Res Non-Hmstd	1,908	1,908	0	0.0	28	30	3	9.9	1.44	1.59
Misc props	231	231	0	0.0	6	6	0	8.8	2.42	2.64
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	14,492	14,492	0	0.0	213	233	20	9.4	1.47	1.61
Com/Ind: Lo	479	479	0	0.0	14	15	1	7.5	2.87	3.09
Com/Ind Hi	51	51	0	0.0	2	2	0	7.5	3.82	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	72	72	0	0.0	3	3	0	7.5	3.82	4.10
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	17	17	0	0.0	0	0	0	10.2	1.40	1.55
<b>Total</b>	25,998	25,998	0	0.0	379	411	32	8.5	1.46	1.58

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	260	250	-10	-3.9	County	56.58	61.80	0.00	0.00
(-) TIF Tax Capacity	19	19	0	0.0	City/Town	47.53	53.89	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.40	38.05	3.46	3.46
(=) Taxable Tax Capacity	240	230	-10	-4.2	Special District	0.87	0.93	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	140.38	154.67	3.46	3.46

*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	119,000	119,000	0.0	1,446	1,471	25	1.7	1.22	1.24
Res Hmstd: Avg Val	178,500	178,500	0.0	2,356	2,495	139	5.9	1.32	1.4
Res Hmstd: Hi Val	237,900	237,900	0.0	3,264	3,517	253	7.8	1.37	1.48
Res Hmstd: Ex-Hi Val	356,900	356,900	0.0	5,082	5,565	482	9.5	1.42	1.56
Apartment	300,000	300,000	0.0	5,368	5,904	536	10.0	1.79	1.97
Comm/Ind: Lo Val	150,000	150,000	0.0	4,309	4,631	322	7.5	2.87	3.09
Comm/Ind: Med Val	300,000	300,000	0.0	10,037	10,788	750	7.5	3.35	3.6
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,770	39,521	2,751	7.5	3.68	3.95



**Todd County**

**Staples city (part)**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	38,747	38,747	0	0.0	431	436	5	1.2	1.11	1.13
Res Non-Hmstd	10,068	10,068	0	0.0	151	171	20	13.2	1.50	1.70
Misc props	276	276	0	0.0	5	6	1	13.4	1.87	2.12
Apartments	2,220	2,220	0	0.0	40	46	5	13.4	1.81	2.06
Low-inc Apts	372	372	0	0.0	4	5	1	13.2	1.11	1.25
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	8,583	8,583	0	0.0	247	272	25	10.1	2.88	3.17
Com/Ind Hi	4,257	4,257	0	0.0	162	178	17	10.2	3.80	4.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	503	503	0	0.0	19	21	2	10.2	3.80	4.19
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	23	23	0	0.0	0	0	0	14.4	1.35	1.54
<b>Total</b>	<b>65,047</b>	<b>65,047</b>	<b>0</b>	<b>0.0</b>	<b>1,061</b>	<b>1,136</b>	<b>75</b>	<b>7.1</b>	<b>1.63</b>	<b>1.75</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	744	612	-133	-17.8	County	54.29	58.95	0.00	0.00
(-) TIF Tax Capacity	4	4	0	0.0	City/Town	74.10	88.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.10	6.14	13.07	13.07
(=) Taxable Tax Capacity	741	608	-133	-17.9	Special District	0.10	0.10	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>134.59</b>	<b>154.02</b>	<b>13.07</b>	<b>13.07</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	53,400	53,400	0.0	575	563	-12	-2.0	1.08	1.05
Res Hmstd:Avg Val	80,100	80,100	0.0	882	876	-7	-0.7	1.10	1.09
Res Hmstd: Hi Val	106,800	106,800	0.0	1,301	1,359	58	4.5	1.22	1.27
Res Hmstd: Ex-Hi Val	160,200	160,200	0.0	2,137	2,325	188	8.8	1.33	1.45
Apartment	300,000	300,000	0.0	5,439	6,168	729	13.4	1.81	2.06
Comm/Ind: Lo Val	150,000	150,000	0.0	4,323	4,760	437	10.1	2.88	3.17
Comm/Ind: Med Val	300,000	300,000	0.0	10,022	11,042	1,020	10.2	3.34	3.68
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,616	40,358	3,742	10.2	3.66	4.04

Traverse County

Browns Valley city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,990	5,990	0	0.0	146	132	-15	-9.9	2.44	2.20
Res Non-Hmstd	1,971	1,971	0	0.0	58	69	11	18.9	2.95	3.51
Misc props	9	9	0	0.0	0	0	0	18.9	2.87	3.41
Apartments	125	125	0	0.0	4	5	1	19.4	3.49	4.17
Low-inc Apts	524	524	0	0.0	11	13	2	18.9	2.15	2.56
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,174	1,174	0	0.0	57	66	10	16.8	4.85	5.66
Com/Ind Hi	233	233	0	0.0	15	17	3	17.1	6.34	7.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	103	103	0	0.0	7	8	1	17.1	6.34	7.42
Ag Hmstd House	131	131	0	0.0	3	3	0	-11.0	2.47	2.20
Ag Hmstd Land	169	169	0	0.0	2	2	0	28.0	0.97	1.24
Ag Non-Hmstd	113	113	0	0.0	3	3	1	21.8	2.49	3.03
<b>Total</b>	10,544	10,544	0	0.0	306	320	13	4.4	2.90	3.03

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	113	89	-24	-21.0	County	42.30	41.99	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	-0.01	0.00	38.14	38.14
(=) Taxable Tax Capacity	113	89	-24	-21.0	Special District	2.54	2.67	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	248.93	303.08	38.14	38.14

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	24,200	24,200	0.0	598	532	-66	-11.0	2.47	2.2
Res Hmstd:Avg Val	36,300	36,300	0.0	897	799	-98	-11.0	2.47	2.2
Res Hmstd: Hi Val	48,400	48,400	0.0	1,196	1,065	-131	-11.0	2.47	2.2
Res Hmstd: Ex-Hi Val	72,600	72,600	0.0	1,794	1,597	-197	-11.0	2.47	2.2
Apartment	300,000	300,000	0.0	10,479	12,510	2,030	19.4	3.49	4.17
Comm/Ind: Lo Val	150,000	150,000	0.0	7,272	8,490	1,218	16.8	4.85	5.66
Comm/Ind: Med Val	300,000	300,000	0.0	16,777	19,620	2,843	16.9	5.59	6.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	61,134	71,557	10,423	17.0	6.11	7.16

Traverse County

Dumont city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,241	1,241	0	0.0	15	14	-1	-6.2	1.24	1.17
Res Non-Hmstd	154	154	0	0.0	3	3	0	7.5	1.65	1.77
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	482	482	0	0.0	15	16	1	5.9	3.06	3.24
Com/Ind Hi	576	576	0	0.0	23	24	1	6.0	4.01	4.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	204	204	0	0.0	8	9	0	6.0	4.01	4.25
Ag Hmstd House	188	188	0	0.0	2	2	0	-6.7	1.24	1.16
Ag Hmstd Land	609	609	0	0.0	7	7	1	8.7	1.08	1.17
Ag Non-Hmstd	434	434	0	0.0	6	7	1	8.6	1.41	1.53
<b>Total</b>	<b>3,887</b>	<b>3,887</b>	<b>0</b>	<b>0.0</b>	<b>79</b>	<b>82</b>	<b>3</b>	<b>3.7</b>	<b>2.03</b>	<b>2.11</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Base	Alter	
Total Tax Capacity	48	42	-5	-11.3	County	47.51	48.59	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	83.70	94.42	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.45	3.55	21.65	21.65	
(=) Taxable Tax Capacity	48	42	-5	-11.3	Special District	6.03	6.21	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	140.69	152.76	21.65	21.65	

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	20,000	20,000	0.0	245	227	-18	-7.4	1.22	1.13
Res Hmstd: Avg Val	29,900	29,900	0.0	366	339	-27	-7.4	1.22	1.13
Res Hmstd: Hi Val	39,900	39,900	0.0	488	452	-36	-7.4	1.22	1.13
Res Hmstd: Ex-Hi Val	59,800	59,800	0.0	732	678	-54	-7.4	1.22	1.13
Comm/Ind: Lo Val	150,000	150,000	0.0	4,589	4,861	272	5.9	3.06	3.24
Comm/Ind: Med Val	300,000	300,000	0.0	10,600	11,233	634	6.0	3.53	3.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,649	40,972	2,323	6.0	3.86	4.1

Traverse County

Tintah city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	397	397	0	0.0	9	8	0	-5.6	2.17	2.05
Res Non-Hmstd	181	181	0	0.0	5	5	0	3.5	2.60	2.69
Misc props	11	11	0	0.0	0	0	0	3.5	2.57	2.66
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	47	47	0	0.0	2	2	0	3.3	4.04	4.17
Com/Ind Hi	176	176	0	0.0	9	9	0	3.6	5.01	5.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	57	57	0	0.0	3	3	0	3.6	5.01	5.19
Ag Hmstd House	61	61	0	0.0	1	1	0	-6.2	2.17	2.04
Ag Hmstd Land	768	768	0	0.0	6	6	0	6.6	0.73	0.78
Ag Non-Hmstd	298	298	0	0.0	4	5	0	6.1	1.47	1.56
<b>Total</b>	1,996	1,996	0	0.0	39	39	1	1.9	1.93	1.97

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	19	17	-2	-9.2	County	66.58	68.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.30	79.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.89	1.89	#####	#####
(=) Taxable Tax Capacity	19	17	-2	-9.2	Special District	6.03	6.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	146.81	155.80	#####	#####

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	13,900	13,900	0.0	302	283	-19	-6.1	2.17	2.04
Res Hmstd: Avg Val	20,900	20,900	0.0	453	426	-28	-6.1	2.17	2.04
Res Hmstd: Hi Val	27,800	27,800	0.0	603	566	-37	-6.1	2.17	2.04
Res Hmstd: Ex-Hi Val	41,800	41,800	0.0	907	851	-56	-6.1	2.17	2.04
Apartment	300,000	300,000	0.0	8,809	9,146	337	3.8	2.94	3.05
Comm/Ind: Lo Val	150,000	150,000	0.0	6,054	6,256	202	3.3	4.04	4.17
Comm/Ind: Med Val	300,000	300,000	0.0	13,575	14,047	472	3.5	4.52	4.68
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	48,673	50,404	1,731	3.6	4.87	5.04

Traverse County

Wheaton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	30,867	30,867	0	0.0	501	485	-15	-3.1	1.62	1.57
Res Non-Hmstd	3,761	3,761	0	0.0	74	83	9	12.0	1.97	2.20
Misc props	25	25	0	0.0	1	1	0	12.3	2.35	2.64
Apartments	2,096	2,096	0	0.0	50	56	6	12.3	2.36	2.65
Low-inc Apts	316	316	0	0.0	5	5	1	12.0	1.45	1.62
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	6,373	6,373	0	0.0	225	247	22	9.9	3.52	3.87
Com/Ind Hi	3,655	3,655	0	0.0	169	186	17	10.0	4.63	5.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,672	1,672	0	0.0	76	83	8	10.0	4.52	4.97
Ag Hmstd House	48	48	0	0.0	1	1	0	-9.6	1.53	1.39
Ag Hmstd Land	670	670	0	0.0	6	7	1	14.9	0.87	1.00
Ag Non-Hmstd	590	590	0	0.0	10	12	1	13.5	1.72	1.95
<b>Total</b>	<b>50,072</b>	<b>50,072</b>	<b>0</b>	<b>0.0</b>	<b>1,115</b>	<b>1,165</b>	<b>49</b>	<b>4.4</b>	<b>2.23</b>	<b>2.33</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	586	493	-92	-15.7	County	45.32	45.98	0.00	0.00
(-) TIF Tax Capacity	10	10	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.75	0.33	21.65	21.65
(=) Taxable Tax Capacity	<u>575</u>	<u>483</u>	<u>-92</u>	<u>-16.0</u>	Special District	<u>6.03</u>	<u>6.21</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>171.68</b>	<b>194.91</b>	<b>21.65</b>	<b>21.65</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,700	39,700	0.0	609	550	-58	-9.6	1.53	1.39	
Res Hmstd:Avg Val	59,600	59,600	0.0	914	826	-88	-9.6	1.53	1.39	
Res Hmstd: Hi Val	79,400	79,400	0.0	1,234	1,133	-101	-8.2	1.55	1.43	
Res Hmstd: Ex-Hi Val	119,200	119,200	0.0	2,039	2,065	25	1.2	1.71	1.73	
Apartment	300,000	300,000	0.0	7,087	7,959	871	12.3	2.36	2.65	
Comm/Ind: Lo Val	150,000	150,000	0.0	5,286	5,809	523	9.9	3.52	3.87	
Comm/Ind: Med Val	300,000	300,000	0.0	12,226	13,446	1,220	10.0	4.08	4.48	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,613	49,086	4,472	10.0	4.46	4.91	

Wabasha County

Elgin city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	46,988	46,988	0	0.0	660	698	39	5.9	1.40	1.49
Res Non-Hmstd	4,281	4,281	0	0.0	71	79	8	11.6	1.66	1.85
Misc props	201	201	0	0.0	5	6	1	10.6	2.56	2.83
Apartments	1,749	1,749	0	0.0	34	38	4	11.8	1.93	2.15
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	3,322	3,322	0	0.0	100	109	9	9.0	3.02	3.29
Com/Ind Hi	847	847	0	0.0	34	37	3	9.1	3.97	4.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	885	885	0	0.0	35	38	3	9.1	3.97	4.33
Ag Hmstd House	181	181	0	0.0	3	3	0	7.7	1.46	1.57
Ag Hmstd Land	767	767	0	0.0	10	11	1	12.8	1.30	1.47
Ag Non-Hmstd	9	9	0	0.0	0	0	0	12.7	1.42	1.60
<b>Total</b>	<b>59,231</b>	<b>59,231</b>	<b>0</b>	<b>0.0</b>	<b>951</b>	<b>1,019</b>	<b>68</b>	<b>7.2</b>	<b>1.61</b>	<b>1.72</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	633	555	-78	-12.3	County	53.91	57.79	0.00	0.00
(-) TIF Tax Capacity	139	139	0	0.0	City/Town	68.99	81.86	6.37	6.37
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.77	20.11	8.67	8.67
(=) Taxable Tax Capacity	494	416	-78	-15.7	Special District	0.50	0.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>142.16</b>	<b>160.29</b>	<b>15.04</b>	<b>15.04</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	95,600	95,600	0.0	1,216	1,217	1	0.1	1.27	1.27	
Res Hmstd: Avg Val	143,300	143,300	0.0	2,009	2,122	113	5.6	1.40	1.48	
Res Hmstd: Hi Val	191,000	191,000	0.0	2,802	3,027	225	8.0	1.47	1.59	
Res Hmstd: Ex-Hi Val	286,600	286,600	0.0	4,391	4,841	450	10.3	1.53	1.69	
Apartment	300,000	300,000	0.0	5,782	6,462	680	11.8	1.93	2.15	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,523	4,931	408	9.0	3.02	3.29	
Comm/Ind: Med Val	300,000	300,000	0.0	10,479	11,430	952	9.1	3.49	3.81	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,271	41,760	3,489	9.1	3.83	4.18	

Wabasha County

Hammond city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,209	4,209	0	0.0	43	45	3	6.4	1.01	1.08
Res Non-Hmstd	895	895	0	0.0	12	13	1	12.6	1.32	1.48
Misc props	19	19	0	0.0	0	0	0	12.8	1.60	1.80
Apartments	245	245	0	0.0	4	4	0	12.8	1.60	1.80
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	154	154	0	0.0	4	4	0	9.3	2.63	2.87
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	67	67	0	0.0	2	3	0	9.4	3.47	3.79
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>5,588</b>	<b>5,588</b>	<b>0</b>	<b>0.0</b>	<b>65</b>	<b>70</b>	<b>5</b>	<b>8.2</b>	<b>1.16</b>	<b>1.26</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	58	46	-12	-20.6	County	54.00	57.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.67	53.75	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.85	23.15	10.97	10.97
(=) Taxable Tax Capacity	58	46	-12	-20.6	Special District	0.50	0.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>119.02</b>	<b>135.35</b>	<b>10.97</b>	<b>10.97</b>

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	58,900	58,900	0.0	530	543	13	2.4	0.9	0.92
Res Hmstd: Avg Val	88,300	88,300	0.0	855	896	41	4.8	0.97	1.01
Res Hmstd: Hi Val	117,600	117,600	0.0	1,262	1,360	98	7.8	1.07	1.16
Res Hmstd: Ex-Hi Val	176,500	176,500	0.0	2,081	2,294	213	10.2	1.18	1.3
Apartment	300,000	300,000	0.0	4,793	5,405	612	12.8	1.6	1.80
Comm/Ind: Lo Val	150,000	150,000	0.0	3,941	4,309	367	9.3	2.63	2.87
Comm/Ind: Med Val	300,000	300,000	0.0	9,142	9,999	857	9.4	3.05	3.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,409	36,553	3,144	9.4	3.34	3.66

Wabasha County

Kellogg city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	21,261	21,261	0	0.0	307	320	13	4.4	1.44	1.51
Res Non-Hmstd	1,640	1,640	0	0.0	29	32	3	11.9	1.76	1.96
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	373	373	0	0.0	8	8	1	12.1	2.02	2.26
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	245	245	0	0.0	4	4	0	12.6	1.54	1.74
Com/Ind: Lo	1,364	1,364	0	0.0	42	46	4	9.4	3.11	3.40
Com/Ind Hi	449	449	0	0.0	18	20	2	9.6	4.08	4.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	206	206	0	0.0	8	9	1	9.6	4.08	4.47
Ag Hmstd House	393	393	0	0.0	6	7	1	8.5	1.56	1.69
Ag Hmstd Land	120	120	0	0.0	1	1	0	19.9	0.49	0.59
Ag Non-Hmstd	68	68	0	0.0	1	1	0	13.6	1.44	1.64
<b>Total</b>	26,119	26,119	0	0.0	424	449	26	6.0	1.62	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	275	230	-45	-16.2	County	53.87	57.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	75.14	89.72	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.47	15.50	21.92	21.92
(=) Taxable Tax Capacity	275	230	-45	-16.2	Special District	0.50	0.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	143.98	163.52	21.92	21.92

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	78,900	78,900	0.0	1,008	970	-37	-3.7	1.28	1.23
Res Hmstd: Avg Val	118,200	118,200	0.0	1,695	1,757	62	3.7	1.43	1.49
Res Hmstd: Hi Val	157,600	157,600	0.0	2,384	2,545	161	6.8	1.51	1.62
Res Hmstd: Ex-Hi Val	236,500	236,500	0.0	3,764	4,125	361	9.6	1.59	1.74
Comm/Ind: Lo Val	150,000	150,000	0.0	4,667	5,107	440	9.4	3.11	3.40
Comm/Ind: Med Val	300,000	300,000	0.0	10,780	11,806	1,026	9.5	3.59	3.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,308	43,069	3,761	9.6	3.93	4.31



Wabasha County

Mazeppa city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	38,567	38,567	0	0.0	543	569	26	4.8	1.41	1.47
Res Non-Hmstd	4,241	4,241	0	0.0	72	78	6	8.2	1.70	1.84
Misc props	214	214	0	0.0	4	4	0	8.4	1.87	2.03
Apartments	400	400	0	0.0	8	8	1	8.4	1.87	2.03
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	48	48	0	0.0	1	1	0	9.5	1.32	1.44
Com/Ind: Lo	2,016	2,016	0	0.0	59	63	4	6.4	2.92	3.10
Com/Ind Hi	703	703	0	0.0	27	28	2	6.6	3.78	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	454	454	0	0.0	17	18	1	6.6	3.77	4.02
Ag Hmstd House	450	450	0	0.0	7	7	0	6.6	1.49	1.59
Ag Hmstd Land	564	564	0	0.0	3	3	0	11.5	0.54	0.61
Ag Non-Hmstd	126	126	0	0.0	2	2	0	10.1	1.24	1.37
<b>Total</b>	<b>47,782</b>	<b>47,782</b>	<b>0</b>	<b>0.0</b>	<b>741</b>	<b>782</b>	<b>41</b>	<b>5.5</b>	<b>1.55</b>	<b>1.64</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	503	442	-61	-12.1	County	53.27	57.08	0.00	0.00
(-) TIF Tax Capacity	16	16	0	0.0	City/Town	53.51	61.12	9.39	9.39
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.73	17.80	23.03	23.03
(=) Taxable Tax Capacity	487	426	-61	-12.4	Special District	0.50	0.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	124.01	136.53	32.42	32.42

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	97,600	97,600	0.0	1,242	1,260	18	1.5	1.27	1.29
Res Hmstd: Avg Val	146,300	146,300	0.0	2,048	2,143	95	4.7	1.4	1.46
Res Hmstd: Hi Val	195,000	195,000	0.0	2,853	3,026	172	6.0	1.46	1.55
Res Hmstd: Ex-Hi Val	292,500	292,500	0.0	4,466	4,793	326	7.3	1.53	1.64
Apartment	300,000	300,000	0.0	5,623	6,092	470	8.4	1.87	2.03
Comm/Ind: Lo Val	150,000	150,000	0.0	4,375	4,657	282	6.4	2.92	3.10
Comm/Ind: Med Val	300,000	300,000	0.0	10,047	10,704	658	6.5	3.35	3.57
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,513	38,924	2,411	6.6	3.65	3.89

**Wabasha County**

**Millville city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	7,053	7,053	0	0.0	61	67	6	9.7	0.86	0.95
Res Non-Hmstd	611	611	0	0.0	7	7	1	9.1	1.08	1.18
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	209	209	0	0.0	3	3	0	9.2	1.32	1.44
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,173	1,173	0	0.0	27	29	2	6.4	2.30	2.45
Com/Ind Hi	43	43	0	0.0	1	1	0	6.4	3.04	3.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	56	56	0	0.0	2	2	0	6.4	3.04	3.24
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	9,146	9,146	0	0.0	100	109	9	8.7	1.10	1.19

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	99	84	-15	-14.9	County	53.99	57.90	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.29	29.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.12	20.52	8.67	8.67
(=) Taxable Tax Capacity	99	84	-15	-14.9	Special District	0.50	0.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	98.89	108.66	8.67	8.67

**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	79,600	79,600	0.0	555	607	52	9.3	0.7	0.76
Res Hmstd: Avg Val	119,300	119,300	0.0	1,018	1,112	94	9.2	0.85	0.93
Res Hmstd: Hi Val	159,000	159,000	0.0	1,481	1,616	135	9.1	0.93	1.02
Res Hmstd: Ex-Hi Val	238,500	238,500	0.0	2,408	2,627	219	9.1	1.01	1.10
Comm/Ind: Lo Val	150,000	150,000	0.0	3,454	3,674	220	6.4	2.30	2.45
Comm/Ind: Med Val	300,000	300,000	0.0	8,016	8,528	513	6.4	2.67	2.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,304	31,184	1,880	6.4	2.93	3.12

**Wabasha County**

**Plainview city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	139,834	139,834	0	0.0	1,977	2,041	63	3.2	1.41	1.46
Res Non-Hmstd	10,302	10,302	0	0.0	172	190	18	10.2	1.67	1.84
Misc props	782	782	0	0.0	17	19	2	9.9	2.19	2.40
Apartments	3,330	3,330	0	0.0	66	72	7	10.3	1.97	2.17
Low-inc Apts	3,088	3,088	0	0.0	37	41	4	10.2	1.19	1.32
Seasonal Rec	400	400	0	0.0	7	8	1	10.1	1.74	1.92
Com/Ind: Lo	11,884	11,884	0	0.0	366	395	29	7.9	3.08	3.32
Com/Ind Hi	13,848	13,848	0	0.0	564	609	45	7.9	4.08	4.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,306	3,306	0	0.0	135	145	11	7.9	4.08	4.40
Ag Hmstd House	814	814	0	0.0	12	12	1	4.8	1.45	1.52
Ag Hmstd Land	1,808	1,808	0	0.0	12	14	1	11.8	0.68	0.76
Ag Non-Hmstd	774	774	0	0.0	12	13	1	10.7	1.51	1.67
<b>Total</b>	<b>190,169</b>	<b>190,169</b>	<b>0</b>	<b>0.0</b>	<b>3,377</b>	<b>3,558</b>	<b>182</b>	<b>5.4</b>	<b>1.78</b>	<b>1.87</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	2,131	1,884	-247	-11.6	County	52.90	56.72	0.00	0.00
(-) TIF Tax Capacity	113	113	0	0.0	City/Town	78.26	89.20	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.98	20.36	8.67	8.67
(=) Taxable Tax Capacity	<u>2,019</u>	<u>1,771</u>	<u>-247</u>	<u>-12.3</u>	Special District	<u>0.50</u>	<u>0.53</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>150.63</b>	<b>166.81</b>	<b>8.67</b>	<b>8.67</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	92,300	92,300	0.0	1,181	1,137	-44	-3.7	1.28	1.23
Res Hmstd: Avg Val	138,400	138,400	0.0	1,957	2,015	58	3.0	1.41	1.46
Res Hmstd: Hi Val	184,500	184,500	0.0	2,733	2,893	161	5.9	1.48	1.57
Res Hmstd: Ex-Hi Val	276,800	276,800	0.0	4,286	4,652	365	8.5	1.55	1.68
Apartment	300,000	300,000	0.0	5,909	6,516	607	10.3	1.97	2.17
Comm/Ind: Lo Val	150,000	150,000	0.0	4,618	4,982	364	7.9	3.08	3.32
Comm/Ind: Med Val	300,000	300,000	0.0	10,732	11,582	849	7.9	3.58	3.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,264	42,379	3,114	7.9	3.93	4.24

Wabasha County

Wabasha city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	127,907	127,907	0	0.0	1,652	1,724	72	4.4	1.29	1.35
Res Non-Hmstd	35,499	35,499	0	0.0	529	564	35	6.7	1.49	1.59
Misc props	814	814	0	0.0	16	17	1	6.5	1.93	2.05
Apartments	3,887	3,887	0	0.0	67	71	5	6.8	1.72	1.84
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	11,578	11,578	0	0.0	162	173	11	6.9	1.40	1.50
Com/Ind: Lo	14,993	14,993	0	0.0	413	434	21	5.1	2.75	2.89
Com/Ind Hi	15,190	15,190	0	0.0	546	575	28	5.2	3.60	3.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,661	2,661	0	0.0	95	100	5	5.2	3.58	3.77
Ag Hmstd House	1,565	1,565	0	0.0	21	21	1	3.4	1.31	1.36
Ag Hmstd Land	2,343	2,343	0	0.0	12	13	1	9.5	0.50	0.54
Ag Non-Hmstd	3,702	3,702	0	0.0	44	48	3	7.8	1.20	1.29
<b>Total</b>	220,138	220,138	0	0.0	3,557	3,740	184	5.2	1.62	1.70

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,484	2,315	-169	-6.8	County	52.76	56.59	0.00	0.00
(-) TIF Tax Capacity	330	330	0	0.0	City/Town	52.37	56.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.42	15.47	21.92	21.92
(=) Taxable Tax Capacity	2,154	1,985	-169	-7.8	Special District	0.50	0.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	120.05	129.41	21.92	21.92

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	111,700	111,700	0.0	1,314	1,339	25	1.9	1.18	1.2
Res Hmstd: Avg Val	167,500	167,500	0.0	2,156	2,248	92	4.3	1.29	1.34
Res Hmstd: Hi Val	223,300	223,300	0.0	2,999	3,157	159	5.3	1.34	1.41
Res Hmstd: Ex-Hi Val	335,000	335,000	0.0	4,685	4,978	293	6.3	1.4	1.49
Apartment	300,000	300,000	0.0	5,159	5,511	351	6.8	1.72	1.84
Comm/Ind: Lo Val	150,000	150,000	0.0	4,129	4,339	211	5.1	2.75	2.89
Comm/Ind: Med Val	300,000	300,000	0.0	9,524	10,016	492	5.2	3.17	3.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,701	36,504	1,803	5.2	3.47	3.65

**Wabasha County**

**Zumbro Falls city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	8,306	8,306	0	0.0	98	103	6	5.7	1.18	1.25
Res Non-Hmstd	1,767	1,767	0	0.0	26	29	3	9.9	1.49	1.63
Misc props	98	98	0	0.0	2	2	0	8.9	2.26	2.46
Apartments	232	232	0	0.0	4	4	0	10.0	1.68	1.85
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	63	63	0	0.0	1	1	0	10.0	1.68	1.85
Com/Ind: Lo	1,299	1,299	0	0.0	35	38	3	7.4	2.71	2.91
Com/Ind Hi	5	5	0	0.0	0	0	0	7.6	3.55	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	164	164	0	0.0	6	6	0	7.6	3.55	3.82
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	3	3	0	0.0	0	0	0	11.3	0.60	0.66
Ag Non-Hmstd	365	365	0	0.0	4	5	0	11.3	1.19	1.33
<b>Total</b>	<b>12,301</b>	<b>12,301</b>	<b>0</b>	<b>0.0</b>	<b>177</b>	<b>189</b>	<b>12</b>	<b>7.0</b>	<b>1.44</b>	<b>1.54</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	134	117	-17	-12.6	County	53.97	57.88	0.00	0.00
(-) TIF Tax Capacity	19	19	0	0.0	City/Town	50.04	58.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.92	15.80	18.62	18.62
(=) Taxable Tax Capacity	115	98	-17	-14.7	Special District	0.50	0.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>119.44</b>	<b>132.89</b>	<b>18.62</b>	<b>18.62</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	76,100	76,100	0.0	747	749	2	0.3	0.98	0.98
Res Hmstd:Avg Val	114,100	114,100	0.0	1,305	1,370	65	5.0	1.14	1.20
Res Hmstd: Hi Val	152,100	152,100	0.0	1,864	1,991	127	6.8	1.23	1.31
Res Hmstd: Ex-Hi Val	228,200	228,200	0.0	2,983	3,235	252	8.5	1.31	1.42
Apartment	300,000	300,000	0.0	5,037	5,542	505	10.0	1.68	1.85
Comm/Ind: Lo Val	150,000	150,000	0.0	4,065	4,368	303	7.4	2.71	2.91
Comm/Ind: Med Val	300,000	300,000	0.0	9,393	10,099	706	7.5	3.13	3.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,254	36,844	2,590	7.6	3.43	3.68

**Wabasha County**

**Bellechester city (part)**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,992	1,992	0	0.0	17	18	1	6.6	0.87	0.93
Res Non-Hmstd	131	131	0	0.0	1	2	0	9.3	1.09	1.20
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11	11	0	0.0	0	0	0	6.5	3.11	3.31
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	100	100	0	0.0	1	1	0	9.8	1.03	1.14
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>2,234</b>	<b>2,234</b>	<b>0</b>	<b>0.0</b>	<b>20</b>	<b>22</b>	<b>1</b>	<b>7.0</b>	<b>0.90</b>	<b>0.96</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	22	18	-5	-21.1	County	53.97	57.89	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.36	33.41	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.96	21.09	6.08	6.08
(=) Taxable Tax Capacity	<u>22</u>	<u>18</u>	<u>-5</u>	<u>-21.1</u>	Special District	<u>1.12</u>	<u>1.19</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	103.42	113.57	6.08	6.08

*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	71,500	71,500	0.0	497	531	34	6.8	0.69	0.74
Res Hmstd: Avg Val	107,200	107,200	0.0	898	969	71	8.0	0.84	0.90
Res Hmstd: Hi Val	142,900	142,900	0.0	1,321	1,433	112	8.5	0.92	1.00
Res Hmstd: Ex-Hi Val	214,400	214,400	0.0	2,168	2,362	193	8.9	1.01	1.10

Wabasha County

Lake City city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	222,305	222,305	0	0.0	2,878	2,973	95	3.3	1.29	1.34
Res Non-Hmstd	53,691	53,691	0	0.0	845	899	54	6.4	1.57	1.67
Misc props	1,178	1,178	0	0.0	21	22	1	6.4	1.78	1.90
Apartments	3,205	3,205	0	0.0	56	60	4	6.5	1.75	1.86
Low-inc Apts	1,164	1,164	0	0.0	13	13	1	6.3	1.08	1.15
Seasonal Rec	28,386	28,386	0	0.0	402	428	26	6.5	1.42	1.51
Com/Ind: Lo	17,651	17,651	0	0.0	493	517	24	4.9	2.79	2.93
Com/Ind Hi	25,123	25,123	0	0.0	920	966	46	5.0	3.66	3.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,482	2,482	0	0.0	90	94	4	5.0	3.61	3.79
Ag Hmstd House	173	173	0	0.0	2	2	0	3.7	1.31	1.36
Ag Hmstd Land	114	114	0	0.0	0	1	0	10.5	0.43	0.48
Ag Non-Hmstd	1,133	1,133	0	0.0	14	15	1	7.3	1.25	1.34
<b>Total</b>	<b>356,604</b>	<b>356,604</b>	<b>0</b>	<b>0.0</b>	<b>5,735</b>	<b>5,991</b>	<b>256</b>	<b>4.5</b>	<b>1.61</b>	<b>1.68</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,000	3,685	-315	-7.9	County	52.97	56.81	0.00	0.00
(-) TIF Tax Capacity	139	139	0	0.0	City/Town	56.46	60.78	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.08	15.98	18.62	18.62
(=) Taxable Tax Capacity	<u>3,861</u>	<u>3,546</u>	<u>-315</u>	<u>-8.2</u>	Special District	<u>0.50</u>	<u>0.53</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>125.01</b>	<b>134.10</b>	<b>18.62</b>	<b>18.62</b>

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	107,000	107,000	0.0	1,261	1,264	3	0.2	1.18	1.18
Res Hmstd: Avg Val	160,400	160,400	0.0	2,076	2,144	68	3.3	1.29	1.34
Res Hmstd: Hi Val	213,800	213,800	0.0	2,891	3,024	133	4.6	1.35	1.41
Res Hmstd: Ex-Hi Val	320,800	320,800	0.0	4,524	4,787	263	5.8	1.41	1.49
Apartment	300,000	300,000	0.0	5,246	5,587	341	6.5	1.75	1.86
Comm/Ind: Lo Val	150,000	150,000	0.0	4,191	4,395	205	4.9	2.79	2.93
Comm/Ind: Med Val	300,000	300,000	0.0	9,685	10,163	477	4.9	3.23	3.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,326	37,077	1,750	5.0	3.53	3.71

Wabasha County

Minneiska city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,938	3,938	0	0.0	37	41	3	9.0	0.95	1.03
Res Non-Hmstd	285	285	0	0.0	3	4	0	6.3	1.17	1.24
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	466	466	0	0.0	4	5	0	7.3	0.96	1.03
Com/Ind: Lo	81	81	0	0.0	2	2	0	4.6	2.28	2.38
Com/Ind Hi	168	168	0	0.0	5	5	0	4.8	2.94	3.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	40	40	0	0.0	1	1	0	4.8	2.94	3.08
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	49	49	0	0.0	0	0	0	8.5	0.83	0.90
<b>Total</b>	5,026	5,026	0	0.0	54	58	4	8.0	1.07	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	52	46	-6	-12.3	County	53.99	57.90	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.57	13.20	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.35	18.82	29.38	29.38
(=) Taxable Tax Capacity	52	46	-6	-12.3	Special District	0.50	0.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	83.40	90.45	29.38	29.38

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	95,900	95,900	0.0	796	890	95	11.9	0.83	0.93
Res Hmstd: Avg Val	143,800	143,800	0.0	1,379	1,503	125	9.0	0.96	1.05
Res Hmstd: Hi Val	191,700	191,700	0.0	1,962	2,116	154	7.9	1.02	1.10
Res Hmstd: Ex-Hi Val	287,700	287,700	0.0	3,131	3,345	214	6.8	1.09	1.16
Comm/Ind: Lo Val	150,000	150,000	0.0	3,416	3,575	159	4.6	2.28	2.38
Comm/Ind: Med Val	300,000	300,000	0.0	7,824	8,194	370	4.7	2.61	2.73
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,394	29,751	1,357	4.8	2.84	2.98



Wadena County

Aldrich city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,097	1,097	0	0.0	9	9	1	6.7	0.80	0.85
Res Non-Hmstd	353	353	0	0.0	4	5	1	11.4	1.25	1.39
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	4	4	0	0.0	0	0	0	11.9	1.15	1.29
Com/Ind: Lo	248	248	0	0.0	6	7	1	8.3	2.48	2.68
Com/Ind Hi	143	143	0	0.0	5	5	0	8.4	3.26	3.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	148	148	0	0.0	5	5	0	8.4	3.26	3.53
Ag Hmstd House	60	60	0	0.0	0	1	0	6.4	0.81	0.86
Ag Hmstd Land	106	106	0	0.0	0	0	0	20.6	0.33	0.40
Ag Non-Hmstd	97	97	0	0.0	1	1	0	12.8	1.07	1.21
<b>Total</b>	<b>2,256</b>	<b>2,256</b>	<b>0</b>	<b>0.0</b>	<b>31</b>	<b>33</b>	<b>3</b>	<b>8.6</b>	<b>1.36</b>	<b>1.48</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	26	22	-4	-16.9	79.24	88.40	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	19.20	23.10	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	8.92	9.58	13.07	13.07	13.07	13.07
(=) Taxable Tax Capacity	26	22	-4	-16.9	0.11	0.11	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	107.47	121.19	13.07	13.07	13.07

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	37,100	37,100	0.0	299	318	19	6.5	0.81	0.86
Res Hmstd:Avg Val	55,700	55,700	0.0	449	478	29	6.5	0.81	0.86
Res Hmstd: Hi Val	74,200	74,200	0.0	598	637	39	6.5	0.81	0.86
Res Hmstd: Ex-Hi Val	111,400	111,400	0.0	1,071	1,166	95	8.9	0.96	1.05
Comm/Ind: Lo Val	150,000	150,000	0.0	3,713	4,021	309	8.3	2.48	2.68
Comm/Ind: Med Val	300,000	300,000	0.0	8,598	9,318	720	8.4	2.87	3.11
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,395	34,036	2,641	8.4	3.14	3.40

Wadena County

Menahga city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	36,649	36,649	0	0.0	517	517	0	0.0	1.41	1.41
Res Non-Hmstd	6,738	6,738	0	0.0	119	134	15	12.7	1.76	1.98
Misc props	35	35	0	0.0	1	1	0	12.7	2.09	2.35
Apartments	396	396	0	0.0	8	9	1	12.7	2.09	2.35
Low-inc Apts	1,035	1,035	0	0.0	13	15	2	12.6	1.26	1.42
Seasonal Rec	3,475	3,475	0	0.0	60	67	7	12.2	1.73	1.94
Com/Ind: Lo	5,357	5,357	0	0.0	173	190	17	9.9	3.23	3.55
Com/Ind Hi	959	959	0	0.0	41	45	4	9.9	4.29	4.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,101	1,101	0	0.0	47	52	5	9.9	4.27	4.69
Ag Hmstd House	90	90	0	0.0	1	1	0	-4.3	1.36	1.30
Ag Hmstd Land	223	223	0	0.0	1	2	0	16.9	0.63	0.74
Ag Non-Hmstd	671	671	0	0.0	11	12	1	13.1	1.60	1.81
<b>Total</b>	<b>56,728</b>	<b>56,728</b>	<b>0</b>	<b>0.0</b>	<b>992</b>	<b>1,045</b>	<b>53</b>	<b>5.3</b>	<b>1.75</b>	<b>1.84</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	611	518	-93	-15.2	77.76	86.65	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	5	5	0	0.0	55.54	65.58	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	29.30	31.62	5.47	5.47	5.47	5.47
(=) Taxable Tax Capacity	607	514	-93	-15.3	0.11	0.11	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	162.70 183.95	5.47	5.47	5.47	5.47

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	63,900	63,900	0.0	819	740	-79	-9.6	1.28	1.16
Res Hmstd:Avg Val	95,800	95,800	0.0	1,325	1,288	-37	-2.8	1.38	1.34
Res Hmstd: Hi Val	127,700	127,700	0.0	1,890	1,945	55	2.9	1.48	1.52
Res Hmstd: Ex-Hi Val	191,600	191,600	0.0	3,022	3,262	239	7.9	1.58	1.70
Apartment	300,000	300,000	0.0	6,265	7,062	797	12.7	2.09	2.35
Comm/Ind: Lo Val	150,000	150,000	0.0	4,842	5,320	478	9.9	3.23	3.55
Comm/Ind: Med Val	300,000	300,000	0.0	11,270	12,385	1,116	9.9	3.76	4.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,267	45,358	4,091	9.9	4.13	4.54

Wadena County

Nimrod city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,847	1,847	0	0.0	22	22	0	0.8	1.20	1.21
Res Non-Hmstd	422	422	0	0.0	7	7	1	12.5	1.56	1.75
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	677	677	0	0.0	10	11	1	13.8	1.41	1.60
Com/Ind: Lo	192	192	0	0.0	6	6	1	9.9	2.95	3.24
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	112	112	0	0.0	4	5	0	10.1	3.86	4.25
Ag Hmstd House	71	71	0	0.0	1	1	0	-1.3	1.15	1.14
Ag Hmstd Land	155	155	0	0.0	1	1	0	26.5	0.37	0.46
Ag Non-Hmstd	376	376	0	0.0	5	6	1	14.6	1.33	1.52
<b>Total</b>	<b>3,851</b>	<b>3,851</b>	<b>0</b>	<b>0.0</b>	<b>55</b>	<b>59</b>	<b>4</b>	<b>7.6</b>	<b>1.42</b>	<b>1.53</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Base	Alter	
Total Tax Capacity	40	33	-7	-17.1	County	79.22	88.38	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	46.45	56.01	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.22	7.90	22.14	22.14	
(=) Taxable Tax Capacity	40	33	-7	-17.1	Special District	0.11	0.11	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>133.00</b>	<b>152.39</b>	<b>22.14</b>	<b>22.14</b>	

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	51,300	51,300	0.0	591	583	-8	-1.4	1.15	1.14
Res Hmstd:Avg Val	77,000	77,000	0.0	892	882	-9	-1.1	1.16	1.15
Res Hmstd: Hi Val	102,600	102,600	0.0	1,312	1,364	52	4.0	1.28	1.33
Res Hmstd: Ex-Hi Val	154,000	154,000	0.0	2,155	2,332	176	8.2	1.4	1.51
Comm/Ind: Lo Val	150,000	150,000	0.0	4,423	4,860	436	9.9	2.95	3.24
Comm/Ind: Med Val	300,000	300,000	0.0	10,211	11,229	1,018	10.0	3.40	3.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,218	40,950	3,733	10.0	3.72	4.1

Wadena County

Sebeka city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	13,602	13,602	0	0.0	216	209	-7	-3.1	1.59	1.54
Res Non-Hmstd	2,232	2,232	0	0.0	45	52	7	15.6	2.01	2.33
Misc props	105	105	0	0.0	3	3	0	15.9	2.39	2.78
Apartments	999	999	0	0.0	24	28	4	15.9	2.39	2.78
Low-inc Apts	346	346	0	0.0	5	6	1	15.6	1.47	1.70
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,768	2,768	0	0.0	99	111	13	12.9	3.56	4.02
Com/Ind Hi	1,395	1,395	0	0.0	65	74	9	13.1	4.68	5.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	634	634	0	0.0	30	34	4	13.1	4.68	5.29
Ag Hmstd House	461	461	0	0.0	8	8	0	1.4	1.69	1.71
Ag Hmstd Land	954	954	0	0.0	7	8	1	20.8	0.73	0.89
Ag Non-Hmstd	230	230	0	0.0	4	5	1	17.6	1.74	2.04
<b>Total</b>	<b>23,727</b>	<b>23,727</b>	<b>0</b>	<b>0.0</b>	<b>504</b>	<b>537</b>	<b>33</b>	<b>6.5</b>	<b>2.13</b>	<b>2.26</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	267	220	-47	-17.7	County	75.74	84.07	0.00	0.00
(-) TIF Tax Capacity	20	20	0	0.0	City/Town	93.21	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.79	4.88	22.14	22.14
(=) Taxable Tax Capacity	247	199	-47	-19.2	Special District	0.11	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>173.86</b>	<b>204.40</b>	<b>22.14</b>	<b>22.14</b>

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	44,600	44,600	0.0	696	646	-50	-7.2	1.56	1.45
Res Hmstd: Avg Val	66,900	66,900	0.0	1,044	969	-75	-7.2	1.56	1.45
Res Hmstd: Hi Val	89,200	89,200	0.0	1,456	1,424	-33	-2.2	1.63	1.6
Res Hmstd: Ex-Hi Val	133,800	133,800	0.0	2,370	2,516	146	6.1	1.77	1.88
Apartment	300,000	300,000	0.0	7,184	8,329	1,145	15.9	2.39	2.78
Comm/Ind: Lo Val	150,000	150,000	0.0	5,343	6,030	687	12.9	3.56	4.02
Comm/Ind: Med Val	300,000	300,000	0.0	12,355	13,959	1,604	13.0	4.12	4.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	45,082	50,962	5,880	13.0	4.51	5.1

Wadena County

Verndale city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	9,700	9,700	0	0.0	129	121	-7	-5.8	1.33	1.25
Res Non-Hmstd	1,551	1,551	0	0.0	27	31	4	15.9	1.75	2.02
Misc props	80	80	0	0.0	2	2	0	16.0	2.15	2.50
Apartments	270	270	0	0.0	6	7	1	16.0	2.15	2.50
Low-inc Apts	209	209	0	0.0	3	3	0	15.9	1.30	1.51
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,058	2,058	0	0.0	68	77	9	12.5	3.31	3.72
Com/Ind Hi	636	636	0	0.0	28	31	4	12.6	4.39	4.94
Publ U: Elec Gen	630	630	0	0.0	21	25	3	16.1	3.41	3.97
Publ U: Other	593	593	0	0.0	25	28	3	12.5	4.22	4.75
Ag Hmstd House	332	332	0	0.0	4	4	0	-4.4	1.27	1.21
Ag Hmstd Land	452	452	0	0.0	3	4	1	20.8	0.66	0.80
Ag Non-Hmstd	164	164	0	0.0	3	3	0	16.4	1.68	1.95
<b>Total</b>	16,675	16,675	0	0.0	319	337	18	5.6	1.91	2.02

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	190	154	-36	-19.0	County	78.29	87.21	0.00	0.00
(-) TIF Tax Capacity	9	9	0	0.0	City/Town	64.14	80.05	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.38	28.11	5.60	5.60
(=) Taxable Tax Capacity	182	146	-36	-19.9	Special District	0.11	0.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	167.91	195.47	5.60	5.60

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	51,700	51,700	0.0	690	635	-55	-8.0	1.34	1.23
Res Hmstd: Avg Val	77,500	77,500	0.0	1,042	967	-75	-7.2	1.34	1.25
Res Hmstd: Hi Val	103,400	103,400	0.0	1,515	1,533	18	1.2	1.46	1.48
Res Hmstd: Ex-Hi Val	155,100	155,100	0.0	2,458	2,664	205	8.3	1.59	1.72
Apartment	300,000	300,000	0.0	6,465	7,498	1,033	16.0	2.15	2.5
Comm/Ind: Lo Val	150,000	150,000	0.0	4,961	5,581	620	12.5	3.31	3.72
Comm/Ind: Med Val	300,000	300,000	0.0	11,547	12,994	1,447	12.5	3.85	4.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,284	47,589	5,305	12.5	4.23	4.76

Wadena County

Staples city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	17,979	17,979	0	0.0	268	277	9	3.5	1.49	1.54
Res Non-Hmstd	1,358	1,358	0	0.0	25	29	4	14.1	1.86	2.12
Misc props	160	160	0	0.0	4	4	1	14.2	2.23	2.55
Apartments	2,984	2,984	0	0.0	63	72	9	14.2	2.12	2.43
Low-inc Apts	1,246	1,246	0	0.0	16	18	2	14.0	1.29	1.47
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,588	1,588	0	0.0	52	57	6	11.1	3.26	3.62
Com/Ind Hi	1,135	1,135	0	0.0	49	54	5	11.2	4.30	4.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,644	1,644	0	0.0	71	79	8	11.2	4.30	4.78
Ag Hmstd House	77	77	0	0.0	1	1	0	-6.7	1.33	1.24
Ag Hmstd Land	173	173	0	0.0	1	1	0	19.6	0.61	0.74
Ag Non-Hmstd	135	135	0	0.0	2	2	0	15.1	1.59	1.84
<b>Total</b>	<b>28,478</b>	<b>28,478</b>	<b>0</b>	<b>0.0</b>	<b>551</b>	<b>596</b>	<b>44</b>	<b>8.0</b>	<b>1.94</b>	<b>2.09</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Base	Alter	
Total Tax Capacity	325	284	-41	-12.6	County	77.62	86.52	0.00	0.00	
(-) TIF Tax Capacity	18	18	0	0.0	City/Town	74.18	88.93	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.57	8.02	13.07	13.07	
(=) Taxable Tax Capacity	307	266	-41	-13.4	Special District	0.11	0.11	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>159.48</b>	<b>183.58</b>	<b>13.07</b>	<b>13.07</b>	

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	85,400	85,400	0.0	1,178	1,137	-41	-3.5	1.38	1.33
Res Hmstd: Avg Val	128,100	128,100	0.0	1,953	2,047	94	4.8	1.52	1.6
Res Hmstd: Hi Val	170,700	170,700	0.0	2,727	2,955	229	8.4	1.6	1.73
Res Hmstd: Ex-Hi Val	256,100	256,100	0.0	4,277	4,776	499	11.7	1.67	1.86
Apartment	300,000	300,000	0.0	6,373	7,277	904	14.2	2.12	2.43
Comm/Ind: Lo Val	150,000	150,000	0.0	4,883	5,425	542	11.1	3.26	3.62
Comm/Ind: Med Val	300,000	300,000	0.0	11,328	12,594	1,266	11.2	3.78	4.2
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,407	46,048	4,641	11.2	4.14	4.60

Wadena County

Wadena city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	99,056	99,056	0	0.0	1,252	1,287	35	2.8	1.26	1.30
Res Non-Hmstd	17,543	17,543	0	0.0	284	317	33	11.7	1.62	1.81
Misc props	310	310	0	0.0	7	8	1	11.2	2.27	2.52
Apartments	5,894	5,894	0	0.0	112	125	13	12.0	1.90	2.13
Low-inc Apts	1,429	1,429	0	0.0	17	19	2	11.6	1.17	1.31
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	18,608	18,608	0	0.0	552	603	51	9.2	2.97	3.24
Com/Ind Hi	17,313	17,313	0	0.0	673	735	63	9.4	3.88	4.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,009	1,009	0	0.0	39	43	4	9.4	3.88	4.25
Ag Hmstd House	342	342	0	0.0	5	5	0	6.3	1.38	1.47
Ag Hmstd Land	426	426	0	0.0	2	3	0	17.8	0.51	0.60
Ag Non-Hmstd	405	405	0	0.0	5	6	1	13.5	1.35	1.53
<b>Total</b>	162,334	162,334	0	0.0	2,948	3,151	203	6.9	1.82	1.94

Tax Base

Tax Rates

	Taxable Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	1,910	1,630	-280	-14.6	County	77.76	86.66	0.00	0.00	
(-) TIF Tax Capacity	7	7	0	0.0	City/Town	35.03	41.04	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.83	21.56	21.50	21.50	
(=) Taxable Tax Capacity	1,903	1,623	-280	-14.7	Special District	3.05	3.56	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	134.66	152.83	21.50	21.50	

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	62,000	62,000	0.0	720	702	-18	-2.6	1.16	1.13
Res Hmstd: Avg Val	93,000	93,000	0.0	1,164	1,180	16	1.4	1.25	1.27
Res Hmstd: Hi Val	124,000	124,000	0.0	1,676	1,763	87	5.2	1.35	1.42
Res Hmstd: Ex-Hi Val	186,000	186,000	0.0	2,700	2,929	230	8.5	1.45	1.57
Apartment	300,000	300,000	0.0	5,695	6,376	681	12.0	1.9	2.13
Comm/Ind: Lo Val	150,000	150,000	0.0	4,451	4,860	409	9.2	2.97	3.24
Comm/Ind: Med Val	300,000	300,000	0.0	10,279	11,232	954	9.3	3.43	3.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,473	40,970	3,497	9.3	3.75	4.1

Waseca County

Janesville city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	89,222	89,222	0	0.0	1,045	1,116	71	6.7	1.17	1.25
Res Non-Hmstd	10,788	10,788	0	0.0	149	167	18	11.8	1.38	1.55
Misc props	116	116	0	0.0	2	2	0	12.0	1.70	1.90
Apartments	1,904	1,904	0	0.0	32	36	4	12.0	1.70	1.90
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	70	70	0	0.0	1	1	0	12.0	1.70	1.90
Com/Ind: Lo	4,018	4,018	0	0.0	110	120	10	8.9	2.74	2.99
Com/Ind Hi	748	748	0	0.0	27	30	2	9.0	3.62	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	532	532	0	0.0	19	21	2	9.0	3.62	3.95
Ag Hmstd House	59	59	0	0.0	1	1	0	-0.9	0.98	0.97
Ag Hmstd Land	558	558	0	0.0	3	4	0	13.7	0.59	0.67
Ag Non-Hmstd	450	450	0	0.0	6	6	1	12.9	1.27	1.43
<b>Total</b>	108,464	108,464	0	0.0	1,396	1,504	108	7.7	1.29	1.39

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,119	939	-180	-16.1	County	51.29	54.90	0.00	0.00
(-) TIF Tax Capacity	19	19	0	0.0	City/Town	60.31	72.13	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.83	15.66	11.27	11.27
(=) Taxable Tax Capacity	1,100	920	-180	-16.4	Special District	0.18	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	126.61	142.88	11.27	11.27

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	82,600	82,600	0.0	841	847	7	0.8	1.02	1.03
Res Hmstd: Avg Val	123,800	123,800	0.0	1,446	1,536	90	6.2	1.17	1.24
Res Hmstd: Hi Val	165,000	165,000	0.0	2,051	2,224	173	8.4	1.24	1.35
Res Hmstd: Ex-Hi Val	247,600	247,600	0.0	3,264	3,603	339	10.4	1.32	1.46
Apartment	300,000	300,000	0.0	5,086	5,696	610	12.0	1.7	1.9
Comm/Ind: Lo Val	150,000	150,000	0.0	4,117	4,483	366	8.9	2.74	2.99
Comm/Ind: Med Val	300,000	300,000	0.0	9,549	10,403	854	8.9	3.18	3.47
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,900	38,032	3,133	9.0	3.49	3.80



Waseca County

New Richland city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	35,990	35,990	0	0.0	378	413	35	9.3	1.05	1.15
Res Non-Hmstd	4,003	4,003	0	0.0	54	62	8	15.0	1.34	1.54
Misc props	54	54	0	0.0	1	1	0	15.3	1.63	1.87
Apartments	926	926	0	0.0	15	17	2	15.3	1.63	1.87
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,947	2,947	0	0.0	78	87	9	11.2	2.66	2.96
Com/Ind Hi	525	525	0	0.0	18	20	2	11.3	3.50	3.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	700	700	0	0.0	25	27	3	11.3	3.50	3.90
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	90	90	0	0.0	1	1	0	16.5	0.90	1.05
Ag Non-Hmstd	37	37	0	0.0	0	1	0	16.5	1.20	1.40
<b>Total</b>	<b>45,272</b>	<b>45,272</b>	<b>0</b>	<b>0.0</b>	<b>570</b>	<b>629</b>	<b>59</b>	<b>10.4</b>	<b>1.26</b>	<b>1.39</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	482	386	-97	-20.1	County	50.77	54.23	0.00	0.00
(-) TIF Tax Capacity	15	15	0	0.0	City/Town	61.87	78.01	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.40	7.67	12.24	12.24
(=) Taxable Tax Capacity	468	371	-97	-20.7	Special District	0.18	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>120.23</b>	<b>140.09</b>	<b>12.24</b>	<b>12.24</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	62,500	62,500	0.0	578	602	24	4.1	0.92	0.96	
Res Hmstd:Avg Val	93,800	93,800	0.0	955	1,025	71	7.4	1.02	1.09	
Res Hmstd: Hi Val	125,000	125,000	0.0	1,396	1,540	144	10.3	1.12	1.23	
Res Hmstd: Ex-Hi Val	187,500	187,500	0.0	2,280	2,571	291	12.8	1.22	1.37	
Apartment	300,000	300,000	0.0	4,876	5,621	745	15.3	1.63	1.87	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,987	4,434	447	11.2	2.66	2.96	
Comm/Ind: Med Val	300,000	300,000	0.0	9,243	10,286	1,043	11.3	3.08	3.43	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,768	37,592	3,824	11.3	3.38	3.76	

Waseca County

Waldorf city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	7,040	7,040	0	0.0	72	77	5	6.3	1.03	1.09
Res Non-Hmstd	1,195	1,195	0	0.0	16	18	2	12.9	1.32	1.50
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	34	34	0	0.0	1	1	0	13.1	1.63	1.84
Low-inc Apts	102	102	0	0.0	1	1	0	12.9	0.99	1.12
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	644	644	0	0.0	17	19	2	9.6	2.66	2.92
Com/Ind Hi	440	440	0	0.0	15	17	2	9.7	3.51	3.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	108	108	0	0.0	4	4	0	9.7	3.51	3.86
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	476	476	0	0.0	6	7	1	14.1	1.21	1.38
Ag Non-Hmstd	148	148	0	0.0	2	2	0	14.1	1.21	1.38
<b>Total</b>	10,186	10,186	0	0.0	134	145	11	8.5	1.31	1.42

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	County	City/Town	School District	Special District	Base	Alter
Total Tax Capacity	110	90	-21	-18.7	50.00	53.31	13.53	0.18	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	57.51	70.74	14.06	0.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	13.53	14.06	0.18	0.19	11.27	11.27
(=) Taxable Tax Capacity	110	90	-21	-18.7	0.18	0.19	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	121.23	138.30		11.27	11.27

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	56,900	56,900	0.0	526	536	10	1.9	0.92	0.94
Res Hmstd:Avg Val	85,400	85,400	0.0	836	869	33	3.9	0.98	1.02
Res Hmstd: Hi Val	113,800	113,800	0.0	1,238	1,329	91	7.3	1.09	1.17
Res Hmstd: Ex-Hi Val	170,800	170,800	0.0	2,044	2,252	208	10.2	1.2	1.32
Comm/Ind: Lo Val	150,000	150,000	0.0	3,995	4,380	384	9.6	2.66	2.92
Comm/Ind: Med Val	300,000	300,000	0.0	9,266	10,163	896	9.7	3.09	3.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,864	37,150	3,287	9.7	3.39	3.72

Waseca County

Waseca city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	298,574	298,574	0	0.0	3,571	3,704	134	3.7	1.20	1.24
Res Non-Hmstd	45,143	45,143	0	0.0	661	727	66	10.0	1.46	1.61
Misc props	1,067	1,067	0	0.0	21	23	2	9.7	1.93	2.12
Apartments	15,431	15,431	0	0.0	269	296	27	10.1	1.74	1.92
Low-inc Apts	6,175	6,175	0	0.0	65	72	6	10.0	1.05	1.16
Seasonal Rec	134	134	0	0.0	2	3	0	10.1	1.74	1.92
Com/Ind: Lo	27,728	27,728	0	0.0	779	838	58	7.5	2.81	3.02
Com/Ind Hi	51,721	51,721	0	0.0	1,929	2,074	145	7.5	3.73	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,261	6,261	0	0.0	232	250	17	7.5	3.71	3.99
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	771	771	0	0.0	10	11	1	10.4	1.35	1.49
<b>Total</b>	<b>453,005</b>	<b>453,005</b>	<b>0</b>	<b>0.0</b>	<b>7,539</b>	<b>7,996</b>	<b>457</b>	<b>6.1</b>	<b>1.66</b>	<b>1.77</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,293	4,684	-608	-11.5	County	49.95	53.50	0.00	0.00
(-) TIF Tax Capacity	169	169	0	0.0	City/Town	63.80	72.39	3.66	3.66
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.22	20.88	2.06	2.06
(=) Taxable Tax Capacity	5,123	4,515	-608	-11.9	Special District	1.77	2.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>134.74</b>	<b>148.77</b>	<b>5.73</b>	<b>5.73</b>

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	82,700	82,700	0.0	864	834	-29	-3.4	1.04	1.01
Res Hmstd: Avg Val	123,900	123,900	0.0	1,480	1,526	47	3.1	1.19	1.23
Res Hmstd: Hi Val	165,200	165,200	0.0	2,097	2,219	123	5.8	1.27	1.34
Res Hmstd: Ex-Hi Val	247,800	247,800	0.0	3,331	3,606	275	8.2	1.34	1.46
Apartment	300,000	300,000	0.0	5,225	5,751	526	10.1	1.74	1.92
Comm/Ind: Lo Val	150,000	150,000	0.0	4,216	4,532	316	7.5	2.81	3.02
Comm/Ind: Med Val	300,000	300,000	0.0	9,810	10,546	736	7.5	3.27	3.52
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,911	38,611	2,700	7.5	3.59	3.86

Waseca County

Elysian city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	119	119	0	0.0	1	1	0	4.0	1.10	1.15
Res Non-Hmstd	202	202	0	0.0	3	3	0	5.2	1.33	1.40
Misc props	15	15	0	0.0	0	0	0	5.4	1.59	1.68
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	339	339	0	0.0	2	2	0	5.2	0.66	0.70
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	675	675	0	0.0	6	7	0	4.9	0.96	1.01

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5	5	0	-5.2	County	50.69	54.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	49.45	52.48	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.88	4.09	28.67	28.67
(=) Taxable Tax Capacity	5	5	0	-5.2	Special District	0.18	0.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	104.20	111.07	28.67	28.67

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	81,600	81,600	0.0	785	808	23	2.9	0.96	0.99
Res Hmstd:Avg Val	122,300	122,300	0.0	1,363	1,418	55	4.0	1.11	1.16
Res Hmstd: Hi Val	163,000	163,000	0.0	1,940	2,027	87	4.5	1.19	1.24
Res Hmstd: Ex-Hi Val	244,600	244,600	0.0	3,098	3,249	151	4.9	1.27	1.33
Apartment	300,000	300,000	0.0	4,768	5,025	258	5.4	1.59	1.68

Washington County

Afton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	378,102	378,102	0	0.0	3,712	3,796	84	2.3	0.98	1.00
Res Non-Hmstd	62,294	62,294	0	0.0	658	671	13	2.0	1.06	1.08
Misc props	219	219	0	0.0	2	2	0	1.9	0.97	0.99
Apartments	1,636	1,636	0	0.0	21	22	1	2.5	1.29	1.33
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	2,703	2,703	0	0.0	27	27	1	1.9	0.98	1.00
Com/Ind: Lo	3,720	3,720	0	0.0	87	88	1	0.8	2.35	2.37
Com/Ind Hi	21,560	21,560	0	0.0	663	669	5	0.8	3.08	3.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,252	7,252	0	0.0	224	226	2	0.9	3.09	3.11
Ag Hmstd House	14,515	14,515	0	0.0	144	148	4	2.8	1.00	1.02
Ag Hmstd Land	18,987	18,987	0	0.0	68	70	3	3.7	0.36	0.37
Ag Non-Hmstd	32,942	32,942	0	0.0	272	278	7	2.4	0.82	0.84
<b>Total</b>	<b>543,929</b>	<b>543,929</b>	<b>0</b>	<b>0.0</b>	<b>5,878</b>	<b>5,998</b>	<b>119</b>	<b>2.0</b>	<b>1.08</b>	<b>1.10</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,793	5,729	-64	-1.1	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	6	6	0	0.0	City/Town	27.04	26.91	0.00	0.00
(-) FD Contrib Tax Cap	206	206	0	0.0	School District	21.08	21.71	16.12	16.12
(=) Taxable Tax Capacity	<u>5,581</u>	<u>5,517</u>	<u>-64</u>	<u>-1.1</u>	Special District	<u>4.12</u>	<u>4.29</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	204	204	0	0.0	<b>Total</b>	<b>82.00</b>	<b>83.96</b>	<b>16.35</b>	<b>16.35</b>

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	283,900	283,900	0.0	2,675	2,750	74	2.8	0.94	0.97
Res Hmstd: Avg Val	425,700	425,700	0.0	4,187	4,270	84	2.0	0.98	1.00
Res Hmstd: Hi Val	567,400	567,400	0.0	5,718	5,833	115	2.0	1.01	1.03
Res Hmstd: Ex-Hi Val	851,300	851,300	0.0	9,092	9,277	184	2.0	1.07	1.09
Apartment	300,000	300,000	0.0	3,565	3,639	74	2.1	1.19	1.21
Comm/Ind: Lo Val	150,000	150,000	0.0	3,536	3,566	30	0.8	2.36	2.38
Comm/Ind: Med Val	300,000	300,000	0.0	8,169	8,238	69	0.9	2.72	2.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,789	30,044	255	0.9	2.98	3.00

Washington County

Bayport city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	138,911	138,911	0	0.0	1,343	1,404	61	4.6	0.97	1.01
Res Non-Hmstd	44,926	44,926	0	0.0	510	528	18	3.5	1.14	1.17
Misc props	457	457	0	0.0	8	8	0	3.0	1.75	1.81
Apartments	12,899	12,899	0	0.0	161	167	6	3.5	1.25	1.29
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,088	1,088	0	0.0	11	12	0	3.4	1.03	1.06
Com/Ind: Lo	5,914	5,914	0	0.0	141	143	2	1.6	2.38	2.42
Com/Ind Hi	35,682	35,682	0	0.0	1,112	1,130	18	1.6	3.12	3.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,328	2,328	0	0.0	73	74	1	1.6	3.12	3.17
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>242,205</b>	<b>242,205</b>	<b>0</b>	<b>0.0</b>	<b>3,358</b>	<b>3,465</b>	<b>107</b>	<b>3.2</b>	<b>1.39</b>	<b>1.43</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,940	2,831	-109	-3.7	County	27.23	28.42	0.23	0.23
(-) TIF Tax Capacity	154	154	0	0.0	City/Town	35.64	37.24	0.00	0.00
(-) FD Contrib Tax Cap	236	236	0	0.0	School District	20.29	20.84	15.89	15.89
(=) Taxable Tax Capacity	<u>2,550</u>	<u>2,441</u>	<u>-109</u>	<u>-4.3</u>	Special District	<u>4.02</u>	<u>4.20</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	633	633	0	0.0	<b>Total</b>	<b>87.18</b>	<b>90.70</b>	<b>16.12</b>	<b>16.12</b>

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	167,100	167,100	0.0	1,504	1,584	79	5.3	0.90	0.95
Res Hmstd: Avg Val	250,500	250,500	0.0	2,441	2,543	102	4.2	0.97	1.02
Res Hmstd: Hi Val	333,900	333,900	0.0	3,378	3,502	124	3.7	1.01	1.05
Res Hmstd: Ex-Hi Val	501,000	501,000	0.0	5,178	5,354	176	3.4	1.03	1.07
Apartment	300,000	300,000	0.0	3,753	3,885	132	3.5	1.25	1.29
Comm/Ind: Lo Val	150,000	150,000	0.0	3,566	3,623	57	1.6	2.38	2.42
Comm/Ind: Med Val	300,000	300,000	0.0	8,240	8,373	133	1.6	2.75	2.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,053	30,541	489	1.6	3.01	3.05

Washington County

Birchwood Village city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	122,564	122,564	0	0.0	1,291	1,335	44	3.4	1.05	1.09
Res Non-Hmstd	13,597	13,597	0	0.0	151	155	4	2.8	1.11	1.14
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	3,178	3,178	0	0.0	33	34	1	3.0	1.05	1.08
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	384	384	0	0.0	11	11	0	2.1	2.82	2.87
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>139,723</b>	<b>139,723</b>	<b>0</b>	<b>0.0</b>	<b>1,486</b>	<b>1,535</b>	<b>50</b>	<b>3.3</b>	<b>1.06</b>	<b>1.10</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,480	1,443	-37	-2.5	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.82	21.89	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.52	23.79	24.05	24.05
(=) Taxable Tax Capacity	1,480	1,443	-37	-2.5	Special District	5.74	6.02	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>79.83</b>	<b>82.75</b>	<b>24.28</b>	<b>24.28</b>

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	294,200	294,200	0.0	2,955	3,060	104	3.5	1.00	1.04
Res Hmstd: Avg Val	441,000	441,000	0.0	4,591	4,720	128	2.8	1.04	1.07
Res Hmstd: Hi Val	587,900	587,900	0.0	6,296	6,474	178	2.8	1.07	1.10
Res Hmstd: Ex-Hi Val	882,000	882,000	0.0	9,945	10,230	285	2.9	1.13	1.16

Washington County

Scandia city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	383,208	383,208	0	0.0	3,718	3,826	108	2.9	0.97	1.00
Res Non-Hmstd	66,119	66,119	0	0.0	721	738	17	2.3	1.09	1.12
Misc props	589	589	0	0.0	6	6	0	2.2	1.00	1.02
Apartments	448	448	0	0.0	5	6	0	2.3	1.21	1.23
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	36,170	36,170	0	0.0	366	374	8	2.2	1.01	1.03
Com/Ind: Lo	5,092	5,092	0	0.0	123	124	1	0.9	2.41	2.43
Com/Ind Hi	7,165	7,165	0	0.0	228	230	2	0.9	3.18	3.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,705	4,705	0	0.0	149	150	1	0.9	3.17	3.20
Ag Hmstd House	17,173	17,173	0	0.0	161	167	6	3.6	0.94	0.97
Ag Hmstd Land	20,951	20,951	0	0.0	68	70	2	3.7	0.32	0.34
Ag Non-Hmstd	22,470	22,470	0	0.0	189	194	5	2.7	0.84	0.87
<b>Total</b>	564,089	564,089	0	0.0	5,734	5,885	151	2.6	1.02	1.04

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,778	5,612	-167	-2.9	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.55	33.51	0.00	0.00
(-) FD Contrib Tax Cap	120	120	0	0.0	School District	16.44	17.29	14.76	14.76
(=) Taxable Tax Capacity	5,659	5,492	-167	-2.9	Special District	5.64	5.84	0.00	0.00
FD Distrib Tax Cap	406	406	0	0.0	<b>Total</b>	85.38	87.69	14.99	14.99

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	227,400	227,400	0.0	2,115	2,188	73	3.5	0.93	0.96	
Res Hmstd: Avg Val	340,900	340,900	0.0	3,356	3,443	87	2.6	0.98	1.01	
Res Hmstd: Hi Val	454,400	454,400	0.0	4,560	4,666	105	2.3	1.00	1.03	
Res Hmstd: Ex-Hi Val	681,800	681,800	0.0	7,231	7,399	168	2.3	1.06	1.09	
Apartment	300,000	300,000	0.0	3,651	3,738	87	2.4	1.22	1.25	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,622	3,654	32	0.9	2.41	2.44	
Comm/Ind: Med Val	300,000	300,000	0.0	8,377	8,452	75	0.9	2.79	2.82	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,565	30,840	275	0.9	3.06	3.08	



Washington County

Dellwood city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	257,878	257,878	0	0.0	2,719	2,783	64	2.4	1.05	1.08
Res Non-Hmstd	48,159	48,159	0	0.0	525	538	12	2.3	1.09	1.12
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	7,893	7,893	0	0.0	89	91	2	2.3	1.13	1.15
Com/Ind: Lo	714	714	0	0.0	17	17	0	0.9	2.39	2.41
Com/Ind Hi	13,817	13,817	0	0.0	432	436	4	0.9	3.13	3.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,144	1,144	0	0.0	36	36	0	0.9	3.13	3.15
Ag Hmstd House	500	500	0	0.0	5	5	0	2.3	0.98	1.00
Ag Hmstd Land	74	74	0	0.0	0	0	0	3.4	0.33	0.34
Ag Non-Hmstd	3,004	3,004	0	0.0	24	24	1	2.8	0.79	0.81
<b>Total</b>	<b>333,183</b>	<b>333,183</b>	<b>0</b>	<b>0.0</b>	<b>3,847</b>	<b>3,931</b>	<b>84</b>	<b>2.2</b>	<b>1.15</b>	<b>1.18</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,825	3,817	-8	-0.2	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	9.33	9.34	0.00	0.00
(-) FD Contrib Tax Cap	117	117	0	0.0	School District	34.30	34.94	18.43	18.43
(=) Taxable Tax Capacity	<u>3,707</u>	<u>3,700</u>	<u>-8</u>	<u>-0.2</u>	Special District	<u>5.74</u>	<u>6.02</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	51	51	0	0.0	<b>Total</b>	<b>79.13</b>	<b>81.35</b>	<b>18.66</b>	<b>18.66</b>

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	550,500	550,500	0.0	5,483	5,608	125	2.3	1	1.02
Res Hmstd: Avg Val	825,300	825,300	0.0	8,714	8,915	201	2.3	1.06	1.08
Res Hmstd: Hi Val	1,100,100	1,100,100	0.0	11,945	12,223	277	2.3	1.09	1.11
Res Hmstd: Ex-Hi Val	1,650,500	1,650,500	0.0	18,417	18,846	430	2.3	1.12	1.14
Comm/Ind: Lo Val	150,000	150,000	0.0	3,587	3,618	31	0.9	2.39	2.41
Comm/Ind: Med Val	300,000	300,000	0.0	8,276	8,349	72	0.9	2.76	2.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,160	30,425	265	0.9	3.02	3.04

Washington County

Forest Lake city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,306,212	1,306,212	0	0.0	12,504	12,912	408	3.3	0.96	0.99
Res Non-Hmstd	207,417	207,417	0	0.0	2,226	2,276	50	2.3	1.07	1.10
Misc props	5,852	5,852	0	0.0	87	89	2	2.1	1.49	1.53
Apartments	45,520	45,520	0	0.0	559	572	13	2.3	1.23	1.26
Low-inc Apts	12,270	12,270	0	0.0	93	95	2	2.2	0.76	0.78
Seasonal Rec	23,876	23,876	0	0.0	248	254	6	2.2	1.04	1.06
Com/Ind: Lo	41,402	41,402	0	0.0	1,011	1,019	8	0.8	2.44	2.46
Com/Ind Hi	210,594	210,594	0	0.0	6,745	6,802	57	0.8	3.20	3.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,963	9,963	0	0.0	319	321	3	0.8	3.20	3.22
Ag Hmstd House	8,995	8,995	0	0.0	84	87	3	3.4	0.94	0.97
Ag Hmstd Land	10,572	10,572	0	0.0	32	34	1	3.7	0.31	0.32
Ag Non-Hmstd	20,153	20,153	0	0.0	171	175	5	2.6	0.85	0.87
<b>Total</b>	<b>1,902,825</b>	<b>1,902,825</b>	<b>0</b>	<b>0.0</b>	<b>24,080</b>	<b>24,637</b>	<b>557</b>	<b>2.3</b>	<b>1.27</b>	<b>1.29</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	21,776	20,929	-848	-3.9	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	1,170	1,170	0	0.0	City/Town	33.52	33.39	0.00	0.00
(-) FD Contrib Tax Cap	2,050	2,050	0	0.0	School District	15.38	16.14	15.28	15.28
(=) Taxable Tax Capacity	18,556	17,708	-848	-4.6	Special District	7.19	7.53	0.00	0.00
FD Distrib Tax Cap	2,143	2,143	0	0.0	<b>Total</b>	85.84	88.11	15.50	15.50

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	183,300	183,300	0.0	1,650	1,717	66	4.0	0.90	0.94
Res Hmstd: Avg Val	274,800	274,800	0.0	2,660	2,737	77	2.9	0.97	1
Res Hmstd: Hi Val	366,400	366,400	0.0	3,671	3,759	88	2.4	1.00	1.03
Res Hmstd: Ex-Hi Val	549,700	549,700	0.0	5,678	5,805	128	2.2	1.03	1.06
Apartment	300,000	300,000	0.0	3,684	3,769	85	2.3	1.23	1.26
Comm/Ind: Lo Val	150,000	150,000	0.0	3,661	3,692	30	0.8	2.44	2.46
Comm/Ind: Med Val	300,000	300,000	0.0	8,466	8,537	71	0.8	2.82	2.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,887	31,146	259	0.8	3.09	3.11

Washington County

Hugo city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	960,654	960,654	0	0.0	10,060	10,367	307	3.0	1.05	1.08
Res Non-Hmstd	139,823	139,823	0	0.0	1,677	1,716	38	2.3	1.20	1.23
Misc props	2,031	2,031	0	0.0	28	29	1	2.4	1.38	1.41
Apartments	2,675	2,675	0	0.0	37	38	1	2.4	1.38	1.41
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	2,220	2,220	0	0.0	30	31	1	2.0	1.37	1.40
Com/Ind: Lo	18,154	18,154	0	0.0	461	465	4	0.9	2.54	2.56
Com/Ind Hi	95,423	95,423	0	0.0	3,174	3,204	31	1.0	3.33	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,138	15,138	0	0.0	499	503	5	0.9	3.29	3.32
Ag Hmstd House	15,454	15,454	0	0.0	146	151	5	3.6	0.94	0.98
Ag Hmstd Land	20,278	20,278	0	0.0	61	63	2	3.6	0.30	0.31
Ag Non-Hmstd	32,227	32,227	0	0.0	277	284	7	2.6	0.86	0.88
<b>Total</b>	<b>1,304,076</b>	<b>1,304,076</b>	<b>0</b>	<b>0.0</b>	<b>16,450</b>	<b>16,851</b>	<b>401</b>	<b>2.4</b>	<b>1.26</b>	<b>1.29</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	14,293	13,502	-791	-5.5	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	669	669	0	0.0	City/Town	33.48	33.33	0.00	0.00
(-) FD Contrib Tax Cap	972	972	0	0.0	School District	22.33	23.46	22.24	22.24
(=) Taxable Tax Capacity	12,652	11,861	-791	-6.2	Special District	4.45	4.66	0.00	0.00
FD Distrib Tax Cap	1,793	1,793	0	0.0	<b>Total</b>	90.01	92.49	22.47	22.47

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	1,604	1,661	57	3.6	0.99	1.02
Res Hmstd: Avg Val	243,900	243,900	0.0	2,591	2,663	72	2.8	1.06	1.09
Res Hmstd: Hi Val	325,100	325,100	0.0	3,577	3,664	87	2.4	1.10	1.13
Res Hmstd: Ex-Hi Val	487,700	487,700	0.0	5,486	5,607	121	2.2	1.12	1.15
Apartment	300,000	300,000	0.0	4,050	4,143	93	2.3	1.35	1.38
Comm/Ind: Lo Val	150,000	150,000	0.0	3,807	3,841	34	0.9	2.54	2.56
Comm/Ind: Med Val	300,000	300,000	0.0	8,771	8,850	79	0.9	2.92	2.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,936	32,227	291	0.9	3.19	3.22

Washington County

Lake Elmo city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	841,853	841,853	0	0.0	8,056	8,283	226	2.8	0.96	0.98
Res Non-Hmstd	111,647	111,647	0	0.0	1,161	1,189	28	2.4	1.04	1.07
Misc props	10,008	10,008	0	0.0	112	115	3	2.3	1.12	1.15
Apartments	1,244	1,244	0	0.0	14	14	0	2.3	1.13	1.16
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,332	1,332	0	0.0	14	14	0	2.1	1.03	1.05
Com/Ind: Lo	19,753	19,753	0	0.0	465	470	4	1.0	2.35	2.38
Com/Ind Hi	99,374	99,374	0	0.0	3,093	3,127	35	1.1	3.11	3.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,686	10,686	0	0.0	329	332	3	0.9	3.08	3.11
Ag Hmstd House	6,978	6,978	0	0.0	66	68	2	3.2	0.95	0.98
Ag Hmstd Land	8,807	8,807	0	0.0	28	29	1	3.5	0.31	0.32
Ag Non-Hmstd	31,274	31,274	0	0.0	250	258	8	3.0	0.80	0.82
<b>Total</b>	<b>1,142,955</b>	<b>1,142,955</b>	<b>0</b>	<b>0.0</b>	<b>13,588</b>	<b>13,899</b>	<b>310</b>	<b>2.3</b>	<b>1.19</b>	<b>1.22</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	12,908	12,759	-149	-1.2	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.82	21.78	0.00	0.00
(-) FD Contrib Tax Cap	903	903	0	0.0	School District	22.82	23.68	15.77	15.77
(=) Taxable Tax Capacity	12,006	11,856	-149	-1.2	Special District	5.55	5.78	0.00	0.00
FD Distrib Tax Cap	832	832	0	0.0	<b>Total</b>	<b>79.93</b>	<b>82.28</b>	<b>16.00</b>	<b>16.00</b>

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	275,200	275,200	0.0	2,515	2,602	87	3.4	0.91	0.95
Res Hmstd: Avg Val	412,500	412,500	0.0	3,956	4,053	97	2.5	0.96	0.98
Res Hmstd: Hi Val	549,900	549,900	0.0	5,375	5,507	132	2.5	0.98	1.00
Res Hmstd: Ex-Hi Val	825,100	825,100	0.0	8,565	8,778	213	2.5	1.04	1.06
Apartment	300,000	300,000	0.0	3,478	3,566	88	2.5	1.16	1.19
Comm/Ind: Lo Val	150,000	150,000	0.0	3,539	3,573	34	1.0	2.36	2.38
Comm/Ind: Med Val	300,000	300,000	0.0	8,178	8,256	79	1.0	2.73	2.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,824	30,113	289	1.0	2.98	3.01

Washington County

Lakeland Shores city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	49,568	49,568	0	0.0	441	455	13	3.0	0.89	0.92
Res Non-Hmstd	9,775	9,775	0	0.0	95	97	2	2.3	0.97	0.99
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	900	900	0	0.0	20	21	0	0.8	2.26	2.28
Com/Ind Hi	1,285	1,285	0	0.0	38	38	0	0.8	2.96	2.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	170	170	0	0.0	5	5	0	0.8	2.96	2.99
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	61,698	61,698	0	0.0	600	616	16	2.7	0.97	1.00

Tax Base

Tax Rates

	Tax Base				Tax Rates				
	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	689	678	-11	-1.6	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.20	17.14	0.00	0.00
(-) FD Contrib Tax Cap	15	15	0	0.0	School District	20.29	20.84	15.89	15.89
(=) Taxable Tax Capacity	674	662	-11	-1.7	Special District	2.66	2.78	0.00	0.00
FD Distrib Tax Cap	29	29	0	0.0	<b>Total</b>	69.90	71.80	16.12	16.12

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	314,100	314,100	0.0	2,612	2,697	85	3.3	0.83	0.86
Res Hmstd:Avg Val	471,000	471,000	0.0	4,052	4,141	90	2.2	0.86	0.88
Res Hmstd: Hi Val	627,800	627,800	0.0	5,624	5,749	125	2.2	0.9	0.92
Res Hmstd: Ex-Hi Val	941,900	941,900	0.0	8,875	9,075	200	2.3	0.94	0.96
Comm/Ind: Lo Val	150,000	150,000	0.0	3,393	3,420	27	0.8	2.26	2.28
Comm/Ind: Med Val	300,000	300,000	0.0	7,835	7,899	64	0.8	2.61	2.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,569	28,804	235	0.8	2.86	2.88

Washington County

Mahtomedi city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	800,609	800,609	0	0.0	9,533	9,713	179	1.9	1.19	1.21
Res Non-Hmstd	77,405	77,405	0	0.0	1,001	1,020	19	1.9	1.29	1.32
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	17,291	17,291	0	0.0	251	256	5	2.0	1.45	1.48
Low-inc Apts	11,935	11,935	0	0.0	107	109	2	1.9	0.90	0.92
Seasonal Rec	925	925	0	0.0	11	11	0	2.0	1.18	1.21
Com/Ind: Lo	7,652	7,652	0	0.0	199	200	2	0.8	2.59	2.62
Com/Ind Hi	45,651	45,651	0	0.0	1,551	1,564	13	0.8	3.40	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,447	5,447	0	0.0	185	187	2	0.8	3.40	3.43
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	32	32	0	0.0	0	0	0	2.3	0.51	0.52
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	966,947	966,947	0	0.0	12,838	13,060	222	1.7	1.33	1.35

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10,519	10,245	-274	-2.6	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	144	144	0	0.0	City/Town	31.39	31.48	0.00	0.00
(-) FD Contrib Tax Cap	424	424	0	0.0	School District	34.30	34.94	18.43	18.43
(=) Taxable Tax Capacity	9,951	9,676	-274	-2.8	Special District	5.70	5.97	0.00	0.00
FD Distrib Tax Cap	926	926	0	0.0	<b>Total</b>	101.14	103.43	18.66	18.66

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	238,800	238,800	0.0	2,704	2,753	49	1.8	1.13	1.15
Res Hmstd: Avg Val	358,000	358,000	0.0	4,239	4,319	80	1.9	1.18	1.21
Res Hmstd: Hi Val	477,200	477,200	0.0	5,717	5,827	109	1.9	1.2	1.22
Res Hmstd: Ex-Hi Val	716,000	716,000	0.0	9,124	9,301	176	1.9	1.27	1.3
Comm/Ind: Lo Val	150,000	150,000	0.0	3,891	3,923	32	0.8	2.59	2.62
Comm/Ind: Med Val	300,000	300,000	0.0	8,986	9,062	75	0.8	3	3.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,763	33,039	276	0.8	3.28	3.30

Washington County

Marine on St. Croix city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	104,540	104,540	0	0.0	1,159	1,182	23	2.0	1.11	1.13
Res Non-Hmstd	25,871	25,871	0	0.0	308	314	6	1.9	1.19	1.21
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	284	284	0	0.0	4	4	0	1.9	1.34	1.36
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	5,338	5,338	0	0.0	61	62	1	1.9	1.14	1.16
Com/Ind: Lo	1,157	1,157	0	0.0	29	29	0	0.8	2.51	2.53
Com/Ind Hi	2,723	2,723	0	0.0	90	90	1	0.8	3.29	3.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,377	1,377	0	0.0	45	46	0	0.8	3.29	3.31
Ag Hmstd House	258	258	0	0.0	3	3	0	2.2	1.05	1.07
Ag Hmstd Land	1,124	1,124	0	0.0	5	5	0	2.4	0.43	0.44
Ag Non-Hmstd	3,214	3,214	0	0.0	27	28	1	2.2	0.86	0.87
<b>Total</b>	<b>145,887</b>	<b>145,887</b>	<b>0</b>	<b>0.0</b>	<b>1,731</b>	<b>1,763</b>	<b>32</b>	<b>1.8</b>	<b>1.19</b>	<b>1.21</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,554	1,532	-22	-1.4	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.74	38.79	0.00	0.00
(-) FD Contrib Tax Cap	38	38	0	0.0	School District	20.29	20.84	15.89	15.89
(=) Taxable Tax Capacity	<u>1,517</u>	<u>1,494</u>	<u>-22</u>	<u>-1.5</u>	Special District	<u>5.35</u>	<u>5.51</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	43	43	0	0.0	<b>Total</b>	94.14	96.19	16.12	16.12

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	278,100	278,100	0.0	2,944	3,006	62	2.1	1.06	1.08
Res Hmstd: Avg Val	417,000	417,000	0.0	4,598	4,683	86	1.9	1.10	1.12
Res Hmstd: Hi Val	555,800	555,800	0.0	6,260	6,377	117	1.9	1.13	1.15
Res Hmstd: Ex-Hi Val	833,900	833,900	0.0	9,981	10,169	188	1.9	1.2	1.22
Comm/Ind: Lo Val	150,000	150,000	0.0	3,759	3,788	29	0.8	2.51	2.53
Comm/Ind: Med Val	300,000	300,000	0.0	8,690	8,757	67	0.8	2.9	2.92
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,704	31,949	245	0.8	3.17	3.19

Washington County

Newport city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	171,489	171,489	0	0.0	2,391	2,446	54	2.3	1.39	1.43
Res Non-Hmstd	22,717	22,717	0	0.0	359	376	17	4.9	1.58	1.66
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	13,948	13,948	0	0.0	255	268	13	5.0	1.83	1.92
Low-inc Apts	3,503	3,503	0	0.0	40	42	2	4.8	1.13	1.18
Seasonal Rec	27	27	0	0.0	0	0	0	5.3	1.37	1.44
Com/Ind: Lo	10,418	10,418	0	0.0	301	308	7	2.4	2.89	2.96
Com/Ind Hi	56,339	56,339	0	0.0	2,128	2,181	52	2.5	3.78	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	18,622	18,622	0	0.0	702	719	17	2.5	3.77	3.86
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	7,283	7,283	0	0.0	94	100	5	5.6	1.30	1.37
<b>Total</b>	<b>304,346</b>	<b>304,346</b>	<b>0</b>	<b>0.0</b>	<b>6,271</b>	<b>6,440</b>	<b>169</b>	<b>2.7</b>	<b>2.06</b>	<b>2.12</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,883	3,691	-192	-4.9	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	59.96	63.68	0.00	0.00
(-) FD Contrib Tax Cap	594	594	0	0.0	School District	35.20	37.23	20.83	20.83
(=) Taxable Tax Capacity	<u>3,289</u>	<u>3,097</u>	<u>-192</u>	<u>-5.8</u>	Special District	<u>4.71</u>	<u>4.93</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	594	594	0	0.0	<b>Total</b>	<b>129.62</b>	<b>136.89</b>	<b>21.06</b>	<b>21.06</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	136,300	136,300	0.0	1,804	1,811	7	0.4	1.32	1.33	
Res Hmstd: Avg Val	204,400	204,400	0.0	2,892	2,971	79	2.7	1.41	1.45	
Res Hmstd: Hi Val	272,400	272,400	0.0	3,977	4,128	151	3.8	1.46	1.52	
Res Hmstd: Ex-Hi Val	408,700	408,700	0.0	6,154	6,449	295	4.8	1.51	1.58	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,329	4,434	105	2.4	2.89	2.96	
Comm/Ind: Med Val	300,000	300,000	0.0	9,995	10,240	244	2.4	3.33	3.41	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,438	37,335	896	2.5	3.64	3.73	



Washington County

St. Paul Park city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	242,435	242,435	0	0.0	2,891	3,042	151	5.2	1.19	1.25
Res Non-Hmstd	35,396	35,396	0	0.0	502	537	36	7.1	1.42	1.52
Misc props	2,253	2,253	0	0.0	40	43	3	7.1	1.77	1.89
Apartments	5,284	5,284	0	0.0	86	92	6	7.3	1.62	1.74
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	906	906	0	0.0	13	14	1	7.2	1.47	1.57
Com/Ind: Lo	9,533	9,533	0	0.0	260	269	8	3.2	2.73	2.82
Com/Ind Hi	29,106	29,106	0	0.0	1,039	1,073	34	3.3	3.57	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,334	4,334	0	0.0	153	158	5	3.3	3.54	3.66
Ag Hmstd House	369	369	0	0.0	5	5	0	6.9	1.33	1.42
Ag Hmstd Land	1,665	1,665	0	0.0	12	13	1	8.5	0.73	0.79
Ag Non-Hmstd	439	439	0	0.0	5	5	0	8.4	1.13	1.22
<b>Total</b>	<b>331,720</b>	<b>331,720</b>	<b>0</b>	<b>0.0</b>	<b>5,006</b>	<b>5,252</b>	<b>246</b>	<b>4.9</b>	<b>1.51</b>	<b>1.58</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,737	3,385	-352	-9.4	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	491	491	0	0.0	City/Town	43.22	49.10	0.00	0.00
(-) FD Contrib Tax Cap	307	307	0	0.0	School District	35.20	37.23	20.83	20.83
(=) Taxable Tax Capacity	<u>2,939</u>	<u>2,587</u>	<u>-352</u>	<u>-12.0</u>	Special District	<u>4.71</u>	<u>4.93</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	1,100	1,100	0	0.0	<b>Total</b>	<b>112.88</b>	<b>122.30</b>	<b>21.06</b>	<b>21.06</b>

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	115,200	115,200	0.0	1,274	1,323	49	3.8	1.11	1.15
Res Hmstd: Avg Val	172,700	172,700	0.0	2,096	2,211	114	5.5	1.21	1.28
Res Hmstd: Hi Val	230,200	230,200	0.0	2,918	3,098	180	6.2	1.27	1.35
Res Hmstd: Ex-Hi Val	345,400	345,400	0.0	4,565	4,876	312	6.8	1.32	1.41
Apartment	300,000	300,000	0.0	4,865	5,218	353	7.3	1.62	1.74
Comm/Ind: Lo Val	150,000	150,000	0.0	4,095	4,226	132	3.2	2.73	2.82
Comm/Ind: Med Val	300,000	300,000	0.0	9,449	9,756	307	3.3	3.15	3.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,434	35,562	1,127	3.3	3.44	3.56

Washington County

Landfall city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hmstd	142	142	0	0.0	2	2	0	2.8	1.20	1.23
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	451	451	0	0.0	12	12	0	1.2	2.60	2.63
Com/Ind Hi	6,162	6,162	0	0.0	210	213	3	1.2	3.41	3.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	634	634	0	0.0	22	22	0	1.2	3.41	3.45
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>7,388</b>	<b>7,388</b>	<b>0</b>	<b>0.0</b>	<b>245</b>	<b>248</b>	<b>3</b>	<b>1.2</b>	<b>3.32</b>	<b>3.36</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	144	144	0	0.0	County	29.76	31.06	0.23	0.23
(-) TIF Tax Capacity	59	59	0	0.0	City/Town	40.39	40.39	0.00	0.00
(-) FD Contrib Tax Cap	55	55	0	0.0	School District	27.70	29.40	15.00	15.00
(=) Taxable Tax Capacity	30	30	0	0.0	Special District	6.73	7.08	0.00	0.00
FD Distrib Tax Cap	707	707	0	0.0	<b>Total</b>	<b>104.58</b>	<b>107.92</b>	<b>15.23</b>	<b>15.23</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	150,000	0.0	3,895	3,941	46	1.2	2.6	2.63
Comm/Ind: Med Val	300,000	300,000	0.0	9,012	9,120	108	1.2	3.00	3.04
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,892	33,288	395	1.2	3.29	3.33

Washington County

Stillwater city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,372,601	1,372,601	0	0.0	15,948	16,518	569	3.6	1.16	1.20
Res Non-Hmstd	205,937	205,937	0	0.0	2,604	2,706	102	3.9	1.26	1.31
Misc props	547	547	0	0.0	11	12	0	3.5	2.04	2.11
Apartments	32,722	32,722	0	0.0	486	506	19	4.0	1.49	1.55
Low-inc Apts	27,416	27,416	0	0.0	251	261	10	3.9	0.92	0.95
Seasonal Rec	5,744	5,744	0	0.0	83	86	3	4.0	1.44	1.50
Com/Ind: Lo	37,969	37,969	0	0.0	995	1,011	16	1.7	2.62	2.66
Com/Ind Hi	252,299	252,299	0	0.0	8,679	8,825	146	1.7	3.44	3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,678	10,678	0	0.0	367	374	6	1.7	3.44	3.50
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	444	444	0	0.0	5	5	0	4.5	1.06	1.11
<b>Total</b>	<b>1,946,357</b>	<b>1,946,357</b>	<b>0</b>	<b>0.0</b>	<b>29,430</b>	<b>30,302</b>	<b>872</b>	<b>3.0</b>	<b>1.51</b>	<b>1.56</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	22,443	21,587	-856	-3.8	County	27.23	28.42	0.23	0.23
(-) TIF Tax Capacity	3,029	3,029	0	0.0	City/Town	52.46	55.22	0.00	0.00
(-) FD Contrib Tax Cap	2,276	2,276	0	0.0	School District	20.29	20.84	15.89	15.89
(=) Taxable Tax Capacity	17,138	16,282	-856	-5.0	Special District	6.01	6.26	0.00	0.00
FD Distrib Tax Cap	2,361	2,361	0	0.0	<b>Total</b>	106.00	110.74	16.12	16.12

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	178,100	178,100	0.0	1,963	2,024	62	3.1	1.10	1.14
Res Hmstd: Avg Val	267,000	267,000	0.0	3,129	3,241	112	3.6	1.17	1.21
Res Hmstd: Hi Val	355,900	355,900	0.0	4,294	4,457	163	3.8	1.21	1.25
Res Hmstd: Ex-Hi Val	534,100	534,100	0.0	6,613	6,870	257	3.9	1.24	1.29
Apartment	300,000	300,000	0.0	4,459	4,636	178	4.0	1.49	1.55
Comm/Ind: Lo Val	150,000	150,000	0.0	3,930	3,995	65	1.7	2.62	2.66
Comm/Ind: Med Val	300,000	300,000	0.0	9,091	9,242	152	1.7	3.03	3.08
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,171	33,727	556	1.7	3.32	3.37

Washington County

Willernie city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	27,483	27,483	0	0.0	305	318	12	4.0	1.11	1.16
Res Non-Hmstd	5,788	5,788	0	0.0	75	78	4	5.1	1.29	1.35
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	636	636	0	0.0	10	10	1	5.2	1.53	1.61
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,660	2,660	0	0.0	70	72	2	2.3	2.65	2.71
Com/Ind Hi	2,434	2,434	0	0.0	84	86	2	2.3	3.47	3.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	225	225	0	0.0	8	8	0	2.3	3.47	3.55
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>39,227</b>	<b>39,227</b>	<b>0</b>	<b>0.0</b>	<b>552</b>	<b>573</b>	<b>20</b>	<b>3.7</b>	<b>1.41</b>	<b>1.46</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	435	395	-40	-9.2	County	29.76	31.06	0.23	0.23
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.53	41.70	0.00	0.00
(-) FD Contrib Tax Cap	34	34	0	0.0	School District	34.30	34.94	18.43	18.43
(=) Taxable Tax Capacity	401	361	-40	-10.0	Special District	5.74	6.02	0.00	0.00
FD Distrib Tax Cap	102	102	0	0.0	<b>Total</b>	<b>107.34</b>	<b>113.72</b>	<b>18.66</b>	<b>18.66</b>

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	114,800	114,800	0.0	1,177	1,214	36	3.1	1.03	1.06
Res Hmstd: Avg Val	172,100	172,100	0.0	1,951	2,031	80	4.1	1.13	1.18
Res Hmstd: Hi Val	229,400	229,400	0.0	2,725	2,848	124	4.5	1.19	1.24
Res Hmstd: Ex-Hi Val	344,100	344,100	0.0	4,273	4,484	211	4.9	1.24	1.30
Comm/Ind: Lo Val	150,000	150,000	0.0	3,974	4,065	91	2.3	2.65	2.71
Comm/Ind: Med Val	300,000	300,000	0.0	9,179	9,392	213	2.3	3.06	3.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,471	34,252	781	2.3	3.35	3.43

Washington County

Oak Park Heights city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	213,066	213,066	0	0.0	2,267	2,310	43	1.9	1.06	1.08
Res Non-Hmstd	35,728	35,728	0	0.0	431	439	8	1.8	1.21	1.23
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	55,856	55,856	0	0.0	788	803	15	1.8	1.41	1.44
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	276	276	0	0.0	4	4	0	1.9	1.27	1.29
Com/Ind: Lo	15,236	15,236	0	0.0	384	388	3	0.9	2.52	2.54
Com/Ind Hi	173,264	173,264	0	0.0	5,735	5,786	51	0.9	3.31	3.34
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	23,558	23,558	0	0.0	779	786	7	0.9	3.30	3.33
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	80	80	0	0.0	1	1	0	2.1	1.00	1.02
<b>Total</b>	<b>670,042</b>	<b>670,042</b>	<b>0</b>	<b>0.0</b>	<b>13,958</b>	<b>14,130</b>	<b>171</b>	<b>1.2</b>	<b>2.08</b>	<b>2.11</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10,430	10,225	-204	-2.0	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.02	45.04	0.00	0.00
(-) FD Contrib Tax Cap	2,117	2,117	0	0.0	School District	20.29	20.84	15.89	15.89
(=) Taxable Tax Capacity	8,312	8,108	-204	-2.5	Special District	4.95	5.16	0.00	0.00
FD Distrib Tax Cap	508	508	0	0.0	<b>Total</b>	100.01	102.09	16.12	16.12

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	137,700	137,700	0.0	1,351	1,374	23	1.7	0.98	1
Res Hmstd:Avg Val	206,400	206,400	0.0	2,210	2,249	39	1.8	1.07	1.09
Res Hmstd: Hi Val	275,200	275,200	0.0	3,071	3,126	55	1.8	1.12	1.14
Res Hmstd: Ex-Hi Val	412,900	412,900	0.0	4,794	4,880	86	1.8	1.16	1.18
Comm/Ind: Lo Val	150,000	150,000	0.0	3,784	3,817	33	0.9	2.52	2.54
Comm/Ind: Med Val	300,000	300,000	0.0	8,749	8,826	77	0.9	2.92	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,919	32,203	284	0.9	3.19	3.22

Washington County

St. Marys Point city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	56,821	56,821	0	0.0	531	547	15	2.9	0.94	0.96
Res Non-Hmstd	12,537	12,537	0	0.0	127	130	3	2.1	1.01	1.04
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	5,192	5,192	0	0.0	53	54	1	2.0	1.02	1.05
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	529	529	0	0.0	14	14	0	1.4	2.64	2.68
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>75,078</b>	<b>75,078</b>	<b>0</b>	<b>0.0</b>	<b>726</b>	<b>745</b>	<b>19</b>	<b>2.6</b>	<b>0.97</b>	<b>0.99</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	816	801	-15	-1.9	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.27	22.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.29	20.84	15.89	15.89
(=) Taxable Tax Capacity	<u>816</u>	<u>801</u>	<u>-15</u>	<u>-1.9</u>	Special District	<u>2.85</u>	<u>2.97</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>75.17</b>	<b>77.05</b>	<b>16.12</b>	<b>16.12</b>

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	290,300	290,300	0.0	2,539	2,619	80	3.2	0.87	0.90
Res Hmstd: Avg Val	435,200	435,200	0.0	3,973	4,055	82	2.1	0.91	0.93
Res Hmstd: Hi Val	580,100	580,100	0.0	5,446	5,559	113	2.1	0.94	0.96
Res Hmstd: Ex-Hi Val	870,400	870,400	0.0	8,642	8,823	181	2.1	0.99	1.01

Washington County

Lakeland city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	180,618	180,618	0	0.0	1,926	1,998	72	3.8	1.07	1.11
Res Non-Hmstd	25,543	25,543	0	0.0	303	314	10	3.5	1.19	1.23
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	454	454	0	0.0	6	6	0	3.5	1.32	1.37
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	2,162	2,162	0	0.0	26	26	1	3.4	1.18	1.22
Com/Ind: Lo	3,210	3,210	0	0.0	79	80	1	1.5	2.47	2.50
Com/Ind Hi	10,177	10,177	0	0.0	329	334	5	1.6	3.23	3.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,213	1,213	0	0.0	39	40	1	1.6	3.23	3.28
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	3	3	0	0.0	0	0	0	4.0	0.47	0.48
Ag Non-Hmstd	3,070	3,070	0	0.0	29	30	1	4.0	0.93	0.97
<b>Total</b>	226,451	226,451	0	0.0	2,737	2,829	92	3.4	1.21	1.25

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,479	2,381	-98	-4.0	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	37	37	0	0.0	City/Town	40.37	42.12	0.00	0.00
(-) FD Contrib Tax Cap	89	89	0	0.0	School District	20.29	20.84	15.89	15.89
(=) Taxable Tax Capacity	2,353	2,255	-98	-4.2	Special District	2.66	2.78	0.00	0.00
FD Distrib Tax Cap	212	212	0	0.0	<b>Total</b>	93.07	96.79	16.12	16.12

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	198,900	198,900	0.0	1,978	2,059	80	4.1	0.99	1.04
Res Hmstd: Avg Val	298,200	298,200	0.0	3,152	3,266	114	3.6	1.06	1.1
Res Hmstd: Hi Val	397,500	397,500	0.0	4,326	4,474	148	3.4	1.09	1.13
Res Hmstd: Ex-Hi Val	596,300	596,300	0.0	6,735	6,966	231	3.4	1.13	1.17
Comm/Ind: Lo Val	150,000	150,000	0.0	3,699	3,755	57	1.5	2.47	2.50
Comm/Ind: Med Val	300,000	300,000	0.0	8,550	8,682	132	1.5	2.85	2.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,187	31,672	485	1.6	3.12	3.17

Washington County

Lake St. Croix Beach cit

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	83,378	83,378	0	0.0	836	883	47	5.7	1.00	1.06
Res Non-Hmstd	12,521	12,521	0	0.0	141	148	7	5.0	1.12	1.18
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	256	256	0	0.0	3	4	0	5.1	1.33	1.40
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	1,356	1,356	0	0.0	14	15	1	5.2	1.05	1.10
Com/Ind: Lo	962	962	0	0.0	24	24	1	2.1	2.49	2.54
Com/Ind Hi	1,018	1,018	0	0.0	33	34	1	2.2	3.26	3.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	347	347	0	0.0	11	12	0	2.2	3.26	3.33
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>99,838</b>	<b>99,838</b>	<b>0</b>	<b>0.0</b>	<b>1,063</b>	<b>1,120</b>	<b>57</b>	<b>5.3</b>	<b>1.06</b>	<b>1.12</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,023	943	-80	-7.8	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	40.96	44.48	0.00	0.00
(-) FD Contrib Tax Cap	15	15	0	0.0	School District	20.29	20.84	15.89	15.89
(=) Taxable Tax Capacity	1,008	928	-80	-7.9	Special District	2.66	2.78	0.00	0.00
FD Distrib Tax Cap	176	176	0	0.0	<b>Total</b>	<b>93.66</b>	<b>99.14</b>	<b>16.12</b>	<b>16.12</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	134,900	134,900	134,900	0.0	1,230	1,306	76	6.2	0.91	0.97
Res Hmstd: Avg Val	202,200	202,200	202,200	0.0	2,029	2,142	112	5.5	1.00	1.06
Res Hmstd: Hi Val	269,600	269,600	269,600	0.0	2,830	2,979	149	5.3	1.05	1.10
Res Hmstd: Ex-Hi Val	404,500	404,500	404,500	0.0	4,433	4,654	222	5.0	1.1	1.15
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,730	3,810	80	2.1	2.49	2.54
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,622	8,809	187	2.2	2.87	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	31,452	32,137	685	2.2	3.15	3.21



Washington County

Pine Springs city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	49,255	49,255	0	0.0	459	472	12	2.7	0.93	0.96
Res Non-Hmstd	3,720	3,720	0	0.0	37	38	1	2.5	0.99	1.02
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	0	0	0	0.0	0	0	0	1.2	2.20	2.22
Com/Ind Hi	363	363	0	0.0	10	11	0	1.3	2.87	2.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	577	577	0	0.0	16	17	0	1.4	2.85	2.88
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>53,914</b>	<b>53,914</b>	<b>0</b>	<b>0.0</b>	<b>523</b>	<b>537</b>	<b>13</b>	<b>2.6</b>	<b>0.97</b>	<b>1.00</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	552	545	-7	-1.2	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	6.53	6.53	0.00	0.00
(-) FD Contrib Tax Cap	3	3	0	0.0	School District	34.12	34.79	18.34	18.34
(=) Taxable Tax Capacity	<u>548</u>	<u>542</u>	<u>-7</u>	<u>-1.2</u>	Special District	<u>5.53</u>	<u>5.76</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	36	36	0	0.0	<b>Total</b>	<b>75.92</b>	<b>78.12</b>	<b>18.57</b>	<b>18.57</b>

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	263,200	263,200	0.0	2,351	2,439	88	3.7	0.89	0.93
Res Hmstd:Avg Val	394,600	394,600	0.0	3,711	3,802	91	2.4	0.94	0.96
Res Hmstd: Hi Val	526,000	526,000	0.0	5,020	5,137	117	2.3	0.95	0.98
Res Hmstd: Ex-Hi Val	789,100	789,100	0.0	8,005	8,194	189	2.4	1.01	1.04
Comm/Ind: Lo Val	150,000	150,000	0.0	3,291	3,332	41	1.2	2.19	2.22
Comm/Ind: Med Val	300,000	300,000	0.0	7,586	7,682	96	1.3	2.53	2.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,630	27,981	351	1.3	2.76	2.8

Washington County

Cottage Grove city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,121,421	2,121,421	0	0.0	25,363	25,985	623	2.5	1.20	1.22
Res Non-Hmstd	147,652	147,652	0	0.0	1,945	2,005	60	3.1	1.32	1.36
Misc props	2,702	2,702	0	0.0	42	44	1	3.2	1.57	1.62
Apartments	37,045	37,045	0	0.0	577	596	18	3.2	1.56	1.61
Low-inc Apts	7,332	7,332	0	0.0	71	73	2	3.1	0.97	1.00
Seasonal Rec	2,860	2,860	0	0.0	41	43	1	3.2	1.45	1.49
Com/Ind: Lo	22,941	22,941	0	0.0	615	623	8	1.4	2.68	2.72
Com/Ind Hi	231,651	231,651	0	0.0	8,126	8,239	113	1.4	3.51	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	35,087	35,087	0	0.0	1,228	1,245	17	1.4	3.50	3.55
Ag Hmstd House	8,075	8,075	0	0.0	99	101	2	2.3	1.23	1.25
Ag Hmstd Land	17,380	17,380	0	0.0	86	90	3	4.0	0.50	0.52
Ag Non-Hmstd	61,555	61,555	0	0.0	653	677	24	3.7	1.06	1.10
<b>Total</b>	<b>2,695,701</b>	<b>2,695,701</b>	<b>0</b>	<b>0.0</b>	<b>38,846</b>	<b>39,720</b>	<b>874</b>	<b>2.3</b>	<b>1.44</b>	<b>1.47</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	29,776	27,836	-1,940	-6.5	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	913	913	0	0.0	City/Town	38.11	38.54	0.00	0.00
(-) FD Contrib Tax Cap	2,191	2,191	0	0.0	School District	34.97	36.98	20.92	20.92
(=) Taxable Tax Capacity	26,671	24,731	-1,940	-7.3	Special District	4.71	4.93	0.00	0.00
FD Distrib Tax Cap	5,880	5,880	0	0.0	<b>Total</b>	107.54	111.49	21.15	21.15

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	150,100	150,100	0.0	1,694	1,726	32	1.9	1.13	1.15
Res Hmstd: Avg Val	225,100	225,100	0.0	2,727	2,796	69	2.5	1.21	1.24
Res Hmstd: Hi Val	300,000	300,000	0.0	3,758	3,865	107	2.8	1.25	1.29
Res Hmstd: Ex-Hi Val	450,200	450,200	0.0	5,794	5,972	178	3.1	1.29	1.33
Apartment	300,000	300,000	0.0	4,667	4,816	148	3.2	1.56	1.61
Comm/Ind: Lo Val	150,000	150,000	0.0	4,025	4,079	55	1.4	2.68	2.72
Comm/Ind: Med Val	300,000	300,000	0.0	9,286	9,413	127	1.4	3.1	3.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,836	34,303	467	1.4	3.38	3.43

Washington County

Woodbury city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,812,201	4,812,201	0	0.0	57,946	59,543	1,598	2.8	1.20	1.24
Res Non-Hmstd	508,758	508,758	0	0.0	6,539	6,725	186	2.8	1.29	1.32
Misc props	446	446	0	0.0	5	6	0	3.0	1.21	1.24
Apartments	249,605	249,605	0	0.0	3,782	3,895	113	3.0	1.52	1.56
Low-inc Apts	10,842	10,842	0	0.0	91	93	2	2.5	0.84	0.86
Seasonal Rec	1,890	1,890	0	0.0	29	30	1	3.1	1.56	1.60
Com/Ind: Lo	46,770	46,770	0	0.0	1,233	1,247	14	1.1	2.64	2.67
Com/Ind Hi	913,211	913,211	0	0.0	31,331	31,686	355	1.1	3.43	3.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	43,212	43,212	0	0.0	1,519	1,538	19	1.2	3.52	3.56
Ag Hmstd House	2,777	2,777	0	0.0	32	33	1	2.6	1.15	1.18
Ag Hmstd Land	8,217	8,217	0	0.0	38	39	2	4.1	0.46	0.48
Ag Non-Hmstd	80,773	80,773	0	0.0	802	828	26	3.2	0.99	1.03
<b>Total</b>	<b>6,678,702</b>	<b>6,678,702</b>	<b>0</b>	<b>0.0</b>	<b>103,347</b>	<b>105,664</b>	<b>2,317</b>	<b>2.2</b>	<b>1.55</b>	<b>1.58</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	77,533	74,809	-2,724	-3.5	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	179	179	0	0.0	City/Town	34.92	35.15	2.57	2.57
(-) FD Contrib Tax Cap	8,540	8,540	0	0.0	School District	32.22	33.98	19.50	19.50
(=) Taxable Tax Capacity	68,814	66,090	-2,724	-4.0	Special District	5.55	5.81	0.00	0.00
FD Distrib Tax Cap	7,071	7,071	0	0.0	<b>Total</b>	<b>102.44</b>	<b>106.00</b>	<b>22.30</b>	<b>22.30</b>

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	189,000	189,000	0.0	2,155	2,211	55	2.6	1.14	1.17
Res Hmstd: Avg Val	283,400	283,400	0.0	3,418	3,512	94	2.7	1.21	1.24
Res Hmstd: Hi Val	377,700	377,700	0.0	4,679	4,812	133	2.8	1.24	1.27
Res Hmstd: Ex-Hi Val	566,700	566,700	0.0	7,240	7,448	208	2.9	1.28	1.31
Apartment	300,000	300,000	0.0	4,511	4,644	134	3.0	1.50	1.55
Comm/Ind: Lo Val	150,000	150,000	0.0	3,999	4,044	46	1.1	2.67	2.7
Comm/Ind: Med Val	300,000	300,000	0.0	9,219	9,325	106	1.2	3.07	3.11
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,580	33,970	390	1.2	3.36	3.4

Washington County

Oakdale city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,607,750	1,607,750	0	0.0	16,683	17,201	518	3.1	1.04	1.07
Res Non-Hmstd	109,266	109,266	0	0.0	1,283	1,321	39	3.0	1.17	1.21
Misc props	2,757	2,757	0	0.0	38	40	1	3.1	1.39	1.43
Apartments	81,581	81,581	0	0.0	1,151	1,184	33	2.9	1.41	1.45
Low-inc Apts	33,488	33,488	0	0.0	287	296	9	3.0	0.86	0.88
Seasonal Rec	2,246	2,246	0	0.0	30	31	1	3.1	1.32	1.36
Com/Ind: Lo	31,565	31,565	0	0.0	807	817	10	1.2	2.56	2.59
Com/Ind Hi	433,121	433,121	0	0.0	14,545	14,721	177	1.2	3.36	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	18,547	18,547	0	0.0	623	630	8	1.2	3.36	3.40
Ag Hmstd House	239	239	0	0.0	3	3	0	3.0	1.08	1.11
Ag Hmstd Land	77	77	0	0.0	0	0	0	8.8	0.20	0.21
Ag Non-Hmstd	9,072	9,072	0	0.0	90	93	3	3.5	0.99	1.03
<b>Total</b>	<b>2,329,709</b>	<b>2,329,709</b>	<b>0</b>	<b>0.0</b>	<b>35,540</b>	<b>36,338</b>	<b>797</b>	<b>2.2</b>	<b>1.53</b>	<b>1.56</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	28,129	26,436	-1,693	-6.0	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	452	452	0	0.0	City/Town	35.79	35.95	0.00	0.00
(-) FD Contrib Tax Cap	3,870	3,870	0	0.0	School District	27.76	29.45	15.03	15.03
(=) Taxable Tax Capacity	23,807	22,114	-1,693	-7.1	Special District	5.92	6.20	0.00	0.00
FD Distrib Tax Cap	4,429	4,429	0	0.0	<b>Total</b>	<b>99.21</b>	<b>102.65</b>	<b>15.26</b>	<b>15.26</b>

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	137,200	137,200	0.0	1,322	1,362	41	3.1	0.96	0.99
Res Hmstd: Avg Val	205,600	205,600	0.0	2,166	2,232	66	3.0	1.05	1.09
Res Hmstd: Hi Val	274,100	274,100	0.0	3,012	3,103	91	3.0	1.1	1.13
Res Hmstd: Ex-Hi Val	411,300	411,300	0.0	4,706	4,847	141	3.0	1.14	1.18
Apartment	300,000	300,000	0.0	4,178	4,307	129	3.1	1.39	1.44
Comm/Ind: Lo Val	150,000	150,000	0.0	3,836	3,882	46	1.2	2.56	2.59
Comm/Ind: Med Val	300,000	300,000	0.0	8,874	8,981	107	1.2	2.96	2.99
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,384	32,776	392	1.2	3.24	3.28

Washington County

Grant city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	622,952	622,952	0	0.0	5,881	6,026	145	2.5	0.94	0.97
Res Non-Hmstd	67,008	67,008	0	0.0	688	703	15	2.2	1.03	1.05
Misc props	177	177	0	0.0	2	2	0	2.5	1.00	1.03
Apartments	995	995	0	0.0	12	12	0	2.2	1.19	1.22
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	4,824	4,824	0	0.0	47	49	1	2.5	0.98	1.01
Com/Ind: Lo	4,677	4,677	0	0.0	110	111	1	0.7	2.35	2.37
Com/Ind Hi	9,619	9,619	0	0.0	296	298	2	0.7	3.07	3.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,362	6,362	0	0.0	200	201	2	0.8	3.14	3.16
Ag Hmstd House	13,007	13,007	0	0.0	116	120	4	3.1	0.89	0.92
Ag Hmstd Land	14,814	14,814	0	0.0	40	41	2	3.8	0.27	0.28
Ag Non-Hmstd	26,409	26,409	0	0.0	194	199	5	2.8	0.73	0.75
<b>Total</b>	<b>770,844</b>	<b>770,844</b>	<b>0</b>	<b>0.0</b>	<b>7,585</b>	<b>7,761</b>	<b>177</b>	<b>2.3</b>	<b>0.98</b>	<b>1.01</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	8,104	8,052	-51	-0.6	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.09	11.03	0.00	0.00
(-) FD Contrib Tax Cap	175	175	0	0.0	School District	28.61	29.23	17.40	17.40
(=) Taxable Tax Capacity	<u>7,929</u>	<u>7,878</u>	<u>-51</u>	<u>-0.6</u>	Special District	<u>5.58</u>	<u>5.81</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	303	303	0	0.0	<b>Total</b>	<b>75.03</b>	<b>77.12</b>	<b>17.62</b>	<b>17.62</b>

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	317,200	317,200	0.0	2,852	2,938	86	3.0	0.9	0.93
Res Hmstd: Avg Val	475,600	475,600	0.0	4,407	4,506	99	2.2	0.93	0.95
Res Hmstd: Hi Val	634,000	634,000	0.0	6,126	6,265	139	2.3	0.97	0.99
Res Hmstd: Ex-Hi Val	951,200	951,200	0.0	9,660	9,881	221	2.3	1.02	1.04
Apartment	300,000	300,000	0.0	3,343	3,421	78	2.3	1.11	1.14
Comm/Ind: Lo Val	150,000	150,000	0.0	3,599	3,625	26	0.7	2.4	2.42
Comm/Ind: Med Val	300,000	300,000	0.0	8,309	8,370	60	0.7	2.77	2.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,292	30,513	221	0.7	3.03	3.05

Washington County

Hastings city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	150	150	0	0.0	2	2	0	1.8	1.20	1.22
Res Non-Hmstd	71	71	0	0.0	1	1	0	3.2	1.63	1.68
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	104	104	0	0.0	1	1	0	3.1	1.36	1.40
Com/Ind: Lo	450	450	0	0.0	12	12	0	1.5	2.73	2.78
Com/Ind Hi	1,467	1,467	0	0.0	52	53	1	1.6	3.56	3.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	51	51	0	0.0	2	2	0	1.6	3.56	3.61
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	24	24	0	0.0	0	0	0	3.8	1.09	1.13
<b>Total</b>	<b>2,316</b>	<b>2,316</b>	<b>0</b>	<b>0.0</b>	<b>71</b>	<b>72</b>	<b>1</b>	<b>1.6</b>	<b>3.06</b>	<b>3.11</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	41	41	0	-0.6	County	28.47	29.76	0.23	0.23
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	55.20	56.44	0.00	0.00
(-) FD Contrib Tax Cap	12	12	0	0.0	School District	20.23	21.56	26.62	26.62
(=) Taxable Tax Capacity	28	28	0	-0.8	Special District	4.83	5.12	0.00	0.00
FD Distrib Tax Cap	1	1	0	0.0	<b>Total</b>	<b>108.73</b>	<b>112.87</b>	<b>26.85</b>	<b>26.85</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,100	104,100	0.0	1,133	1,140	7	0.6	1.09	1.1	
Res Hmstd:Avg Val	156,000	156,000	0.0	1,883	1,918	35	1.8	1.21	1.23	
Res Hmstd: Hi Val	207,900	207,900	0.0	2,633	2,696	62	2.4	1.27	1.3	
Res Hmstd: Ex-Hi Val	312,000	312,000	0.0	4,138	4,256	117	2.8	1.33	1.36	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,102	4,165	62	1.5	2.73	2.78	
Comm/Ind: Med Val	300,000	300,000	0.0	9,438	9,583	145	1.5	3.15	3.19	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,338	34,870	531	1.5	3.43	3.49	

Washington County

White Bear Lake city (pa

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	18,229	18,229	0	0.0	176	184	8	4.3	0.97	1.01
Res Non-Hmstd	685	685	0	0.0	7	8	0	3.1	1.06	1.09
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	11,447	11,447	0	0.0	147	151	5	3.3	1.28	1.32
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	750	750	0	0.0	19	19	0	1.3	2.47	2.50
Com/Ind Hi	5,414	5,414	0	0.0	175	177	2	1.3	3.23	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	334	334	0	0.0	11	11	0	1.3	3.23	3.27
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>36,860</b>	<b>36,860</b>	<b>0</b>	<b>0.0</b>	<b>534</b>	<b>549</b>	<b>15</b>	<b>2.9</b>	<b>1.45</b>	<b>1.49</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	458	441	-17	-3.8	County	29.75	31.05	0.23	0.23
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.69	18.82	0.00	0.00
(-) FD Contrib Tax Cap	48	48	0	0.0	School District	34.30	34.94	18.43	18.43
(=) Taxable Tax Capacity	411	394	-17	-4.2	Special District	5.74	6.02	0.00	0.00
FD Distrib Tax Cap	62	62	0	0.0	<b>Total</b>	<b>87.49</b>	<b>90.83</b>	<b>18.66</b>	<b>18.66</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	145,600	145,600	0.0	1,304	1,375	71	5.4	0.9	0.94	
Res Hmstd:Avg Val	218,400	218,400	0.0	2,143	2,232	89	4.2	0.98	1.02	
Res Hmstd: Hi Val	291,100	291,100	0.0	2,980	3,087	107	3.6	1.02	1.06	
Res Hmstd: Ex-Hi Val	436,700	436,700	0.0	4,636	4,781	146	3.1	1.06	1.09	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,703	3,749	47	1.3	2.47	2.5	
Comm/Ind: Med Val	300,000	300,000	0.0	8,546	8,655	109	1.3	2.85	2.89	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,150	31,549	399	1.3	3.11	3.15	

**Watowan County**

**Butterfield city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	8,055	8,055	0	0.0	131	130	-1	-0.8	1.63	1.62
Res Non-Hmstd	1,144	1,144	0	0.0	23	28	4	17.5	2.05	2.41
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	98	98	0	0.0	2	3	0	18.2	2.42	2.86
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	956	956	0	0.0	34	39	5	14.8	3.56	4.09
Com/Ind Hi	699	699	0	0.0	32	37	5	15.3	4.62	5.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	271	271	0	0.0	13	14	2	15.3	4.62	5.33
Ag Hmstd House	116	116	0	0.0	2	2	0	-2.4	1.62	1.58
Ag Hmstd Land	81	81	0	0.0	0	1	0	33.8	0.52	0.70
Ag Non-Hmstd	12	12	0	0.0	0	0	0	21.6	1.63	1.98
<b>Total</b>	<b>11,433</b>	<b>11,433</b>	<b>0</b>	<b>0.0</b>	<b>238</b>	<b>254</b>	<b>16</b>	<b>6.5</b>	<b>2.09</b>	<b>2.22</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	129	98	-31	-23.9	County	53.62	57.11	0.00	0.00
(-) TIF Tax Capacity	2	2	0	0.0	City/Town	98.07	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.24	10.45	38.89	38.89
(=) Taxable Tax Capacity	126	96	-31	-24.3	Special District	0.82	0.88	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>162.75</b>	<b>197.99</b>	<b>38.89</b>	<b>38.89</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	30,600	30,600	0.0	495	482	-12	-2.5	1.62	1.58
Res Hmstd:Avg Val	45,900	45,900	0.0	742	724	-18	-2.5	1.62	1.58
Res Hmstd: Hi Val	61,200	61,200	0.0	989	965	-24	-2.5	1.62	1.58
Res Hmstd: Ex-Hi Val	91,900	91,900	0.0	1,563	1,603	40	2.6	1.70	1.74
Comm/Ind: Lo Val	150,000	150,000	0.0	5,344	6,137	793	14.8	3.56	4.09
Comm/Ind: Med Val	300,000	300,000	0.0	12,275	14,125	1,850	15.1	4.09	4.71
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,619	51,402	6,782	15.2	4.46	5.14



Watowan County

Darfur city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,424	1,424	0	0.0	25	23	-1	-5.8	1.75	1.65
Res Non-Hmstd	274	274	0	0.0	6	7	1	14.8	2.31	2.65
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	408	408	0	0.0	15	17	2	12.6	3.76	4.23
Com/Ind Hi	83	83	0	0.0	4	5	1	13.0	4.86	5.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	66	66	0	0.0	3	4	0	13.0	4.86	5.49
Ag Hmstd House	45	45	0	0.0	1	1	0	-5.6	1.77	1.67
Ag Hmstd Land	524	524	0	0.0	4	5	1	20.8	0.79	0.95
Ag Non-Hmstd	3	3	0	0.0	0	0	0	18.4	1.72	2.04
<b>Total</b>	<b>2,825</b>	<b>2,825</b>	<b>0</b>	<b>0.0</b>	<b>59</b>	<b>62</b>	<b>3</b>	<b>5.4</b>	<b>2.08</b>	<b>2.19</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	29	24	-6	-20.0	County	51.81	54.89	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.58	3.11	44.65	44.65
(=) Taxable Tax Capacity	29	24	-6	-20.0	Special District	0.82	0.88	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	171.99	203.56	44.65	44.65

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	19,400	19,400	0.0	343	324	-19	-5.6	1.77	1.67	
Res Hmstd:Avg Val	29,000	29,000	0.0	512	484	-29	-5.6	1.77	1.67	
Res Hmstd: Hi Val	38,700	38,700	0.0	684	645	-38	-5.6	1.77	1.67	
Res Hmstd: Ex-Hi Val	58,100	58,100	0.0	1,026	969	-57	-5.6	1.77	1.67	
Comm/Ind: Lo Val	150,000	150,000	0.0	5,638	6,349	710	12.6	3.76	4.23	
Comm/Ind: Med Val	300,000	300,000	0.0	12,933	14,590	1,657	12.8	4.31	4.86	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	46,974	53,050	6,077	12.9	4.7	5.31	

Watonwan County

La Salle city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,003	2,003	0	0.0	20	21	1	3.8	1.00	1.04
Res Non-Hmstd	86	86	0	0.0	1	1	0	12.5	1.41	1.59
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	530	530	0	0.0	14	16	1	9.6	2.72	2.98
Com/Ind Hi	376	376	0	0.0	13	15	1	9.9	3.55	3.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	71	71	0	0.0	3	3	0	9.9	3.55	3.90
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>3,064</b>	<b>3,064</b>	<b>0</b>	<b>0.0</b>	<b>52</b>	<b>55</b>	<b>4</b>	<b>7.5</b>	<b>1.68</b>	<b>1.81</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	38	30	-8	-21.0	County	54.41	58.14	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.66	60.29	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.18	15.23	22.86	22.86
(=) Taxable Tax Capacity	38	30	-8	-21.0	Special District	0.82	0.88	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>117.07</b>	<b>134.54</b>	<b>22.86</b>	<b>22.86</b>

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	33,200	33,200	0.0	332	344	12	3.7	1	1.04
Res Hmstd: Avg Val	49,800	49,800	0.0	498	516	18	3.7	1	1.04
Res Hmstd: Hi Val	66,400	66,400	0.0	663	688	24	3.7	1	1.04
Res Hmstd: Ex-Hi Val	99,600	99,600	0.0	1,111	1,187	76	6.9	1.12	1.19
Comm/Ind: Lo Val	150,000	150,000	0.0	4,076	4,469	393	9.6	2.72	2.98
Comm/Ind: Med Val	300,000	300,000	0.0	9,395	10,313	917	9.8	3.13	3.44
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,221	37,584	3,363	9.8	3.42	3.76

**Watonwan County**

**Lewisville city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	5,347	5,347	0	0.0	65	70	5	7.7	1.22	1.32
Res Non-Hmstd	723	723	0	0.0	12	14	2	14.2	1.65	1.89
Misc props	46	46	0	0.0	1	1	0	13.7	2.46	2.80
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	492	492	0	0.0	14	16	2	11.6	2.91	3.25
Com/Ind Hi	150	150	0	0.0	6	6	1	12.1	3.72	4.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	198	198	0	0.0	7	8	1	12.1	3.72	4.17
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	296	296	0	0.0	2	2	0	20.5	0.55	0.66
Ag Non-Hmstd	29	29	0	0.0	0	0	0	19.7	1.14	1.37
<b>Total</b>	<b>7,282</b>	<b>7,282</b>	<b>0</b>	<b>0.0</b>	<b>108</b>	<b>118</b>	<b>10</b>	<b>9.7</b>	<b>1.48</b>	<b>1.62</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	78	58	-20	-25.9	County	54.06	57.69	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.47	72.14	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.72	5.89	46.55	46.55
(=) Taxable Tax Capacity	78	58	-20	-25.9	Special District	0.82	0.88	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>114.08</b>	<b>136.60</b>	<b>46.55</b>	<b>46.55</b>

*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	37,000	37,000	0.0	446	475	29	6.5	1.21	1.29
Res Hmstd:Avg Val	55,500	55,500	0.0	670	713	44	6.5	1.21	1.29
Res Hmstd: Hi Val	74,000	74,000	0.0	893	951	58	6.5	1.21	1.29
Res Hmstd: Ex-Hi Val	111,000	111,000	0.0	1,511	1,661	150	9.9	1.36	1.5
Apartment	300,000	300,000	0.0	5,675	6,519	844	14.9	1.89	2.17
Comm/Ind: Lo Val	150,000	150,000	0.0	4,364	4,870	507	11.6	2.91	3.25
Comm/Ind: Med Val	300,000	300,000	0.0	9,950	11,132	1,182	11.9	3.32	3.71
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,017	40,351	4,334	12.0	3.60	4.04

Watonwan County

Madelia city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	60,453	60,453	0	0.0	742	768	26	3.5	1.23	1.27
Res Non-Hmstd	5,054	5,054	0	0.0	80	89	9	11.7	1.58	1.77
Misc props	181	181	0	0.0	4	5	0	10.7	2.44	2.70
Apartments	1,487	1,487	0	0.0	27	30	3	11.9	1.83	2.05
Low-inc Apts	1,395	1,395	0	0.0	16	17	2	11.6	1.12	1.25
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	6,402	6,402	0	0.0	185	202	17	9.0	2.89	3.15
Com/Ind Hi	4,843	4,843	0	0.0	184	201	17	9.1	3.80	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	820	820	0	0.0	31	34	3	9.1	3.80	4.15
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	10	10	0	0.0	0	0	0	23.9	0.36	0.45
Ag Non-Hmstd	901	901	0	0.0	12	13	2	13.1	1.32	1.50
<b>Total</b>	<b>81,545</b>	<b>81,545</b>	<b>0</b>	<b>0.0</b>	<b>1,281</b>	<b>1,360</b>	<b>79</b>	<b>6.2</b>	<b>1.57</b>	<b>1.67</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	908	747	-161	-17.8	County	54.27	57.98	0.00	0.00
(-) TIF Tax Capacity	6	6	0	0.0	City/Town	56.21	68.46	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.08	22.43	17.35	17.35
(=) Taxable Tax Capacity	901	740	-161	-17.9	Special District	0.82	0.88	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>132.38</b>	<b>149.74</b>	<b>17.35</b>	<b>17.35</b>

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	65,700	65,700	0.0	721	704	-17	-2.3	1.1	1.07
Res Hmstd: Avg Val	98,500	98,500	0.0	1,191	1,221	30	2.5	1.21	1.24
Res Hmstd: Hi Val	131,300	131,300	0.0	1,712	1,813	101	5.9	1.30	1.38
Res Hmstd: Ex-Hi Val	197,000	197,000	0.0	2,755	3,000	245	8.9	1.4	1.52
Apartment	300,000	300,000	0.0	5,485	6,136	651	11.9	1.83	2.05
Comm/Ind: Lo Val	150,000	150,000	0.0	4,338	4,728	391	9.0	2.89	3.15
Comm/Ind: Med Val	300,000	300,000	0.0	10,034	10,946	911	9.1	3.34	3.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,619	39,961	3,342	9.1	3.66	4

Watonwan County

Odin city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,054	2,054	0	0.0	25	26	1	2.4	1.24	1.27
Res Non-Hmstd	228	228	0	0.0	4	4	0	13.0	1.67	1.88
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	343	343	0	0.0	10	11	1	10.6	2.99	3.31
Com/Ind Hi	50	50	0	0.0	2	2	0	11.0	3.86	4.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	97	97	0	0.0	4	4	0	11.0	3.86	4.28
Ag Hmstd House	283	283	0	0.0	4	4	0	7.3	1.40	1.50
Ag Hmstd Land	461	461	0	0.0	2	3	1	21.1	0.52	0.63
Ag Non-Hmstd	318	318	0	0.0	4	5	1	17.0	1.25	1.46
<b>Total</b>	<b>3,833</b>	<b>3,833</b>	<b>0</b>	<b>0.0</b>	<b>55</b>	<b>60</b>	<b>4</b>	<b>7.7</b>	<b>1.45</b>	<b>1.56</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	39	31	-9	-22.4	County	53.84	57.42	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	59.54	76.77	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.47	10.76	38.89	38.89
(=) Taxable Tax Capacity	39	31	-9	-22.4	Special District	0.82	0.88	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>124.67</b>	<b>145.83</b>	<b>38.89</b>	<b>38.89</b>

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	27,100	27,100	0.0	335	343	8	2.3	1.24	1.26
Res Hmstd:Avg Val	40,700	40,700	0.0	503	514	12	2.3	1.24	1.26
Res Hmstd: Hi Val	54,300	54,300	0.0	671	686	15	2.3	1.24	1.26
Res Hmstd: Ex-Hi Val	81,400	81,400	0.0	1,032	1,067	35	3.4	1.27	1.31
Comm/Ind: Lo Val	150,000	150,000	0.0	4,487	4,963	476	10.6	2.99	3.31
Comm/Ind: Med Val	300,000	300,000	0.0	10,275	11,387	1,111	10.8	3.43	3.8
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,288	41,362	4,074	10.9	3.73	4.14

Watonwan County

St. James city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	104,976	104,976	0	0.0	1,260	1,314	53	4.2	1.20	1.25
Res Non-Hmstd	14,577	14,577	0	0.0	226	253	26	11.7	1.55	1.73
Misc props	634	634	0	0.0	15	16	2	10.9	2.34	2.60
Apartments	4,327	4,327	0	0.0	78	88	9	12.0	1.81	2.03
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	12,081	12,081	0	0.0	346	377	31	9.1	2.86	3.12
Com/Ind Hi	13,431	13,431	0	0.0	502	549	47	9.3	3.74	4.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	545	545	0	0.0	20	22	2	9.3	3.74	4.09
Ag Hmstd House	141	141	0	0.0	1	2	0	22.9	0.89	1.10
Ag Hmstd Land	112	112	0	0.0	1	1	0	20.4	0.50	0.61
Ag Non-Hmstd	429	429	0	0.0	5	6	1	13.7	1.27	1.44
<b>Total</b>	151,252	151,252	0	0.0	2,455	2,627	172	7.0	1.62	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	1,730	1,428	-302	-17.4	County	54.23	57.93	0.00	0.00
(-) TIF Tax Capacity	52	52	0	0.0	City/Town	57.53	70.14	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.05	15.08	22.86	22.86
(=) Taxable Tax Capacity	1,678	1,376	-302	-18.0	Special District	0.82	0.88	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	126.64	144.02	22.86	22.86

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	55,700	55,700	0.0	610	609	-1	-0.2	1.09	1.09
Res Hmstd:Avg Val	83,500	83,500	0.0	951	965	14	1.5	1.14	1.16
Res Hmstd: Hi Val	111,300	111,300	0.0	1,392	1,465	74	5.3	1.25	1.32
Res Hmstd: Ex-Hi Val	167,000	167,000	0.0	2,275	2,467	192	8.5	1.36	1.48
Apartment	300,000	300,000	0.0	5,435	6,086	652	12.0	1.81	2.03
Comm/Ind: Lo Val	150,000	150,000	0.0	4,291	4,682	391	9.1	2.86	3.12
Comm/Ind: Med Val	300,000	300,000	0.0	9,898	10,811	912	9.2	3.3	3.60
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,065	39,410	3,345	9.3	3.61	3.94

**Watowan County**

**Ormsby city (part)**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	1,929	1,929	0	0.0	19	20	1	6.1	0.98	1.04
Res Non-Hmstd	30	30	0	0.0	0	0	0	14.2	1.43	1.63
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	401	401	0	0.0	11	12	1	10.8	2.68	2.97
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	54	54	0	0.0	2	2	0	11.1	3.50	3.88
Ag Hmstd House	80	80	0	0.0	1	1	0	6.6	1.00	1.06
Ag Hmstd Land	290	290	0	0.0	1	1	0	24.9	0.39	0.49
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>2,783</b>	<b>2,783</b>	<b>0</b>	<b>0.0</b>	<b>34</b>	<b>37</b>	<b>3</b>	<b>8.6</b>	<b>1.22</b>	<b>1.32</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	29	21	-8	-27.3	County	54.33	58.06	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.21	59.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.18	15.23	22.86	22.86
(=) Taxable Tax Capacity	29	21	-8	-27.3	Special District	0.82	0.88	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>114.54</b>	<b>133.87</b>	<b>22.86</b>	<b>22.86</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	34,200	34,200	0.0	333	353	20	5.9	0.97	1.03
Res Hmstd:Avg Val	51,300	51,300	0.0	500	529	30	5.9	0.97	1.03
Res Hmstd: Hi Val	68,400	68,400	0.0	666	706	40	5.9	0.97	1.03
Res Hmstd: Ex-Hi Val	102,600	102,600	0.0	1,130	1,233	103	9.2	1.10	1.20
Comm/Ind: Lo Val	150,000	150,000	0.0	4,019	4,454	435	10.8	2.68	2.97
Comm/Ind: Med Val	300,000	300,000	0.0	9,263	10,278	1,015	11.0	3.09	3.43
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,736	37,457	3,721	11.0	3.37	3.75

Wilkin County

Breckenridge city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	89,218	89,218	0	0.0	960	1,018	58	6.1	1.08	1.14
Res Non-Hmstd	9,757	9,757	0	0.0	134	148	14	10.5	1.37	1.51
Misc props	168	168	0	0.0	3	3	0	10.8	1.63	1.81
Apartments	6,659	6,659	0	0.0	109	120	12	10.8	1.63	1.81
Low-inc Apts	2,178	2,178	0	0.0	22	24	2	10.5	1.00	1.11
Seasonal Rec	1	1	0	0.0	0	0	0	10.8	1.63	1.81
Com/Ind: Lo	11,203	11,203	0	0.0	251	258	7	2.6	2.24	2.30
Com/Ind Hi	8,698	8,698	0	0.0	183	200	17	9.3	2.10	2.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	486	486	0	0.0	10	11	1	9.2	2.11	2.30
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	5	5	0	0.0	0	0	0	12.0	0.59	0.66
Ag Non-Hmstd	1,076	1,076	0	0.0	13	14	2	12.0	1.17	1.31
<b>Total</b>	<b>129,448</b>	<b>129,448</b>	<b>0</b>	<b>0.0</b>	<b>1,684</b>	<b>1,796</b>	<b>113</b>	<b>6.7</b>	<b>1.30</b>	<b>1.39</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,454	1,229	-225	-15.5	County	46.38	48.04	0.00	0.00
(-) TIF Tax Capacity	93	93	0	0.0	City/Town	60.54	72.55	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.07	9.40	16.29	16.29
(=) Taxable Tax Capacity	1,361	1,136	-225	-16.5	Special District	1.43	1.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>117.43</b>	<b>131.47</b>	<b>16.29</b>	<b>16.29</b>

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	61,200	61,200	0.0	574	582	9	1.6	0.94	0.95
Res Hmstd:Avg Val	91,800	91,800	0.0	938	975	38	4.0	1.02	1.06
Res Hmstd: Hi Val	122,300	122,300	0.0	1,373	1,462	89	6.5	1.12	1.2
Res Hmstd: Ex-Hi Val	183,500	183,500	0.0	2,246	2,439	192	8.6	1.22	1.33
Apartment	300,000	300,000	0.0	4,892	5,419	526	10.8	1.63	1.81
Comm/Ind: Lo Val	150,000	150,000	0.0	3,985	4,301	316	7.9	2.66	2.87
Comm/Ind: Med Val	300,000	300,000	0.0	9,217	9,954	737	8.0	3.07	3.32
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,634	36,337	2,703	8.0	3.36	3.63



Wilkin County

Campbell city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,376	2,376	0	0.0	42	43	1	2.2	1.78	1.81
Res Non-Hmstd	800	800	0	0.0	18	19	1	5.2	2.24	2.36
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	238	238	0	0.0	8	9	0	4.8	3.47	3.64
Com/Ind Hi	1,129	1,129	0	0.0	48	51	3	5.2	4.26	4.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	123	123	0	0.0	5	6	0	5.2	4.26	4.48
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	232	232	0	0.0	3	3	0	10.2	1.09	1.20
<b>Total</b>	<b>4,897</b>	<b>4,897</b>	<b>0</b>	<b>0.0</b>	<b>124</b>	<b>129</b>	<b>5</b>	<b>4.2</b>	<b>2.54</b>	<b>2.64</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter		
Total Tax Capacity	63	54	-9	-14.4	County	47.37	49.16	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	54.22	63.34	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.05	2.06	#####	#####	
(=) Taxable Tax Capacity	63	54	-9	-14.4	Special District	5.39	5.55	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	109.04	120.11	#####	#####	

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	24,200	24,200	0.0	434	441	7	1.7	1.79	1.82
Res Hmstd:Avg Val	36,300	36,300	0.0	650	661	11	1.7	1.79	1.82
Res Hmstd: Hi Val	48,300	48,300	0.0	865	880	15	1.7	1.79	1.82
Res Hmstd: Ex-Hi Val	72,500	72,500	0.0	1,299	1,321	22	1.7	1.79	1.82
Comm/Ind: Lo Val	150,000	150,000	0.0	5,204	5,453	249	4.8	3.47	3.64
Comm/Ind: Med Val	300,000	300,000	0.0	11,592	12,173	581	5.0	3.86	4.06
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,401	43,533	2,132	5.1	4.14	4.35

Wilkin County

Doran city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	439	439	0	0.0	7	6	-1	-11.1	1.58	1.41
Res Non-Hmstd	123	123	0	0.0	3	3	0	12.9	2.16	2.43
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	4	4	0	0.0	0	0	0	10.5	3.63	4.01
Com/Ind Hi	109	109	0	0.0	5	6	1	10.6	4.78	5.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	43	43	0	0.0	2	2	0	10.6	4.78	5.29
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	140	140	0	0.0	3	3	0	13.9	1.82	2.07
Ag Non-Hmstd	68	68	0	0.0	1	1	0	13.9	1.82	2.07
<b>Total</b>	926	926	0	0.0	21	22	1	4.2	2.25	2.34

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	11	9	-2	-16.1	County	47.56	49.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.03	10.56	16.29	16.29
(=) Taxable Tax Capacity	11	9	-2	-16.1	Special District	5.42	5.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	182.11	207.46	16.29	16.29

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	17,500	17,500	0.0	277	246	-31	-11.1	1.58	1.41
Res Hmstd: Avg Val	26,300	26,300	0.0	417	370	-46	-11.1	1.58	1.41
Res Hmstd: Hi Val	35,000	35,000	0.0	554	493	-62	-11.1	1.58	1.41
Res Hmstd: Ex-Hi Val	52,500	52,500	0.0	832	739	-93	-11.1	1.58	1.41
Comm/Ind: Lo Val	150,000	150,000	0.0	5,441	6,011	570	10.5	3.63	4.01
Comm/Ind: Med Val	300,000	300,000	0.0	12,613	13,944	1,331	10.6	4.20	4.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	46,085	50,966	4,880	10.6	4.61	5.1

Wilkin County

Foxhome city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,935	1,935	0	0.0	18	19	1	8.4	0.92	0.99
Res Non-Hmstd	497	497	0	0.0	7	8	1	14.7	1.33	1.53
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	188	188	0	0.0	5	5	1	11.0	2.59	2.87
Com/Ind Hi	8	8	0	0.0	0	0	0	11.1	3.39	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	82	82	0	0.0	3	3	0	11.1	3.27	3.63
Ag Hmstd House	225	225	0	0.0	2	3	0	11.4	1.04	1.16
Ag Hmstd Land	309	309	0	0.0	1	2	0	22.8	0.41	0.51
Ag Non-Hmstd	31	31	0	0.0	0	0	0	16.8	1.13	1.32
<b>Total</b>	<b>3,276</b>	<b>3,276</b>	<b>0</b>	<b>0.0</b>	<b>36</b>	<b>40</b>	<b>4</b>	<b>10.9</b>	<b>1.10</b>	<b>1.23</b>

Tax Base

Tax Rates

	Tax Base				Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter	
Total Tax Capacity	33	26	-8	-23.1	County	47.61	49.43	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	55.11	71.68	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.03	10.56	16.29	16.29		
(=) Taxable Tax Capacity	33	26	-8	-23.1	Special District	0.00	0.00	0.00	0.00		
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>112.75</b>	<b>131.66</b>	<b>16.29</b>	<b>16.29</b>		

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	29,600	29,600	0.0	264	282	18	7.0	0.89	0.95
Res Hmstd: Avg Val	44,400	44,400	0.0	395	423	28	7.0	0.89	0.95
Res Hmstd: Hi Val	59,200	59,200	0.0	527	564	37	7.0	0.89	0.95
Res Hmstd: Ex-Hi Val	88,800	88,800	0.0	853	929	75	8.8	0.96	1.05
Comm/Ind: Lo Val	150,000	150,000	0.0	3,880	4,305	426	11.0	2.59	2.87
Comm/Ind: Med Val	300,000	300,000	0.0	8,972	9,965	993	11.1	2.99	3.32
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,734	36,374	3,640	11.1	3.27	3.64

Wilkin County

Kent city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,254	1,254	0	0.0	9	10	2	19.8	0.69	0.82
Res Non-Hmstd	370	370	0	0.0	4	5	0	10.5	1.12	1.24
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	80	80	0	0.0	2	2	0	7.5	2.32	2.49
Com/Ind Hi	177	177	0	0.0	5	6	0	7.7	3.04	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	34	34	0	0.0	1	1	0	7.7	3.04	3.27
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	14	14	0	0.0	0	0	0	12.2	0.95	1.06
Ag Non-Hmstd	205	205	0	0.0	2	2	0	12.2	0.95	1.06
<b>Total</b>	<b>2,134</b>	<b>2,134</b>	<b>0</b>	<b>0.0</b>	<b>23</b>	<b>26</b>	<b>3</b>	<b>13.1</b>	<b>1.08</b>	<b>1.22</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Base	Alter	
						Base	Alter			
Total Tax Capacity	24	19	-5	-20.0	County	47.42	49.18	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.68	47.08	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.73	10.18	16.29	16.29	
(=) Taxable Tax Capacity	24	19	-5	-20.0	Special District	0.00	0.00	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>94.83</b>	<b>106.44</b>	<b>16.29</b>	<b>16.29</b>	

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	26,200	26,200	0.0	186	210	24	12.7	0.71	0.80
Res Hmstd:Avg Val	39,300	39,300	0.0	280	315	36	12.7	0.71	0.80
Res Hmstd: Hi Val	52,400	52,400	0.0	373	420	47	12.7	0.71	0.80
Res Hmstd: Ex-Hi Val	78,600	78,600	0.0	572	644	72	12.6	0.73	0.82
Comm/Ind: Lo Val	150,000	150,000	0.0	3,477	3,738	261	7.5	2.32	2.49
Comm/Ind: Med Val	300,000	300,000	0.0	8,031	8,641	610	7.6	2.68	2.88
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,284	31,520	2,236	7.6	2.93	3.15

Wilkin County

Nashua city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	581	581	0	0.0	8	9	1	10.3	1.38	1.52
Res Non-Hmstd	118	118	0	0.0	2	2	0	1.3	1.81	1.83
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	356	356	0	0.0	10	10	0	1.2	2.85	2.88
Com/Ind Hi	437	437	0	0.0	15	15	0	1.3	3.43	3.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	66	66	0	0.0	2	2	0	1.3	3.43	3.47
Ag Hmstd House	278	278	0	0.0	4	4	0	7.0	1.50	1.61
Ag Hmstd Land	2,777	2,777	0	0.0	9	10	0	3.4	0.33	0.34
Ag Non-Hmstd	3,805	3,805	0	0.0	26	27	1	3.3	0.68	0.70
<b>Total</b>	<b>8,418</b>	<b>8,418</b>	<b>0</b>	<b>0.0</b>	<b>77</b>	<b>79</b>	<b>3</b>	<b>3.4</b>	<b>0.91</b>	<b>0.94</b>

Tax Base

Tax Rates

	Tax Base				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Base	Alter	
Total Tax Capacity	78	75	-3	-4.0	County	47.50	49.31	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.98	12.17	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.17	2.19	#####	#####	
(=) Taxable Tax Capacity	78	75	-3	-4.0	Special District	5.98	6.16	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	67.62	69.83	#####	#####	

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	24,400	24,400	0.0	336	371	35	10.4	1.38	1.52
Res Hmstd:Avg Val	36,600	36,600	0.0	504	556	52	10.4	1.38	1.52
Res Hmstd: Hi Val	48,700	48,700	0.0	671	740	70	10.4	1.38	1.52
Res Hmstd: Ex-Hi Val	73,100	73,100	0.0	1,007	1,111	104	10.4	1.38	1.52
Comm/Ind: Lo Val	150,000	150,000	0.0	4,272	4,322	50	1.2	2.85	2.88
Comm/Ind: Med Val	300,000	300,000	0.0	9,417	9,533	116	1.2	3.14	3.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,429	33,854	425	1.3	3.34	3.39

Wilkin County

Tenney city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	13	13	0	0.0	0	0	0	5.5	1.52	1.60
Res Non-Hmstd	7	7	0	0.0	0	0	0	1.1	2.04	2.07
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	31	31	0	0.0	1	1	0	0.9	3.06	3.09
Com/Ind Hi	1,627	1,627	0	0.0	60	61	1	1.0	3.71	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	42	42	0	0.0	2	2	0	1.0	3.71	3.75
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	1,718	1,718	0	0.0	63	64	1	1.0	3.68	3.72

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	34	34	0	-0.1	County	47.55	49.37	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	31.81	31.85	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.17	2.19	#####	#####
(=) Taxable Tax Capacity	34	34	0	-0.1	Special District	0.26	0.27	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	81.79	83.69	#####	#####

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	7,300	7,300	0.0	111	117	6	5.5	1.52	1.60	
Res Hmstd:Avg Val	11,000	11,000	0.0	167	176	9	5.5	1.52	1.60	
Res Hmstd: Hi Val	14,700	14,700	0.0	223	236	12	5.5	1.52	1.60	
Res Hmstd: Ex-Hi Val	22,000	22,000	0.0	334	353	19	5.5	1.52	1.60	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,591	4,633	43	0.9	3.06	3.09	
Comm/Ind: Med Val	300,000	300,000	0.0	10,161	10,261	100	1.0	3.39	3.42	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,156	36,521	365	1.0	3.62	3.65	

Wilkin County

Wolverton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,737	2,737	0	0.0	31	32	1	2.0	1.13	1.15
Res Non-Hmstd	572	572	0	0.0	9	10	1	12.4	1.52	1.71
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	87	87	0	0.0	2	2	0	12.7	1.83	2.06
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	188	188	0	0.0	5	6	1	9.6	2.90	3.17
Com/Ind Hi	698	698	0	0.0	27	29	3	9.7	3.81	4.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	42	42	0	0.0	2	2	0	9.7	3.81	4.18
Ag Hmstd House	36	36	0	0.0	0	0	0	-1.9	1.09	1.07
Ag Hmstd Land	304	304	0	0.0	2	2	0	14.6	0.64	0.73
Ag Non-Hmstd	41	41	0	0.0	1	1	0	13.9	1.33	1.52
<b>Total</b>	<b>4,705</b>	<b>4,705</b>	<b>0</b>	<b>0.0</b>	<b>78</b>	<b>83</b>	<b>6</b>	<b>7.1</b>	<b>1.65</b>	<b>1.77</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	54	45	-10	-17.8	County	47.33	49.10	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	74.67	90.82	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.79	10.26	16.29	16.29
(=) Taxable Tax Capacity	54	45	-10	-17.8	Special District	1.52	1.65	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	133.31	151.84	16.29	16.29

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	42,000	42,000	0.0	460	451	-9	-2.0	1.1	1.07	
Res Hmstd:Avg Val	63,000	63,000	0.0	691	677	-14	-2.0	1.1	1.07	
Res Hmstd: Hi Val	84,000	84,000	0.0	960	962	2	0.2	1.14	1.14	
Res Hmstd: Ex-Hi Val	126,100	126,100	0.0	1,628	1,727	99	6.1	1.29	1.37	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,343	4,759	417	9.6	2.9	3.17	
Comm/Ind: Med Val	300,000	300,000	0.0	10,051	11,024	973	9.7	3.35	3.67	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,692	40,258	3,566	9.7	3.67	4.03	

Wilkin County

Rothsay city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	7,340	7,340	0	0.0	112	116	5	4.2	1.52	1.59
Res Non-Hmstd	867	867	0	0.0	16	18	1	8.6	1.88	2.04
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	458	458	0	0.0	10	11	1	9.2	2.15	2.35
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	513	513	0	0.0	16	18	1	7.5	3.19	3.43
Com/Ind Hi	830	830	0	0.0	34	36	3	7.8	4.04	4.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	159	159	0	0.0	6	7	1	7.8	4.04	4.36
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,610	1,610	0	0.0	15	17	2	13.1	0.92	1.04
Ag Non-Hmstd	769	769	0	0.0	9	11	1	13.1	1.21	1.37
<b>Total</b>	<b>12,546</b>	<b>12,546</b>	<b>0</b>	<b>0.0</b>	<b>218</b>	<b>233</b>	<b>15</b>	<b>6.7</b>	<b>1.74</b>	<b>1.86</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	135	113	-22	-16.1	County	47.32	49.10	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	64.53	78.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.56	9.94	63.47	63.47
(=) Taxable Tax Capacity	135	113	-22	-16.1	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>121.40</b>	<b>137.25</b>	<b>63.47</b>	<b>63.47</b>

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	51,100	51,100	0.0	740	745	5	0.7	1.45	1.46
Res Hmstd: Avg Val	76,700	76,700	0.0	1,115	1,123	9	0.8	1.45	1.46
Res Hmstd: Hi Val	102,200	102,200	0.0	1,609	1,666	58	3.6	1.57	1.63
Res Hmstd: Ex-Hi Val	153,300	153,300	0.0	2,600	2,755	156	6.0	1.7	1.8
Comm/Ind: Lo Val	150,000	150,000	0.0	4,782	5,139	357	7.5	3.19	3.43
Comm/Ind: Med Val	300,000	300,000	0.0	10,841	11,673	832	7.7	3.61	3.89
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,117	42,168	3,051	7.8	3.91	4.22



Winona County

Altura city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	18,599	18,599	0	0.0	178	195	17	9.3	0.96	1.05
Res Non-Hmstd	1,458	1,458	0	0.0	17	18	1	8.1	1.17	1.27
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	124	124	0	0.0	2	2	0	8.4	1.37	1.49
Low-inc Apts	341	341	0	0.0	3	3	0	8.1	0.86	0.93
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,265	1,265	0	0.0	30	31	2	5.9	2.34	2.48
Com/Ind Hi	688	688	0	0.0	21	22	1	6.1	3.05	3.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	297	297	0	0.0	9	10	1	6.1	3.05	3.23
Ag Hmstd House	1,041	1,041	0	0.0	10	11	1	9.1	0.98	1.07
Ag Hmstd Land	5,437	5,437	0	0.0	28	30	3	10.6	0.51	0.56
Ag Non-Hmstd	762	762	0	0.0	7	8	1	10.0	0.93	1.02
<b>Total</b>	<b>30,011</b>	<b>30,011</b>	<b>0</b>	<b>0.0</b>	<b>304</b>	<b>331</b>	<b>26</b>	<b>8.7</b>	<b>1.01</b>	<b>1.10</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	293	257	-36	-12.2	County	43.33	46.80	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.10	38.85	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.74	15.74	21.57	21.57
(=) Taxable Tax Capacity	293	257	-36	-12.2	Special District	0.48	0.52	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>92.65</b>	<b>101.90</b>	<b>21.57</b>	<b>21.57</b>

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	93,000	93,000	93,000	0.0	774	854	81	10.4	0.83	0.92
Res Hmstd: Avg Val	139,500	139,500	139,500	0.0	1,346	1,471	124	9.2	0.97	1.05
Res Hmstd: Hi Val	185,900	185,900	185,900	0.0	1,918	2,086	168	8.8	1.03	1.12
Res Hmstd: Ex-Hi Val	278,900	278,900	278,900	0.0	3,064	3,320	256	8.3	1.1	1.19
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,507	3,715	208	5.9	2.34	2.48
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,075	8,561	486	6.0	2.69	2.85
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	29,392	31,173	1,781	6.1	2.94	3.12

Winona County

Dakota city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	18,321	18,321	0	0.0	225	243	18	7.8	1.23	1.32
Res Non-Hmstd	1,126	1,126	0	0.0	16	18	2	10.2	1.45	1.60
Misc props	39	39	0	0.0	1	1	0	10.9	1.97	2.18
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	881	881	0	0.0	11	12	1	11.4	1.25	1.39
Com/Ind: Lo	374	374	0	0.0	10	11	1	7.9	2.70	2.92
Com/Ind Hi	134	134	0	0.0	5	5	0	8.1	3.50	3.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	75	75	0	0.0	3	3	0	8.1	3.50	3.79
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	21	21	0	0.0	0	0	0	12.8	0.57	0.64
Ag Non-Hmstd	22	22	0	0.0	0	0	0	12.8	1.12	1.26
<b>Total</b>	20,992	20,992	0	0.0	271	293	22	8.1	1.29	1.40

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	214	181	-33	-15.5	County	43.32	46.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	50.55	59.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.35	18.82	29.38	29.38
(=) Taxable Tax Capacity	214	181	-33	-15.5	Special District	0.46	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	111.68	125.94	29.38	29.38

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	93,100	93,100	0.0	1,025	1,083	58	5.6	1.10	1.16
Res Hmstd: Avg Val	139,600	139,600	0.0	1,723	1,857	135	7.8	1.23	1.33
Res Hmstd: Hi Val	186,100	186,100	0.0	2,420	2,632	212	8.8	1.30	1.41
Res Hmstd: Ex-Hi Val	279,200	279,200	0.0	3,817	4,184	367	9.6	1.37	1.5
Apartment	300,000	300,000	0.0	5,070	5,604	534	10.5	1.69	1.87
Comm/Ind: Lo Val	150,000	150,000	0.0	4,052	4,373	321	7.9	2.70	2.92
Comm/Ind: Med Val	300,000	300,000	0.0	9,309	10,057	748	8.0	3.10	3.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,838	36,581	2,744	8.1	3.38	3.66

Winona County

Elba city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,610	6,610	0	0.0	57	62	5	9.6	0.86	0.94
Res Non-Hmstd	728	728	0	0.0	8	9	1	10.6	1.08	1.20
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	342	342	0	0.0	4	4	0	9.3	1.20	1.31
Com/Ind: Lo	510	510	0	0.0	12	13	1	7.3	2.29	2.46
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	50	50	0	0.0	2	2	0	7.3	3.04	3.27
Ag Hmstd House	120	120	0	0.0	1	1	0	9.3	0.65	0.71
Ag Hmstd Land	344	344	0	0.0	1	1	0	15.7	0.36	0.41
Ag Non-Hmstd	758	758	0	0.0	8	9	1	11.0	1.02	1.13
<b>Total</b>	9,461	9,461	0	0.0	92	101	9	9.5	0.97	1.06

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	96	83	-13	-13.7	County	43.32	46.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.85	45.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.09	20.56	3.23	3.23
(=) Taxable Tax Capacity	96	83	-13	-13.7	Special District	0.46	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	101.72	112.86	3.23	3.23

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	78,800	78,800	0.0	526	575	49	9.3	0.67	0.73
Res Hmstd: Avg Val	118,100	118,100	0.0	973	1,071	97	10.0	0.82	0.91
Res Hmstd: Hi Val	157,400	157,400	0.0	1,421	1,567	146	10.3	0.90	1
Res Hmstd: Ex-Hi Val	236,100	236,100	0.0	2,318	2,561	243	10.5	0.98	1.08
Comm/Ind: Lo Val	150,000	150,000	0.0	3,436	3,687	251	7.3	2.29	2.46
Comm/Ind: Med Val	300,000	300,000	0.0	8,001	8,586	585	7.3	2.67	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,305	31,450	2,145	7.3	2.93	3.15

Winona County

Goodview city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	170,598	170,598	0	0.0	2,055	2,169	114	5.6	1.20	1.27
Res Non-Hmstd	11,092	11,092	0	0.0	157	167	10	6.6	1.41	1.50
Misc props	3,307	3,307	0	0.0	57	60	4	6.6	1.71	1.82
Apartments	18,819	18,819	0	0.0	303	324	21	6.8	1.61	1.72
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	104	104	0	0.0	1	1	0	7.5	1.16	1.25
Com/Ind: Lo	14,736	14,736	0	0.0	384	404	19	5.0	2.61	2.74
Com/Ind Hi	35,231	35,231	0	0.0	1,190	1,252	61	5.2	3.38	3.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,736	3,736	0	0.0	125	132	6	5.2	3.35	3.52
Ag Hmstd House	100	100	0	0.0	1	1	0	4.4	1.07	1.11
Ag Hmstd Land	131	131	0	0.0	0	1	0	11.5	0.38	0.42
Ag Non-Hmstd	185	185	0	0.0	2	2	0	8.3	1.05	1.14
<b>Total</b>	<b>258,040</b>	<b>258,040</b>	<b>0</b>	<b>0.0</b>	<b>4,276</b>	<b>4,512</b>	<b>237</b>	<b>5.5</b>	<b>1.66</b>	<b>1.75</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,104	2,861	-243	-7.8	County	43.23	46.69	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	44.51	48.29	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.21	18.67	29.38	29.38
(=) Taxable Tax Capacity	3,104	2,861	-243	-7.8	Special District	0.47	0.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>105.42</b>	<b>114.14</b>	<b>29.38</b>	<b>29.38</b>

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	108,200	108,200	0.0	1,184	1,239	55	4.7	1.09	1.15
Res Hmstd: Avg Val	162,300	162,300	0.0	1,961	2,071	110	5.6	1.21	1.28
Res Hmstd: Hi Val	216,300	216,300	0.0	2,738	2,902	164	6.0	1.27	1.34
Res Hmstd: Ex-Hi Val	324,600	324,600	0.0	4,295	4,567	272	6.3	1.32	1.41
Apartment	300,000	300,000	0.0	4,835	5,162	327	6.8	1.61	1.72
Comm/Ind: Lo Val	150,000	150,000	0.0	3,911	4,108	196	5.0	2.61	2.74
Comm/Ind: Med Val	300,000	300,000	0.0	8,980	9,438	458	5.1	2.99	3.15
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,632	34,311	1,679	5.1	3.26	3.43

Winona County

Lewiston city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	58,216	58,216	0	0.0	780	816	36	4.6	1.34	1.40
Res Non-Hmstd	2,419	2,419	0	0.0	38	42	4	9.4	1.59	1.74
Misc props	588	588	0	0.0	11	12	1	9.6	1.87	2.05
Apartments	3,149	3,149	0	0.0	58	64	6	9.6	1.85	2.02
Low-inc Apts	239	239	0	0.0	3	3	0	9.3	1.14	1.25
Seasonal Rec	110	110	0	0.0	2	2	0	9.6	1.85	2.02
Com/Ind: Lo	5,366	5,366	0	0.0	156	167	11	7.3	2.90	3.12
Com/Ind Hi	4,850	4,850	0	0.0	184	198	14	7.4	3.80	4.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,929	1,929	0	0.0	73	78	5	7.4	3.79	4.07
Ag Hmstd House	80	80	0	0.0	1	1	0	-4.1	1.16	1.12
Ag Hmstd Land	729	729	0	0.0	5	6	1	11.3	0.75	0.83
Ag Non-Hmstd	627	627	0	0.0	8	9	1	10.8	1.30	1.45
<b>Total</b>	<b>78,301</b>	<b>78,301</b>	<b>0</b>	<b>0.0</b>	<b>1,320</b>	<b>1,399</b>	<b>78</b>	<b>5.9</b>	<b>1.69</b>	<b>1.79</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	885	780	-104	-11.8	County	43.33	46.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	71.87	81.49	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.74	15.74	21.57	21.57
(=) Taxable Tax Capacity	885	780	-104	-11.8	Special District	0.46	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>130.40</b>	<b>144.52</b>	<b>21.57</b>	<b>21.57</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	94,600	94,600	0.0	1,150	1,156	6	0.5	1.22	1.22	
Res Hmstd: Avg Val	141,900	141,900	0.0	1,912	2,003	91	4.8	1.35	1.41	
Res Hmstd: Hi Val	189,100	189,100	0.0	2,672	2,849	177	6.6	1.41	1.51	
Res Hmstd: Ex-Hi Val	283,700	283,700	0.0	4,194	4,543	348	8.3	1.48	1.60	
Apartment	300,000	300,000	0.0	5,537	6,067	529	9.6	1.85	2.02	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,356	4,674	318	7.3	2.90	3.12	
Comm/Ind: Med Val	300,000	300,000	0.0	10,057	10,798	741	7.4	3.35	3.6	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,660	39,378	2,718	7.4	3.67	3.94	

Winona County

Minnesota City city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	8,417	8,417	0	0.0	76	84	8	11.1	0.90	1.00
Res Non-Hmstd	666	666	0	0.0	8	8	1	7.3	1.17	1.26
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	324	324	0	0.0	4	5	0	7.5	1.32	1.42
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	870	870	0	0.0	20	21	1	5.3	2.26	2.38
Com/Ind Hi	488	488	0	0.0	14	15	1	5.5	2.91	3.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	113	113	0	0.0	3	3	0	5.5	2.91	3.07
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	10,877	10,877	0	0.0	125	137	11	9.0	1.15	1.26

Tax Base

Tax Rates

	Tax Base				Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	120	103	-18	-14.8	County	43.33	46.54	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	20.76	24.36	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.35	18.47	29.38	29.38	
(=) Taxable Tax Capacity	120	103	-18	-14.8	Special District	0.59	0.63	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	82.03	90.00	29.38	29.38	

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	81,400	81,400	0.0	608	703	95	15.6	0.75	0.86
Res Hmstd: Avg Val	122,100	122,100	0.0	1,098	1,221	124	11.3	0.9	1.00
Res Hmstd: Hi Val	162,800	162,800	0.0	1,588	1,740	152	9.6	0.98	1.07
Res Hmstd: Ex-Hi Val	244,200	244,200	0.0	2,568	2,778	210	8.2	1.05	1.14
Comm/Ind: Lo Val	150,000	150,000	0.0	3,385	3,564	179	5.3	2.26	2.38
Comm/Ind: Med Val	300,000	300,000	0.0	7,752	8,170	418	5.4	2.58	2.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,130	29,664	1,534	5.5	2.81	2.97

Winona County

Rollingstone city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	31,844	31,844	0	0.0	353	383	30	8.4	1.11	1.20
Res Non-Hmstd	2,113	2,113	0	0.0	30	32	3	8.6	1.40	1.52
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	78	78	0	0.0	1	1	0	8.8	1.52	1.65
Low-inc Apts	913	913	0	0.0	9	9	1	8.4	0.96	1.03
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	1,544	1,544	0	0.0	39	41	2	6.4	2.50	2.66
Com/Ind Hi	476	476	0	0.0	15	16	1	6.6	3.23	3.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	268	268	0	0.0	9	9	1	6.6	3.23	3.44
Ag Hmstd House	168	168	0	0.0	2	2	0	8.3	1.14	1.24
Ag Hmstd Land	171	171	0	0.0	1	1	0	15.3	0.35	0.40
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>37,575</b>	<b>37,575</b>	<b>0</b>	<b>0.0</b>	<b>458</b>	<b>495</b>	<b>37</b>	<b>8.1</b>	<b>1.22</b>	<b>1.32</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	391	339	-52	-13.4	County	43.16	46.60	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.11	42.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.11	18.55	29.38	29.38
(=) Taxable Tax Capacity	391	339	-52	-13.4	Special District	0.59	0.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>97.97</b>	<b>108.61</b>	<b>29.38</b>	<b>29.38</b>

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	98,200	98,200	0.0	967	1,047	80	8.3	0.98	1.07
Res Hmstd: Avg Val	147,300	147,300	0.0	1,636	1,772	136	8.3	1.11	1.20
Res Hmstd: Hi Val	196,300	196,300	0.0	2,304	2,496	192	8.3	1.17	1.27
Res Hmstd: Ex-Hi Val	294,500	294,500	0.0	3,643	3,947	304	8.3	1.24	1.34
Comm/Ind: Lo Val	150,000	150,000	0.0	3,744	3,983	239	6.4	2.5	2.66
Comm/Ind: Med Val	300,000	300,000	0.0	8,589	9,147	559	6.5	2.86	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,198	33,246	2,048	6.6	3.12	3.32

Winona County

St. Charles city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	156,849	156,849	0	0.0	1,373	1,501	127	9.3	0.88	0.96
Res Non-Hmstd	19,208	19,208	0	0.0	220	240	20	9.2	1.14	1.25
Misc props	957	957	0	0.0	15	16	1	8.4	1.56	1.69
Apartments	9,759	9,759	0	0.0	124	136	11	9.2	1.28	1.39
Low-inc Apts	1,390	1,390	0	0.0	11	12	1	9.1	0.77	0.84
Seasonal Rec	947	947	0	0.0	12	13	1	9.1	1.25	1.37
Com/Ind: Lo	13,215	13,215	0	0.0	298	317	19	6.2	2.26	2.40
Com/Ind Hi	7,425	7,425	0	0.0	223	237	14	6.3	3.00	3.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,517	2,517	0	0.0	75	80	5	6.3	3.00	3.19
Ag Hmstd House	531	531	0	0.0	4	5	0	9.2	0.84	0.91
Ag Hmstd Land	1,247	1,247	0	0.0	6	6	1	10.7	0.46	0.51
Ag Non-Hmstd	1,457	1,457	0	0.0	14	16	1	9.4	0.99	1.09
<b>Total</b>	<b>215,503</b>	<b>215,503</b>	<b>0</b>	<b>0.0</b>	<b>2,376</b>	<b>2,578</b>	<b>202</b>	<b>8.5</b>	<b>1.10</b>	<b>1.20</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,363	2,127	-236	-10.0	County	42.11	45.48	0.00	0.00
(-) TIF Tax Capacity	147	147	0	0.0	City/Town	36.09	40.39	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.92	20.37	3.23	3.23
(=) Taxable Tax Capacity	2,216	1,981	-236	-10.6	Special District	2.32	2.57	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>99.45</b>	<b>108.82</b>	<b>3.23</b>	<b>3.23</b>

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	108,200	108,200	0.0	836	913	77	9.2	0.77	0.84
Res Hmstd: Avg Val	162,200	162,200	0.0	1,439	1,571	132	9.2	0.89	0.97
Res Hmstd: Hi Val	216,200	216,200	0.0	2,042	2,229	187	9.2	0.94	1.03
Res Hmstd: Ex-Hi Val	324,300	324,300	0.0	3,249	3,546	297	9.1	1.00	1.09
Apartment	300,000	300,000	0.0	3,826	4,178	351	9.2	1.28	1.39
Comm/Ind: Lo Val	150,000	150,000	0.0	3,385	3,596	211	6.2	2.26	2.4
Comm/Ind: Med Val	300,000	300,000	0.0	7,882	8,374	492	6.2	2.63	2.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,867	30,671	1,804	6.2	2.89	3.07



Winona County

Stockton city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	29,926	29,926	0	0.0	315	342	27	8.4	1.05	1.14
Res Non-Hmstd	3,640	3,640	0	0.0	47	50	3	7.4	1.28	1.38
Misc props	589	589	0	0.0	8	9	1	7.7	1.43	1.54
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	761	761	0	0.0	18	19	1	5.5	2.39	2.52
Com/Ind Hi	1,086	1,086	0	0.0	34	35	2	5.7	3.09	3.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	300	300	0	0.0	9	10	1	5.7	3.09	3.26
Ag Hmstd House	199	199	0	0.0	2	2	0	9.7	0.92	1.01
Ag Hmstd Land	904	904	0	0.0	3	3	0	13.2	0.33	0.38
Ag Non-Hmstd	2	2	0	0.0	0	0	0	9.6	0.91	1.00
<b>Total</b>	<b>37,407</b>	<b>37,407</b>	<b>0</b>	<b>0.0</b>	<b>436</b>	<b>471</b>	<b>35</b>	<b>7.9</b>	<b>1.17</b>	<b>1.26</b>

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	392	347	-44	-11.3	County	43.33	46.80	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	29.49	33.25	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.35	18.82	29.38	29.38
(=) Taxable Tax Capacity	392	347	-44	-11.3	Special District	0.59	0.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>90.76</b>	<b>99.50</b>	<b>29.38</b>	<b>29.38</b>

Tax Burdens on  
Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	101,700	101,700	0.0	941	1,031	90	9.6	0.93	1.01	
Res Hmstd: Avg Val	152,500	152,500	0.0	1,597	1,731	134	8.4	1.05	1.14	
Res Hmstd: Hi Val	203,300	203,300	0.0	2,253	2,432	179	7.9	1.11	1.2	
Res Hmstd: Ex-Hi Val	305,100	305,100	0.0	3,568	3,835	267	7.5	1.17	1.26	
Apartment	300,000	300,000	0.0	4,285	4,613	328	7.7	1.43	1.54	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,582	3,778	197	5.5	2.39	2.52	
Comm/Ind: Med Val	300,000	300,000	0.0	8,210	8,669	459	5.6	2.74	2.89	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,810	31,492	1,683	5.6	2.98	3.15	

Winona County

Utica city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	10,203	10,203	0	0.0	77	86	9	11.9	0.75	0.84
Res Non-Hmstd	1,098	1,098	0	0.0	12	13	1	9.9	1.05	1.15
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	112	112	0	0.0	1	1	0	9.9	1.20	1.32
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	79	79	0	0.0	1	1	0	9.9	1.20	1.32
Com/Ind: Lo	1,340	1,340	0	0.0	29	31	2	6.6	2.17	2.31
Com/Ind Hi	216	216	0	0.0	6	7	0	6.6	2.88	3.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	606	606	0	0.0	17	19	1	6.6	2.87	3.07
Ag Hmstd House	326	326	0	0.0	2	3	0	12.3	0.72	0.80
Ag Hmstd Land	1,541	1,541	0	0.0	7	7	1	11.3	0.42	0.47
Ag Non-Hmstd	760	760	0	0.0	7	8	1	10.2	0.94	1.03
<b>Total</b>	<b>16,281</b>	<b>16,281</b>	<b>0</b>	<b>0.0</b>	<b>159</b>	<b>175</b>	<b>16</b>	<b>9.9</b>	<b>0.98</b>	<b>1.08</b>

Tax Base

Tax Rates

	Taxable Market Value				Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	171	149	-22	-13.0	County	43.33	46.80	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.68	35.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.09	20.56	3.23	3.23
(=) Taxable Tax Capacity	171	149	-22	-13.0	Special District	0.46	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>93.56</b>	<b>103.13</b>	<b>3.23</b>	<b>3.23</b>

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	78,900	78,900	0.0	462	528	66	14.3	0.59	0.67
Res Hmstd: Avg Val	118,300	118,300	0.0	879	984	105	11.9	0.74	0.83
Res Hmstd: Hi Val	157,700	157,700	0.0	1,296	1,440	144	11.1	0.82	0.91
Res Hmstd: Ex-Hi Val	236,600	236,600	0.0	2,131	2,352	221	10.4	0.90	0.99
Comm/Ind: Lo Val	150,000	150,000	0.0	3,252	3,468	215	6.6	2.17	2.31
Comm/Ind: Med Val	300,000	300,000	0.0	7,573	8,075	502	6.6	2.52	2.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,735	29,575	1,841	6.6	2.77	2.96

Winona County

Winona city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	935,929	935,929	0	0.0	10,132	10,830	698	6.9	1.08	1.16
Res Non-Hmstd	131,954	131,954	0	0.0	1,762	1,878	115	6.5	1.34	1.42
Misc props	2,402	2,402	0	0.0	44	47	3	6.2	1.83	1.94
Apartments	91,882	91,882	0	0.0	1,365	1,457	92	6.7	1.49	1.59
Low-inc Apts	13,447	13,447	0	0.0	126	134	8	6.4	0.94	1.00
Seasonal Rec	1,272	1,272	0	0.0	16	17	1	6.8	1.27	1.35
Com/Ind: Lo	76,550	76,550	0	0.0	1,880	1,972	92	4.9	2.46	2.58
Com/Ind Hi	266,600	266,600	0	0.0	8,471	8,896	426	5.0	3.18	3.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	17,593	17,593	0	0.0	557	585	28	5.0	3.17	3.33
Ag Hmstd House	2,707	2,707	0	0.0	32	34	3	8.3	1.17	1.26
Ag Hmstd Land	3,500	3,500	0	0.0	14	15	1	10.2	0.39	0.43
Ag Non-Hmstd	3,127	3,127	0	0.0	30	32	2	8.4	0.95	1.03
<b>Total</b>	<b>1,546,962</b>	<b>1,546,962</b>	<b>0</b>	<b>0.0</b>	<b>24,428</b>	<b>25,897</b>	<b>1,469</b>	<b>6.0</b>	<b>1.58</b>	<b>1.67</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	18,996	17,468	-1,528	-8.0	County	42.08	45.44	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.66	36.60	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.19	18.64	29.38	29.38
(=) Taxable Tax Capacity	18,996	17,468	-1,528	-8.0	Special District	2.42	2.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	95.34	103.32	29.38	29.38

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	98,600	98,600	0.0	946	1,015	69	7.3	0.96	1.03
Res Hmstd: Avg Val	147,800	147,800	0.0	1,604	1,714	110	6.9	1.09	1.16
Res Hmstd: Hi Val	197,000	197,000	0.0	2,262	2,413	151	6.7	1.15	1.22
Res Hmstd: Ex-Hi Val	295,500	295,500	0.0	3,579	3,811	232	6.5	1.21	1.29
Apartment	300,000	300,000	0.0	4,457	4,756	299	6.7	1.49	1.59
Comm/Ind: Lo Val	150,000	150,000	0.0	3,685	3,864	180	4.9	2.46	2.58
Comm/Ind: Med Val	300,000	300,000	0.0	8,451	8,870	419	5.0	2.82	2.96
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,692	32,228	1,536	5.0	3.07	3.22

Winona County

Minneiska city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,457	3,457	0	0.0	30	33	3	11.6	0.86	0.96
Res Non-Hmstd	384	384	0	0.0	4	4	0	6.5	1.03	1.09
Misc props	32	32	0	0.0	0	0	0	6.9	1.20	1.29
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	30	30	0	0.0	0	0	0	8.2	0.80	0.87
Com/Ind: Lo	268	268	0	0.0	6	6	0	4.7	2.12	2.22
Com/Ind Hi	54	54	0	0.0	1	2	0	4.8	2.72	2.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	19	19	0	0.0	1	1	0	4.8	2.72	2.86
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	28	28	0	0.0	0	0	0	9.1	0.73	0.79
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	<b>4,273</b>	<b>4,273</b>	<b>0</b>	<b>0.0</b>	<b>42</b>	<b>46</b>	<b>4</b>	<b>9.8</b>	<b>0.99</b>	<b>1.08</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	45	39	-6	-12.5	County	43.32	46.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.57	13.20	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.35	18.82	29.38	29.38
(=) Taxable Tax Capacity	45	39	-6	-12.5	Special District	0.46	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>72.71</b>	<b>79.31</b>	<b>29.38</b>	<b>29.38</b>

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	98,000	98,000	0.0	716	840	124	17.2	0.73	0.86
Res Hmstd: Avg Val	146,900	146,900	0.0	1,259	1,406	147	11.6	0.86	0.96
Res Hmstd: Hi Val	195,800	195,800	0.0	1,803	1,973	170	9.4	0.92	1.01
Res Hmstd: Ex-Hi Val	293,800	293,800	0.0	2,891	3,108	216	7.5	0.98	1.06
Apartment	300,000	300,000	0.0	3,608	3,855	248	6.9	1.20	1.29
Comm/Ind: Lo Val	150,000	150,000	0.0	3,175	3,324	149	4.7	2.12	2.22
Comm/Ind: Med Val	300,000	300,000	0.0	7,262	7,609	347	4.8	2.42	2.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,334	27,605	1,271	4.8	2.63	2.76

Winona County

La Crescent city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	2,024	2,024	0	0.0	26	28	2	8.5	1.27	1.38
Res Non-Hmstd	3,184	3,184	0	0.0	50	55	4	8.4	1.58	1.71
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	55	55	0	0.0	1	1	0	9.3	1.17	1.28
<b>Total</b>	5,263	5,263	0	0.0	77	83	6	8.4	1.46	1.58

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	60	59	-1	-1.3	County	42.24	45.62	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.05	58.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.74	23.81	14.66	14.66
(=) Taxable Tax Capacity	60	59	-1	-1.3	Special District	0.46	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	117.50	128.37	14.66	14.66

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	195,500	195,500	0.0	2,387	2,544	157	6.6	1.22	1.30
Res Hmstd: Avg Val	293,200	293,200	0.0	3,766	4,054	288	7.6	1.28	1.38
Res Hmstd: Hi Val	390,800	390,800	0.0	5,144	5,563	419	8.1	1.32	1.42
Res Hmstd: Ex-Hi Val	586,300	586,300	0.0	8,002	8,662	661	8.3	1.36	1.48

Wright County

Albertville city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	368,756	368,756	0	0.0	4,976	5,069	93	1.9	1.35	1.37
Res Non-Hmstd	39,951	39,951	0	0.0	612	640	28	4.6	1.53	1.60
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	5,664	5,664	0	0.0	102	107	5	4.9	1.80	1.89
Low-inc Apts	9,585	9,585	0	0.0	106	111	5	4.8	1.10	1.15
Seasonal Rec	1,325	1,325	0	0.0	24	25	1	4.9	1.80	1.89
Com/Ind: Lo	16,420	16,420	0	0.0	466	482	16	3.5	2.84	2.94
Com/Ind Hi	136,972	136,972	0	0.0	5,062	5,234	173	3.4	3.70	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,489	5,489	0	0.0	203	210	7	3.5	3.70	3.83
Ag Hmstd House	396	396	0	0.0	5	5	0	-0.2	1.26	1.26
Ag Hmstd Land	578	578	0	0.0	3	3	0	6.9	0.49	0.52
Ag Non-Hmstd	3,662	3,662	0	0.0	48	51	3	5.2	1.32	1.38
<b>Total</b>	<b>588,797</b>	<b>588,797</b>	<b>0</b>	<b>0.0</b>	<b>11,606</b>	<b>11,937</b>	<b>331</b>	<b>2.9</b>	<b>1.97</b>	<b>2.03</b>

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	7,407	6,997	-410	-5.5	County	39.29	41.65	0.00	0.00
(-) TIF Tax Capacity	22	22	0	0.0	City/Town	41.92	42.76	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	48.77	52.05	15.09	15.09
(=) Taxable Tax Capacity	<u>7,385</u>	<u>6,975</u>	<u>-410</u>	<u>-5.6</u>	Special District	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>129.98</b>	<b>136.46</b>	<b>15.09</b>	<b>15.09</b>

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	133,900	133,900	0.0	1,691	1,686	-5	-0.3	1.26	1.26
Res Hmstd:Avg Val	200,800	200,800	0.0	2,721	2,782	60	2.2	1.36	1.39
Res Hmstd: Hi Val	267,600	267,600	0.0	3,750	3,876	126	3.3	1.40	1.45
Res Hmstd: Ex-Hi Val	401,500	401,500	0.0	5,813	6,070	256	4.4	1.45	1.51
Comm/Ind: Lo Val	150,000	150,000	0.0	4,250	4,395	146	3.4	2.83	2.93
Comm/Ind: Med Val	300,000	300,000	0.0	9,840	10,181	340	3.5	3.28	3.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,930	37,178	1,248	3.5	3.59	3.72

Wright County

Annandale city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	126,785	126,785	0	0.0	1,318	1,395	77	5.8	1.04	1.10
Res Non-Hmstd	17,161	17,161	0	0.0	222	237	15	6.7	1.30	1.38
Misc props	3,038	3,038	0	0.0	44	47	3	6.8	1.45	1.55
Apartments	3,133	3,133	0	0.0	46	49	3	6.8	1.45	1.55
Low-inc Apts	6,137	6,137	0	0.0	55	58	4	6.6	0.89	0.95
Seasonal Rec	4,543	4,543	0	0.0	58	62	4	6.7	1.28	1.37
Com/Ind: Lo	15,477	15,477	0	0.0	379	397	18	4.8	2.45	2.57
Com/Ind Hi	20,391	20,391	0	0.0	655	688	32	4.9	3.21	3.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,269	2,269	0	0.0	72	76	4	4.9	3.19	3.35
Ag Hmstd House	627	627	0	0.0	7	7	0	5.8	1.04	1.10
Ag Hmstd Land	529	529	0	0.0	2	2	0	12.2	0.32	0.36
Ag Non-Hmstd	528	528	0	0.0	6	6	0	7.5	1.05	1.12
<b>Total</b>	200,617	200,617	0	0.0	2,863	3,024	161	5.6	1.43	1.51

Tax Base

Tax Rates

	Taxable Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	2,328	2,136	-192	-8.2	County	39.23	41.59	0.00	0.00
(-) TIF Tax Capacity	80	80	0	0.0	City/Town	54.64	59.74	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.74	9.07	14.53	14.53
(=) Taxable Tax Capacity	2,248	2,056	-192	-8.5	Special District	1.98	2.09	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	104.59	112.49	14.53	14.53

Tax Burdens on Hypothetical Properties

	Taxable Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	113,300	113,300	113,300	0.0	1,079	1,135	56	5.2	0.95	1.00
Res Hmstd: Avg Val	169,800	169,800	169,800	0.0	1,803	1,910	107	5.9	1.06	1.12
Res Hmstd: Hi Val	226,400	226,400	226,400	0.0	2,528	2,686	158	6.2	1.12	1.19
Res Hmstd: Ex-Hi Val	339,700	339,700	339,700	0.0	3,980	4,240	260	6.5	1.17	1.25
Apartment	300,000	300,000	300,000	0.0	4,358	4,654	296	6.8	1.45	1.55
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,670	3,848	178	4.8	2.45	2.57
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,491	8,905	415	4.9	2.83	2.97
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	30,988	32,508	1,520	4.9	3.1	3.25

Wright County

Buffalo city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	716,736	716,736	0	0.0	8,354	8,716	362	4.3	1.17	1.22
Res Non-Hmstd	98,611	98,611	0	0.0	1,339	1,415	76	5.7	1.36	1.43
Misc props	5,834	5,834	0	0.0	95	101	6	5.8	1.63	1.73
Apartments	34,222	34,222	0	0.0	535	566	31	5.8	1.56	1.65
Low-inc Apts	11,472	11,472	0	0.0	110	117	6	5.6	0.96	1.02
Seasonal Rec	17,046	17,046	0	0.0	220	232	12	5.7	1.29	1.36
Com/Ind: Lo	36,246	36,246	0	0.0	933	972	39	4.2	2.57	2.68
Com/Ind Hi	140,583	140,583	0	0.0	4,745	4,948	203	4.3	3.38	3.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,699	4,699	0	0.0	159	165	7	4.3	3.38	3.52
Ag Hmstd House	703	703	0	0.0	9	9	0	5.4	1.27	1.34
Ag Hmstd Land	347	347	0	0.0	2	2	0	7.4	0.48	0.52
Ag Non-Hmstd	2,101	2,101	0	0.0	23	25	2	6.5	1.11	1.19
<b>Total</b>	<b>1,068,600</b>	<b>1,068,600</b>	<b>0</b>	<b>0.0</b>	<b>16,524</b>	<b>17,268</b>	<b>744</b>	<b>4.5</b>	<b>1.55</b>	<b>1.62</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	12,476	11,617	-859	-6.9	County	39.53	41.90	0.00	0.00
(-) TIF Tax Capacity	98	98	0	0.0	City/Town	38.45	41.32	3.13	3.13
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.91	33.75	13.79	13.79
(=) Taxable Tax Capacity	12,378	11,519	-859	-6.9	Special District	1.59	1.71	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>111.47</b>	<b>118.68</b>	<b>16.92</b>	<b>16.92</b>

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	129,900	129,900	0.0	1,412	1,458	46	3.3	1.09	1.12
Res Hmstd:Avg Val	194,800	194,800	0.0	2,304	2,408	104	4.5	1.18	1.24
Res Hmstd: Hi Val	259,700	259,700	0.0	3,196	3,357	161	5.0	1.23	1.29
Res Hmstd: Ex-Hi Val	389,600	389,600	0.0	4,980	5,257	277	5.6	1.28	1.35
Apartment	300,000	300,000	0.0	4,688	4,958	270	5.8	1.56	1.65
Comm/Ind: Lo Val	150,000	150,000	0.0	3,861	4,023	162	4.2	2.57	2.68
Comm/Ind: Med Val	300,000	300,000	0.0	8,924	9,302	379	4.2	2.97	3.10
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,551	33,939	1,388	4.3	3.26	3.39



Wright County

Cokato city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	78,804	78,804	0	0.0	892	924	33	3.6	1.13	1.17
Res Non-Hmstd	12,750	12,750	0	0.0	177	191	14	8.0	1.39	1.50
Misc props	972	972	0	0.0	16	17	1	8.1	1.64	1.78
Apartments	3,993	3,993	0	0.0	66	71	5	8.1	1.64	1.78
Low-inc Apts	4,961	4,961	0	0.0	50	54	4	8.0	1.00	1.08
Seasonal Rec	248	248	0	0.0	4	4	0	8.2	1.42	1.54
Com/Ind: Lo	12,831	12,831	0	0.0	343	364	21	6.0	2.68	2.84
Com/Ind Hi	21,675	21,675	0	0.0	764	810	46	6.1	3.53	3.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,661	1,661	0	0.0	58	62	4	6.1	3.51	3.73
Ag Hmstd House	137	137	0	0.0	2	2	0	4.3	1.16	1.21
Ag Hmstd Land	70	70	0	0.0	0	0	0	17.5	0.30	0.36
Ag Non-Hmstd	715	715	0	0.0	9	9	1	8.8	1.21	1.32
<b>Total</b>	<b>138,817</b>	<b>138,817</b>	<b>0</b>	<b>0.0</b>	<b>2,380</b>	<b>2,509</b>	<b>129</b>	<b>5.4</b>	<b>1.71</b>	<b>1.81</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,690	1,526	-163	-9.7	County	39.30	41.66	0.00	0.00
(-) TIF Tax Capacity	80	80	0	0.0	City/Town	63.46	70.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.13	19.28	13.08	13.08
(=) Taxable Tax Capacity	1,610	1,446	-163	-10.1	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>120.89</b>	<b>131.56</b>	<b>13.08</b>	<b>13.08</b>

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	92,000	92,000	0.0	943	950	7	0.7	1.02	1.03
Res Hmstd: Avg Val	138,000	138,000	0.0	1,601	1,670	69	4.3	1.16	1.21
Res Hmstd: Hi Val	184,000	184,000	0.0	2,258	2,389	131	5.8	1.23	1.3
Res Hmstd: Ex-Hi Val	276,000	276,000	0.0	3,574	3,829	255	7.1	1.29	1.39
Apartment	300,000	300,000	0.0	4,926	5,326	400	8.1	1.64	1.78
Comm/Ind: Lo Val	150,000	150,000	0.0	4,015	4,255	240	6.0	2.68	2.84
Comm/Ind: Med Val	300,000	300,000	0.0	9,303	9,863	560	6.0	3.10	3.29
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,980	36,034	2,054	6.0	3.4	3.60

Wright County

Delano city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	318,750	318,750	0	0.0	3,633	3,749	116	3.2	1.14	1.18
Res Non-Hmstd	41,477	41,477	0	0.0	551	574	23	4.1	1.33	1.38
Misc props	523	523	0	0.0	11	11	0	3.6	2.07	2.14
Apartments	14,188	14,188	0	0.0	214	223	9	4.2	1.51	1.57
Low-inc Apts	1,743	1,743	0	0.0	16	17	1	4.1	0.92	0.96
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	17,601	17,601	0	0.0	443	456	13	3.0	2.52	2.59
Com/Ind Hi	62,308	62,308	0	0.0	2,066	2,129	62	3.0	3.32	3.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,712	1,712	0	0.0	55	56	2	3.0	3.19	3.29
Ag Hmstd House	592	592	0	0.0	7	7	0	3.0	1.13	1.16
Ag Hmstd Land	1,017	1,017	0	0.0	5	5	0	5.3	0.47	0.49
Ag Non-Hmstd	2,102	2,102	0	0.0	23	24	1	4.5	1.11	1.16
<b>Total</b>	462,013	462,013	0	0.0	7,024	7,251	227	3.2	1.52	1.57

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,412	5,132	-280	-5.2	County	39.29	41.66	0.00	0.00
(-) TIF Tax Capacity	105	105	0	0.0	City/Town	46.61	48.35	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.19	26.09	11.77	11.77
(=) Taxable Tax Capacity	5,307	5,026	-280	-5.3	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	111.09	116.10	11.77	11.77

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	149,800	149,800	0.0	1,603	1,640	37	2.3	1.07	1.09
Res Hmstd: Avg Val	224,600	224,600	0.0	2,589	2,674	85	3.3	1.15	1.19
Res Hmstd: Hi Val	299,500	299,500	0.0	3,577	3,710	133	3.7	1.19	1.24
Res Hmstd: Ex-Hi Val	449,300	449,300	0.0	5,520	5,745	225	4.1	1.23	1.28
Apartment	300,000	300,000	0.0	4,519	4,707	188	4.2	1.51	1.57
Comm/Ind: Lo Val	150,000	150,000	0.0	3,775	3,888	113	3.0	2.52	2.59
Comm/Ind: Med Val	300,000	300,000	0.0	8,749	9,012	263	3.0	2.92	3.00
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,963	32,927	964	3.0	3.2	3.29

Wright County

Howard Lake city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	75,042	75,042	0	0.0	908	947	39	4.3	1.21	1.26
Res Non-Hmstd	12,825	12,825	0	0.0	192	207	15	8.0	1.49	1.61
Misc props	918	918	0	0.0	15	17	1	8.1	1.69	1.83
Apartments	4,027	4,027	0	0.0	68	74	6	8.1	1.69	1.83
Low-inc Apts	2,365	2,365	0	0.0	25	26	2	7.9	1.04	1.12
Seasonal Rec	5,248	5,248	0	0.0	81	88	6	7.6	1.55	1.67
Com/Ind: Lo	7,797	7,797	0	0.0	213	225	13	6.0	2.73	2.89
Com/Ind Hi	14,205	14,205	0	0.0	509	540	31	6.1	3.58	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,149	2,149	0	0.0	76	81	5	6.1	3.55	3.77
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	240	240	0	0.0	1	2	0	8.9	0.61	0.67
Ag Non-Hmstd	150	150	0	0.0	2	2	0	8.9	1.23	1.34
<b>Total</b>	124,966	124,966	0	0.0	2,091	2,209	118	5.7	1.67	1.77

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,472	1,345	-127	-8.6	County	39.28	41.64	0.00	0.00
(-) TIF Tax Capacity	229	229	0	0.0	City/Town	53.82	59.97	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.53	31.96	15.57	15.57
(=) Taxable Tax Capacity	1,243	1,115	-127	-10.2	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	122.63	133.56	15.57	15.57

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	105,600	105,600	0.0	1,182	1,204	22	1.9	1.12	1.14
Res Hmstd:Avg Val	158,400	158,400	0.0	1,959	2,055	96	4.9	1.24	1.3
Res Hmstd: Hi Val	211,100	211,100	0.0	2,735	2,904	170	6.2	1.3	1.38
Res Hmstd: Ex-Hi Val	316,800	316,800	0.0	4,291	4,608	317	7.4	1.35	1.45
Apartment	300,000	300,000	0.0	5,066	5,476	410	8.1	1.69	1.83
Comm/Ind: Lo Val	150,000	150,000	0.0	4,091	4,337	246	6.0	2.73	2.89
Comm/Ind: Med Val	300,000	300,000	0.0	9,469	10,043	574	6.1	3.16	3.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,563	36,668	2,105	6.1	3.46	3.67

Wright County

Maple Lake city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	78,772	78,772	0	0.0	961	989	28	2.9	1.22	1.26
Res Non-Hmstd	12,658	12,658	0	0.0	185	197	12	6.5	1.46	1.56
Misc props	1,668	1,668	0	0.0	35	37	2	6.4	2.09	2.23
Apartments	2,720	2,720	0	0.0	47	50	3	6.7	1.71	1.82
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	120	120	0	0.0	2	2	0	5.7	1.60	1.69
Com/Ind: Lo	10,206	10,206	0	0.0	280	294	14	5.0	2.75	2.88
Com/Ind Hi	21,256	21,256	0	0.0	765	804	39	5.1	3.60	3.78
Publ U: Elec Gen	2,445	2,445	0	0.0	64	69	4	7.0	2.62	2.80
Publ U: Other	3,775	3,775	0	0.0	132	139	7	5.1	3.50	3.67
Ag Hmstd House	416	416	0	0.0	5	6	0	4.8	1.32	1.38
Ag Hmstd Land	899	899	0	0.0	5	5	0	8.2	0.56	0.60
Ag Non-Hmstd	1,424	1,424	0	0.0	17	19	1	7.5	1.22	1.31
<b>Total</b>	<b>136,359</b>	<b>136,359</b>	<b>0</b>	<b>0.0</b>	<b>2,499</b>	<b>2,610</b>	<b>111</b>	<b>4.5</b>	<b>1.83</b>	<b>1.91</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,703	1,556	-146	-8.6	County	39.29	41.66	0.00	0.00
(-) TIF Tax Capacity	104	104	0	0.0	City/Town	45.91	50.53	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.37	38.51	19.09	19.09
(=) Taxable Tax Capacity	1,598	1,452	-146	-9.2	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>121.57</b>	<b>130.70</b>	<b>19.09</b>	<b>19.09</b>

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	101,500	101,500	0.0	1,147	1,153	6	0.6	1.13	1.14
Res Hmstd:Avg Val	152,100	152,100	0.0	1,904	1,971	67	3.5	1.25	1.3
Res Hmstd: Hi Val	202,800	202,800	0.0	2,663	2,790	127	4.8	1.31	1.38
Res Hmstd: Ex-Hi Val	304,200	304,200	0.0	4,180	4,428	247	5.9	1.37	1.46
Apartment	300,000	300,000	0.0	5,132	5,474	342	6.7	1.71	1.82
Comm/Ind: Lo Val	150,000	150,000	0.0	4,120	4,326	205	5.0	2.75	2.88
Comm/Ind: Med Val	300,000	300,000	0.0	9,519	9,998	479	5.0	3.17	3.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,712	36,469	1,758	5.1	3.47	3.65

Wright County

Monticello city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	485,623	485,623	0	0.0	5,883	5,953	70	1.2	1.21	1.23
Res Non-Hmstd	73,523	73,523	0	0.0	1,062	1,094	33	3.1	1.44	1.49
Misc props	6,912	6,912	0	0.0	118	121	4	3.1	1.70	1.75
Apartments	27,674	27,674	0	0.0	456	471	14	3.2	1.65	1.70
Low-inc Apts	9,420	9,420	0	0.0	96	99	3	3.0	1.02	1.05
Seasonal Rec	1,955	1,955	0	0.0	32	33	1	3.1	1.64	1.69
Com/Ind: Lo	36,457	36,457	0	0.0	973	995	23	2.3	2.67	2.73
Com/Ind Hi	217,100	217,100	0	0.0	7,565	7,745	180	2.4	3.48	3.57
Publ U: Elec Gen	205,589	205,589	0	0.0	5,156	5,327	171	3.3	2.51	2.59
Publ U: Other	99,261	99,261	0	0.0	3,457	3,539	82	2.4	3.48	3.57
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	25,118	25,118	0	0.0	288	298	10	3.6	1.15	1.19
<b>Total</b>	<b>1,188,632</b>	<b>1,188,632</b>	<b>0</b>	<b>0.0</b>	<b>25,085</b>	<b>25,676</b>	<b>592</b>	<b>2.4</b>	<b>2.11</b>	<b>2.16</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	17,405	16,680	-725	-4.2	County	39.29	41.66	0.00	0.00
(-) TIF Tax Capacity	971	971	0	0.0	City/Town	46.72	47.09	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.02	28.34	21.72	21.72
(=) Taxable Tax Capacity	16,434	15,710	-725	-4.4	Special District	1.50	1.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>114.53</b>	<b>118.69</b>	<b>21.72</b>	<b>21.72</b>

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	115,700	115,700	0.0	1,308	1,306	-2	-0.2	1.13	1.13
Res Hmstd: Avg Val	173,400	173,400	0.0	2,146	2,178	32	1.5	1.24	1.26
Res Hmstd: Hi Val	231,200	231,200	0.0	2,986	3,051	65	2.2	1.29	1.32
Res Hmstd: Ex-Hi Val	346,800	346,800	0.0	4,665	4,798	133	2.8	1.35	1.38
Apartment	300,000	300,000	0.0	4,946	5,102	156	3.2	1.65	1.70
Comm/Ind: Lo Val	150,000	150,000	0.0	4,001	4,095	93	2.3	2.67	2.73
Comm/Ind: Med Val	300,000	300,000	0.0	9,228	9,446	218	2.4	3.08	3.15
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,619	34,419	800	2.4	3.36	3.44

Wright County

Montrose city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	128,143	128,143	0	0.0	1,475	1,554	79	5.4	1.15	1.21
Res Non-Hmstd	20,900	20,900	0	0.0	297	321	24	8.2	1.42	1.54
Misc props	1,830	1,830	0	0.0	30	32	2	8.3	1.62	1.75
Apartments	2,180	2,180	0	0.0	35	38	3	8.3	1.62	1.75
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	45	45	0	0.0	1	1	0	8.3	1.62	1.75
Com/Ind: Lo	4,252	4,252	0	0.0	113	119	7	6.1	2.65	2.81
Com/Ind Hi	8,920	8,920	0	0.0	311	330	19	6.2	3.49	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,234	1,234	0	0.0	43	46	3	6.2	3.49	3.70
Ag Hmstd House	507	507	0	0.0	6	6	0	5.8	1.19	1.26
Ag Hmstd Land	692	692	0	0.0	3	4	0	10.7	0.50	0.56
Ag Non-Hmstd	4,979	4,979	0	0.0	59	64	5	9.0	1.19	1.29
<b>Total</b>	<b>173,681</b>	<b>173,681</b>	<b>0</b>	<b>0.0</b>	<b>2,373</b>	<b>2,516</b>	<b>143</b>	<b>6.0</b>	<b>1.37</b>	<b>1.45</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,882	1,667	-216	-11.5	County	39.25	41.60	0.00	0.00
(-) TIF Tax Capacity	99	99	0	0.0	City/Town	47.52	54.05	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.80	33.63	13.79	13.79
(=) Taxable Tax Capacity	1,784	1,568	-216	-12.1	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>118.56</b>	<b>129.29</b>	<b>13.79</b>	<b>13.79</b>

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	107,400	107,400	0.0	1,146	1,180	34	3.0	1.07	1.1
Res Hmstd: Avg Val	161,000	161,000	0.0	1,903	2,009	106	5.6	1.18	1.25
Res Hmstd: Hi Val	214,600	214,600	0.0	2,661	2,839	178	6.7	1.24	1.32
Res Hmstd: Ex-Hi Val	322,000	322,000	0.0	4,179	4,500	321	7.7	1.3	1.4
Apartment	300,000	300,000	0.0	4,860	5,262	402	8.3	1.62	1.75
Comm/Ind: Lo Val	150,000	150,000	0.0	3,973	4,215	241	6.1	2.65	2.81
Comm/Ind: Med Val	300,000	300,000	0.0	9,202	9,765	563	6.1	3.07	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,603	35,668	2,065	6.1	3.36	3.57

Wright County

St. Michael city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	1,021,127	1,021,127	0	0.0	13,309	13,729	420	3.2	1.30	1.34
Res Non-Hmstd	93,687	93,687	0	0.0	1,375	1,443	68	4.9	1.47	1.54
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	2,053	2,053	0	0.0	35	36	2	4.9	1.69	1.78
Low-inc Apts	3,557	3,557	0	0.0	37	39	2	5.0	1.05	1.10
Seasonal Rec	5,228	5,228	0	0.0	77	80	3	4.4	1.47	1.53
Com/Ind: Lo	24,049	24,049	0	0.0	656	680	24	3.6	2.73	2.83
Com/Ind Hi	105,669	105,669	0	0.0	3,808	3,949	141	3.7	3.60	3.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,737	8,737	0	0.0	317	329	12	3.8	3.62	3.76
Ag Hmstd House	16,786	16,786	0	0.0	208	215	7	3.4	1.24	1.28
Ag Hmstd Land	27,510	27,510	0	0.0	140	149	9	6.2	0.51	0.54
Ag Non-Hmstd	24,175	24,175	0	0.0	294	309	16	5.3	1.21	1.28
<b>Total</b>	<b>1,332,578</b>	<b>1,332,578</b>	<b>0</b>	<b>0.0</b>	<b>20,255</b>	<b>20,958</b>	<b>703</b>	<b>3.5</b>	<b>1.52</b>	<b>1.57</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	14,514	13,626	-889	-6.1	County	39.29	41.66	0.00	0.00
(-) TIF Tax Capacity	399	399	0	0.0	City/Town	34.42	35.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	50.09	53.68	14.47	14.47
(=) Taxable Tax Capacity	14,115	13,227	-889	-6.3	Special District	0.46	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>124.26</b>	<b>130.97</b>	<b>14.47</b>	<b>14.47</b>

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	157,600	157,600	0.0	1,956	1,990	34	1.8	1.24	1.26
Res Hmstd:Avg Val	236,300	236,300	0.0	3,119	3,228	109	3.5	1.32	1.37
Res Hmstd: Hi Val	315,000	315,000	0.0	4,281	4,465	184	4.3	1.36	1.42
Res Hmstd: Ex-Hi Val	472,500	472,500	0.0	6,555	6,872	317	4.8	1.39	1.45
Comm/Ind: Lo Val	150,000	150,000	0.0	4,112	4,263	151	3.7	2.74	2.84
Comm/Ind: Med Val	300,000	300,000	0.0	9,522	9,874	352	3.7	3.17	3.29
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,768	36,059	1,291	3.7	3.48	3.61

Wright County

South Haven city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	6,286	6,286	0	0.0	82	84	2	2.8	1.31	1.34
Res Non-Hmstd	1,183	1,183	0	0.0	21	23	3	12.7	1.74	1.96
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	961	961	0	0.0	29	32	3	9.8	3.03	3.33
Com/Ind Hi	180	180	0	0.0	7	8	1	9.9	3.99	4.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	249	249	0	0.0	10	11	1	9.9	3.88	4.26
Ag Hmstd House	316	316	0	0.0	5	5	0	7.4	1.43	1.54
Ag Hmstd Land	351	351	0	0.0	2	3	0	16.2	0.63	0.74
Ag Non-Hmstd	602	602	0	0.0	9	10	1	13.8	1.43	1.63
<b>Total</b>	10,127	10,127	0	0.0	164	175	11	6.9	1.62	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	110	93	-17	-15.4	County	39.30	41.66	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	93.54	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.87	9.21	14.53	14.53
(=) Taxable Tax Capacity	110	93	-17	-15.4	Special District	1.70	1.79	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	143.40	163.19	14.53	14.53

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	72,400	72,400	0.0	854	814	-40	-4.7	1.18	1.12
Res Hmstd: Avg Val	108,500	108,500	0.0	1,439	1,480	41	2.9	1.33	1.36
Res Hmstd: Hi Val	144,600	144,600	0.0	2,041	2,175	133	6.5	1.41	1.50
Res Hmstd: Ex-Hi Val	217,000	217,000	0.0	3,250	3,568	318	9.8	1.5	1.64
Comm/Ind: Lo Val	150,000	150,000	0.0	4,543	4,989	445	9.8	3.03	3.33
Comm/Ind: Med Val	300,000	300,000	0.0	10,528	11,567	1,039	9.9	3.51	3.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,459	42,268	3,810	9.9	3.85	4.23



Wright County

Waverly city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	73,548	73,548	0	0.0	1,024	1,056	32	3.2	1.39	1.44
Res Non-Hmstd	16,584	16,584	0	0.0	283	303	20	7.1	1.71	1.83
Misc props	204	204	0	0.0	5	5	0	6.4	2.49	2.65
Apartments	616	616	0	0.0	11	12	1	7.2	1.87	2.00
Low-inc Apts	274	274	0	0.0	3	3	0	7.0	1.14	1.22
Seasonal Rec	14,177	14,177	0	0.0	214	229	15	7.1	1.51	1.61
Com/Ind: Lo	3,093	3,093	0	0.0	91	96	5	5.5	2.94	3.10
Com/Ind Hi	3,708	3,708	0	0.0	144	151	8	5.5	3.87	4.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	754	754	0	0.0	29	31	2	5.5	3.84	4.05
Ag Hmstd House	507	507	0	0.0	7	8	0	5.5	1.47	1.55
Ag Hmstd Land	141	141	0	0.0	1	1	0	11.7	0.46	0.51
Ag Non-Hmstd	2,085	2,085	0	0.0	29	31	2	7.8	1.37	1.48
<b>Total</b>	<b>115,691</b>	<b>115,691</b>	<b>0</b>	<b>0.0</b>	<b>1,840</b>	<b>1,926</b>	<b>86</b>	<b>4.7</b>	<b>1.59</b>	<b>1.67</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,240	1,141	-99	-8.0	County	39.23	41.59	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	68.26	74.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.44	31.86	15.57	15.57
(=) Taxable Tax Capacity	<u>1,240</u>	<u>1,141</u>	<u>-99</u>	<u>-8.0</u>	Special District	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>136.93</b>	<b>147.63</b>	<b>15.57</b>	<b>15.57</b>

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	129,600	129,600	0.0	1,721	1,737	17	1.0	1.33	1.34
Res Hmstd: Avg Val	194,400	194,400	0.0	2,767	2,881	114	4.1	1.42	1.48
Res Hmstd: Hi Val	259,100	259,100	0.0	3,812	4,023	211	5.5	1.47	1.55
Res Hmstd: Ex-Hi Val	388,700	388,700	0.0	5,905	6,310	405	6.9	1.52	1.62
Apartment	300,000	300,000	0.0	5,602	6,003	401	7.2	1.87	2.00
Comm/Ind: Lo Val	150,000	150,000	0.0	4,413	4,654	241	5.5	2.94	3.10
Comm/Ind: Med Val	300,000	300,000	0.0	10,220	10,782	562	5.5	3.41	3.59
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,316	39,377	2,061	5.5	3.73	3.94

Wright County

Otsego city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	745,877	745,877	0	0.0	9,127	9,352	225	2.5	1.22	1.25
Res Non-Hmstd	119,078	119,078	0	0.0	1,726	1,799	74	4.3	1.45	1.51
Misc props	3,760	3,760	0	0.0	63	66	3	4.4	1.68	1.75
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	3,985	3,985	0	0.0	60	63	2	4.0	1.51	1.57
Com/Ind: Lo	9,688	9,688	0	0.0	261	269	9	3.3	2.69	2.78
Com/Ind Hi	87,621	87,621	0	0.0	3,086	3,189	103	3.3	3.52	3.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,196	15,196	0	0.0	533	550	18	3.3	3.51	3.62
Ag Hmstd House	15,792	15,792	0	0.0	196	201	5	2.3	1.24	1.27
Ag Hmstd Land	27,082	27,082	0	0.0	139	147	8	6.0	0.51	0.54
Ag Non-Hmstd	31,463	31,463	0	0.0	378	398	19	5.1	1.20	1.26
<b>Total</b>	<b>1,059,543</b>	<b>1,059,543</b>	<b>0</b>	<b>0.0</b>	<b>15,569</b>	<b>16,034</b>	<b>465</b>	<b>3.0</b>	<b>1.47</b>	<b>1.51</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	11,662	10,736	-925	-7.9	County	39.29	41.66	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.01	34.73	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	42.48	45.02	17.75	17.75
(=) Taxable Tax Capacity	11,662	10,736	-925	-7.9	Special District	1.50	1.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>117.29</b>	<b>123.00</b>	<b>17.75</b>	<b>17.75</b>

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	130,500	130,500	0.0	1,507	1,523	16	1.1	1.16	1.17
Res Hmstd: Avg Val	195,600	195,600	0.0	2,445	2,512	67	2.7	1.25	1.28
Res Hmstd: Hi Val	260,800	260,800	0.0	3,384	3,502	117	3.5	1.3	1.34
Res Hmstd: Ex-Hi Val	391,300	391,300	0.0	5,264	5,483	219	4.2	1.35	1.40
Apartment	300,000	300,000	0.0	4,931	5,145	214	4.3	1.64	1.72
Comm/Ind: Lo Val	150,000	150,000	0.0	4,004	4,133	129	3.2	2.67	2.76
Comm/Ind: Med Val	300,000	300,000	0.0	9,254	9,554	300	3.2	3.08	3.18
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,754	34,854	1,100	3.3	3.38	3.49

Wright County

Dayton city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,920	4,920	0	0.0	72	73	2	2.5	1.45	1.49
Res Non-Hmstd	583	583	0	0.0	9	9	0	3.5	1.49	1.54
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	148	148	0	0.0	6	6	0	2.7	3.78	3.88
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	5,651	5,651	0	0.0	86	88	2	2.6	1.52	1.56

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	58	56	-2	-3.7	County	39.30	41.66	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	48.61	48.78	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	43.40	46.01	17.51	17.51
(=) Taxable Tax Capacity	58	56	-2	-3.7	Special District	0.17	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	131.47	136.63	17.51	17.51

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	215,200	215,200	0.0	3,028	3,073	46	1.5	1.41	1.43
Res Hmstd: Avg Val	322,600	322,600	0.0	4,724	4,861	136	2.9	1.46	1.51
Res Hmstd: Hi Val	430,000	430,000	0.0	6,406	6,628	222	3.5	1.49	1.54
Res Hmstd: Ex-Hi Val	645,200	645,200	0.0	10,090	10,442	352	3.5	1.56	1.62

Wright County

Clearwater city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	69,691	69,691	0	0.0	895	916	21	2.3	1.28	1.31
Res Non-Hmstd	10,930	10,930	0	0.0	170	182	12	7.3	1.55	1.67
Misc props	296	296	0	0.0	7	8	0	6.6	2.41	2.57
Apartments	6,929	6,929	0	0.0	124	133	9	7.4	1.79	1.92
Low-inc Apts	1,476	1,476	0	0.0	16	17	1	7.2	1.09	1.17
Seasonal Rec	1,588	1,588	0	0.0	28	30	2	7.3	1.76	1.89
Com/Ind: Lo	5,869	5,869	0	0.0	168	177	9	5.5	2.86	3.02
Com/Ind Hi	18,088	18,088	0	0.0	683	721	38	5.6	3.78	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	910	910	0	0.0	34	36	2	5.6	3.78	3.99
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	393	393	0	0.0	5	6	0	7.9	1.34	1.45
<b>Total</b>	116,171	116,171	0	0.0	2,131	2,227	96	4.5	1.83	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	1,408	1,288	-119	-8.5	County	39.28	41.65	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	75.26	82.22	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.60	19.76	11.40	11.40
(=) Taxable Tax Capacity	1,408	1,288	-119	-8.5	Special District	1.12	1.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	134.27	144.82	11.40	11.40

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	104,000	104,000	0.0	1,236	1,221	-15	-1.2	1.19	1.17
Res Hmstd:Avg Val	156,000	156,000	0.0	2,040	2,101	61	3.0	1.31	1.35
Res Hmstd: Hi Val	207,900	207,900	0.0	2,843	2,979	136	4.8	1.37	1.43
Res Hmstd: Ex-Hi Val	312,000	312,000	0.0	4,453	4,741	288	6.5	1.43	1.52
Apartment	300,000	300,000	0.0	5,377	5,773	395	7.4	1.79	1.92
Comm/Ind: Lo Val	150,000	150,000	0.0	4,291	4,528	237	5.5	2.86	3.02
Comm/Ind: Med Val	300,000	300,000	0.0	9,955	10,509	554	5.6	3.32	3.50
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,388	38,418	2,030	5.6	3.64	3.84

Wright County

Hanover city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	156,233	156,233	0	0.0	2,002	2,078	76	3.8	1.28	1.33
Res Non-Hmstd	14,488	14,488	0	0.0	219	231	11	5.1	1.51	1.59
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	457	457	0	0.0	7	8	0	5.1	1.60	1.69
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	134	134	0	0.0	2	2	0	4.3	1.50	1.57
Com/Ind: Lo	5,629	5,629	0	0.0	148	154	5	3.7	2.63	2.73
Com/Ind Hi	7,694	7,694	0	0.0	266	276	10	3.8	3.46	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,225	2,225	0	0.0	78	81	3	3.8	3.49	3.62
Ag Hmstd House	1,398	1,398	0	0.0	16	17	1	5.4	1.18	1.24
Ag Hmstd Land	1,470	1,470	0	0.0	7	7	0	7.4	0.46	0.49
Ag Non-Hmstd	1,583	1,583	0	0.0	19	20	1	5.5	1.17	1.24
<b>Total</b>	191,311	191,311	0	0.0	2,764	2,873	109	3.9	1.44	1.50

Tax Base

Tax Rates

	Tax Base				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,056	1,941	-114	-5.6	County	39.29	41.66	0.00	0.00
(-) TIF Tax Capacity	12	12	0	0.0	City/Town	44.44	46.65	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.34	37.47	13.87	13.87
(=) Taxable Tax Capacity	2,044	1,930	-114	-5.6	Special District	1.66	1.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	120.73	127.52	13.87	13.87

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	165,500	165,500	0.0	2,004	2,055	51	2.5	1.21	1.24
Res Hmstd: Avg Val	248,100	248,100	0.0	3,190	3,318	128	4.0	1.29	1.34
Res Hmstd: Hi Val	330,700	330,700	0.0	4,376	4,581	204	4.7	1.32	1.39
Res Hmstd: Ex-Hi Val	496,100	496,100	0.0	6,677	7,015	337	5.0	1.35	1.41
Comm/Ind: Lo Val	150,000	150,000	0.0	4,023	4,176	153	3.8	2.68	2.78
Comm/Ind: Med Val	300,000	300,000	0.0	9,318	9,675	357	3.8	3.11	3.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,027	35,336	1,308	3.8	3.40	3.53

Wright County

Rockford city (part)

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	154,911	154,911	0	0.0	1,944	2,002	58	3.0	1.25	1.29
Res Non-Hmstd	20,044	20,044	0	0.0	300	316	17	5.5	1.49	1.58
Misc props	6,295	6,295	0	0.0	106	112	6	5.6	1.69	1.78
Apartments	5,122	5,122	0	0.0	86	91	5	5.6	1.69	1.78
Low-inc Apts	2,642	2,642	0	0.0	27	29	1	5.5	1.03	1.08
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	5,919	5,919	0	0.0	162	169	7	4.1	2.74	2.85
Com/Ind Hi	22,902	22,902	0	0.0	828	862	35	4.2	3.61	3.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,203	7,203	0	0.0	259	270	11	4.2	3.60	3.74
Ag Hmstd House	289	289	0	0.0	3	4	0	1.5	1.20	1.22
Ag Hmstd Land	749	749	0	0.0	4	4	0	7.1	0.53	0.57
Ag Non-Hmstd	239	239	0	0.0	3	3	0	6.0	1.27	1.34
<b>Total</b>	<b>226,315</b>	<b>226,315</b>	<b>0</b>	<b>0.0</b>	<b>3,722</b>	<b>3,861</b>	<b>139</b>	<b>3.7</b>	<b>1.64</b>	<b>1.71</b>

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,630	2,453	-178	-6.8	County	39.24	41.60	0.00	0.00
(-) TIF Tax Capacity	178	178	0	0.0	City/Town	50.34	54.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	37.01	38.33	10.49	10.49
(=) Taxable Tax Capacity	2,452	2,275	-178	-7.3	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>126.58</b>	<b>134.12</b>	<b>10.49</b>	<b>10.49</b>

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	138,400	138,400	0.0	1,649	1,669	20	1.2	1.19	1.21
Res Hmstd:Avg Val	207,500	207,500	0.0	2,659	2,752	93	3.5	1.28	1.33
Res Hmstd: Hi Val	276,600	276,600	0.0	3,668	3,834	166	4.5	1.33	1.39
Res Hmstd: Ex-Hi Val	415,000	415,000	0.0	5,689	6,001	313	5.5	1.37	1.45
Apartment	300,000	300,000	0.0	5,062	5,344	283	5.6	1.69	1.78
Comm/Ind: Lo Val	150,000	150,000	0.0	4,104	4,274	170	4.1	2.74	2.85
Comm/Ind: Med Val	300,000	300,000	0.0	9,524	9,920	396	4.2	3.17	3.31
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,817	36,268	1,451	4.2	3.48	3.63

<b>Yellow Medicine County</b>	<b>Canby city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	45,133	45,133	0	0.0	655	668	13	2.0	1.45	1.48
Res Non-Hmstd	5,128	5,128	0	0.0	90	103	13	14.8	1.76	2.01
Misc props	346	346	0	0.0	9	10	1	15.2	2.46	2.83
Apartments	1,610	1,610	0	0.0	34	39	5	15.0	2.12	2.44
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	5,351	5,351	0	0.0	174	194	20	11.8	3.25	3.63
Com/Ind Hi	1,557	1,557	0	0.0	67	75	8	11.9	4.28	4.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,660	1,660	0	0.0	70	78	8	11.9	4.22	4.73
Ag Hmstd House	78	78	0	0.0	1	1	0	-5.5	1.33	1.26
Ag Hmstd Land	443	443	0	0.0	3	4	1	17.6	0.73	0.85
Ag Non-Hmstd	322	322	0	0.0	5	6	1	16.3	1.57	1.82
<b>Total</b>	<b>61,627</b>	<b>61,627</b>	<b>0</b>	<b>0.0</b>	<b>1,108</b>	<b>1,179</b>	<b>71</b>	<b>6.4</b>	<b>1.80</b>	<b>1.91</b>

<i>Tax Base</i>					<i>Tax Rates</i>		<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>		<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	678	553	-125	-18.4	County	46.25	47.92	0.00	0.00	
(-) TIF Tax Capacity	32	32	0	0.0	City/Town	99.51	#####	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.94	8.84	16.41	16.41	
(=) Taxable Tax Capacity	646	521	-125	-19.3	Special District	2.06	2.17	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>156.76</b>	<b>182.29</b>	<b>16.41</b>	<b>16.41</b>	

<i>Tax Burdens on Hypothetical Properties</i>	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	50,800	50,800	0.0	677	639	-38	-5.5	1.33	1.26
Res Hmstd: Avg Val	76,200	76,200	0.0	1,016	960	-55	-5.5	1.33	1.26
Res Hmstd: Hi Val	101,600	101,600	0.0	1,479	1,507	28	1.9	1.46	1.48
Res Hmstd: Ex-Hi Val	152,500	152,500	0.0	2,406	2,602	196	8.1	1.58	1.71
Apartment	300,000	300,000	0.0	6,371	7,328	957	15.0	2.12	2.44
Comm/Ind: Lo Val	150,000	150,000	0.0	4,872	5,447	574	11.8	3.25	3.63
Comm/Ind: Med Val	300,000	300,000	0.0	11,286	12,627	1,340	11.9	3.76	4.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,219	46,133	4,915	11.9	4.12	4.61

<b>Yellow Medicine County</b>	<b>Clarkfield city</b>
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<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	15,078	15,078	0	0.0	228	220	-8	-3.5	1.51	1.46
Res Non-Hmstd	1,727	1,727	0	0.0	32	37	4	13.2	1.88	2.12
Misc props	2	2	0	0.0	0	0	0	13.6	2.27	2.58
Apartments	96	96	0	0.0	2	2	0	13.6	2.27	2.58
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	2,252	2,252	0	0.0	77	85	8	10.9	3.40	3.77
Com/Ind Hi	3,453	3,453	0	0.0	154	171	17	11.1	4.45	4.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	530	530	0	0.0	24	26	3	11.1	4.45	4.94
Ag Hmstd House	116	116	0	0.0	2	2	0	2.9	1.64	1.69
Ag Hmstd Land	792	792	0	0.0	7	8	1	16.2	0.86	0.99
Ag Non-Hmstd	431	431	0	0.0	7	8	1	15.4	1.60	1.85
<b>Total</b>	24,477	24,477	0	0.0	532	559	27	5.0	2.17	2.28

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter	
Total Tax Capacity	292	239	-53	-18.3	County	45.29	46.80	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.79	8.33	26.52	26.52		
(=) Taxable Tax Capacity	292	239	-53	-18.3	Special District	0.63	0.66	0.00	0.00		
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	160.36	185.03	26.52	26.52		

<i>Tax Burdens on Hypothetical Properties</i>	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	36,600	36,600	0.0	538	503	-34	-6.4	1.47	1.38
Res Hmstd: Avg Val	54,900	54,900	0.0	806	755	-51	-6.4	1.47	1.38
Res Hmstd: Hi Val	73,100	73,100	0.0	1,074	1,005	-68	-6.4	1.47	1.38
Res Hmstd: Ex-Hi Val	109,700	109,700	0.0	1,776	1,814	38	2.1	1.62	1.65
Apartment	300,000	300,000	0.0	6,809	7,734	925	13.6	2.27	2.58
Comm/Ind: Lo Val	150,000	150,000	0.0	5,105	5,660	555	10.9	3.40	3.77
Comm/Ind: Med Val	300,000	300,000	0.0	11,778	13,073	1,295	11.0	3.93	4.36
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	42,921	47,670	4,749	11.1	4.29	4.77



**Yellow Medicine County**

**Echo city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	4,070	4,070	0	0.0	75	68	-7	-9.3	1.84	1.67
Res Non-Hmstd	262	262	0	0.0	6	7	1	13.7	2.26	2.57
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	277	277	0	0.0	8	9	1	14.0	2.71	3.08
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	793	793	0	0.0	31	35	4	11.6	3.93	4.38
Com/Ind Hi	528	528	0	0.0	27	30	3	11.7	5.15	5.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	200	200	0	0.0	10	11	1	11.7	5.14	5.74
Ag Hmstd House	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,834	1,834	0	0.0	31	36	5	15.5	1.68	1.94
Ag Non-Hmstd	190	190	0	0.0	4	4	1	15.5	1.95	2.25
<b>Total</b>	<b>8,153</b>	<b>8,153</b>	<b>0</b>	<b>0.0</b>	<b>191</b>	<b>200</b>	<b>8</b>	<b>4.3</b>	<b>2.35</b>	<b>2.45</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	91	76	-15	-16.9	County	46.62 48.56	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.49 9.55	26.52	26.52
(=) Taxable Tax Capacity	91	76	-15	-16.9	Special District	0.63 0.66	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	195.26 225.49	26.52	26.52

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	28,500	28,500	0.0	518	461	-57	-11.0	1.82	1.62
Res Hmstd:Avg Val	42,700	42,700	0.0	776	691	-85	-11.0	1.82	1.62
Res Hmstd: Hi Val	56,900	56,900	0.0	1,034	921	-114	-11.0	1.82	1.62
Res Hmstd: Ex-Hi Val	85,400	85,400	0.0	1,598	1,486	-113	-7.0	1.87	1.74
Comm/Ind: Lo Val	150,000	150,000	0.0	5,890	6,570	680	11.6	3.93	4.38
Comm/Ind: Med Val	300,000	300,000	0.0	13,610	15,198	1,587	11.7	4.54	5.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	49,639	55,460	5,820	11.7	4.96	5.55

<b>Yellow Medicine County</b>	<b>Hanley Falls city</b>
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<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	4,048	4,048	0	0.0	66	64	-2	-2.7	1.62	1.58
Res Non-Hmstd	710	710	0	0.0	14	17	3	19.3	2.02	2.40
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	54	54	0	0.0	1	2	0	19.8	2.45	2.93
Low-inc Apts	161	161	0	0.0	2	3	0	19.3	1.51	1.80
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	225	225	0	0.0	8	9	1	16.1	3.62	4.20
Com/Ind Hi	428	428	0	0.0	20	24	3	16.4	4.73	5.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	104	104	0	0.0	5	6	1	16.4	4.73	5.51
Ag Hmstd House	50	50	0	0.0	1	1	0	-4.0	1.61	1.55
Ag Hmstd Land	91	91	0	0.0	1	1	0	31.1	0.68	0.89
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
<b>Total</b>	5,871	5,871	0	0.0	118	126	7	6.2	2.02	2.14

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter	
Total Tax Capacity	64	49	-16	-24.2	County	43.81	44.57	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.62	4.13	26.52	26.52		
(=) Taxable Tax Capacity	64	49	-16	-24.2	Special District	1.49	1.56	0.00	0.00		
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	174.63	213.38	26.52	26.52		

<i>Tax Burdens on Hypothetical Properties</i>	Taxable Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,700	30,700	0.0	495	474	-20	-4.1	1.61	1.55
Res Hmstd: Avg Val	46,000	46,000	0.0	741	711	-30	-4.1	1.61	1.55
Res Hmstd: Hi Val	61,300	61,300	0.0	988	947	-40	-4.1	1.61	1.55
Res Hmstd: Ex-Hi Val	92,000	92,000	0.0	1,561	1,589	28	1.8	1.7	1.73
Comm/Ind: Lo Val	150,000	150,000	0.0	5,426	6,298	872	16.1	3.62	4.2
Comm/Ind: Med Val	300,000	300,000	0.0	12,527	14,562	2,034	16.2	4.18	4.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	45,668	53,127	7,460	16.3	4.57	5.31

**Yellow Medicine County**

**Hazel Run city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	791	791	0	0.0	7	7	1	7.9	0.83	0.90
Res Non-Hmstd	165	165	0	0.0	2	2	0	7.2	1.28	1.38
Misc props	4	4	0	0.0	0	0	0	7.8	1.79	1.93
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	79	79	0	0.0	2	2	0	5.5	2.52	2.66
Com/Ind Hi	45	45	0	0.0	1	2	0	5.7	3.27	3.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	34	34	0	0.0	1	1	0	5.7	3.27	3.46
Ag Hmstd House	209	209	0	0.0	2	2	0	6.3	1.01	1.08
Ag Hmstd Land	1,034	1,034	0	0.0	7	8	1	9.5	0.67	0.73
Ag Non-Hmstd	447	447	0	0.0	5	5	0	9.1	1.01	1.11
<b>Total</b>	<b>2,808</b>	<b>2,808</b>	<b>0</b>	<b>0.0</b>	<b>27</b>	<b>29</b>	<b>2</b>	<b>8.0</b>	<b>0.96</b>	<b>1.04</b>

*Tax Base*

*Tax Rates*

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	26	22	-4	-14.1	County	49.23	51.71	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	36.74	42.76	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.97	14.65	26.52	26.52
(=) Taxable Tax Capacity	26	22	-4	-14.1	Special District	1.49	1.56	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	101.42	110.68	26.52	26.52

*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	31,800	31,800	0.0	280	296	16	5.7	0.88	0.93
Res Hmstd: Avg Val	47,700	47,700	0.0	419	443	24	5.7	0.88	0.93
Res Hmstd: Hi Val	63,600	63,600	0.0	559	591	32	5.7	0.88	0.93
Res Hmstd: Ex-Hi Val	95,500	95,500	0.0	935	993	58	6.2	0.98	1.04
Apartment	300,000	300,000	0.0	4,599	4,946	347	7.6	1.53	1.65
Comm/Ind: Lo Val	150,000	150,000	0.0	3,779	3,987	208	5.5	2.52	2.66
Comm/Ind: Med Val	300,000	300,000	0.0	8,684	9,170	486	5.6	2.89	3.06
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,576	33,359	1,782	5.6	3.16	3.34

**Yellow Medicine County**

**Porter city**

<i>Tax Burdens by Property Class</i>	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd	3,231	3,231	0	0.0	30	31	1	3.9	0.92	0.96
Res Non-Hmstd	603	603	0	0.0	8	8	1	8.0	1.27	1.37
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	132	132	0	0.0	2	2	0	8.2	1.54	1.66
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	686	686	0	0.0	17	18	1	5.9	2.54	2.69
Com/Ind Hi	765	765	0	0.0	26	27	2	6.0	3.34	3.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	211	211	0	0.0	7	7	0	6.0	3.31	3.50
Ag Hmstd House	217	217	0	0.0	2	2	0	3.0	0.89	0.92
Ag Hmstd Land	3,520	3,520	0	0.0	21	23	2	9.5	0.59	0.64
Ag Non-Hmstd	10	10	0	0.0	0	0	0	9.1	1.10	1.20
<b>Total</b>	<b>9,375</b>	<b>9,375</b>	<b>0</b>	<b>0.0</b>	<b>112</b>	<b>119</b>	<b>7</b>	<b>6.2</b>	<b>1.20</b>	<b>1.27</b>

**Tax Base**

**Tax Rates**

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	92	80	-12	-12.8	County	48.66	51.05	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.61	54.58	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.07	12.67	16.41	16.41
(=) Taxable Tax Capacity	<u>92</u>	<u>80</u>	<u>-12</u>	<u>-12.8</u>	Special District	<u>1.49</u>	<u>1.56</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	109.83	119.86	16.41	16.41

**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	33,700	33,700	0.0	291	298	7	2.4	0.86	0.88
Res Hmstd:Avg Val	50,500	50,500	0.0	436	446	11	2.4	0.86	0.88
Res Hmstd: Hi Val	67,400	67,400	0.0	581	595	14	2.4	0.86	0.88
Res Hmstd: Ex-Hi Val	101,100	101,100	0.0	995	1,040	46	4.6	0.98	1.03
Comm/Ind: Lo Val	150,000	150,000	0.0	3,816	4,042	226	5.9	2.54	2.69
Comm/Ind: Med Val	300,000	300,000	0.0	8,822	9,349	527	6.0	2.94	3.12
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,183	34,115	1,932	6.0	3.22	3.41

<b>Yellow Medicine County</b>	<b>St. Leo city</b>
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<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	1,505	1,505	0	0.0	13	14	1	8.9	0.85	0.92
Res Non-Hmstd	205	205	0	0.0	3	3	0	14.4	1.27	1.45
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	209	209	0	0.0	3	4	0	14.7	1.54	1.77
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	9	9	0	0.0	0	0	0	15.4	1.18	1.36
Com/Ind: Lo	130	130	0	0.0	3	4	0	10.7	2.55	2.82
Com/Ind Hi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	61	61	0	0.0	2	2	0	10.9	3.34	3.70
Ag Hmstd House	130	130	0	0.0	1	1	0	8.5	0.89	0.96
Ag Hmstd Land	445	445	0	0.0	2	3	0	19.6	0.53	0.63
Ag Non-Hmstd	12	12	0	0.0	0	0	0	16.5	1.10	1.28
<b>Total</b>	<b>2,706</b>	<b>2,706</b>	<b>0</b>	<b>0.0</b>	<b>28</b>	<b>31</b>	<b>3</b>	<b>11.4</b>	<b>1.02</b>	<b>1.14</b>

<i>Tax Base</i>					<i>Tax Rates</i>		<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>		<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	27	20	-7	-24.3	County	49.22	51.70	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	46.55	61.46	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.76	13.46	16.41	16.41	
(=) Taxable Tax Capacity	<u>27</u>	<u>20</u>	<u>-7</u>	<u>-24.3</u>	Special District	<u>1.49</u>	<u>1.56</u>	<u>0.00</u>	<u>0.00</u>	
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>110.02</b>	<b>128.18</b>	<b>16.41</b>	<b>16.41</b>	

<i>Tax Burdens on Hypothetical Properties</i>	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	25,200	25,200	0.0	218	235	17	8.0	0.86	0.93
Res Hmstd: Avg Val	37,700	37,700	0.0	326	352	26	8.0	0.86	0.93
Res Hmstd: Hi Val	50,300	50,300	0.0	435	469	35	8.0	0.86	0.93
Res Hmstd: Ex-Hi Val	75,400	75,400	0.0	652	704	52	8.0	0.86	0.93
Comm/Ind: Lo Val	150,000	150,000	0.0	3,820	4,229	408	10.7	2.55	2.82
Comm/Ind: Med Val	300,000	300,000	0.0	8,832	9,785	953	10.8	2.94	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,221	35,716	3,495	10.8	3.22	3.57

**Yellow Medicine County**

**Wood Lake city**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	9,151	9,151	0	0.0	123	122	-1	-0.8	1.35	1.34
Res Non-Hmstd	723	723	0	0.0	12	14	2	12.9	1.71	1.93
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	307	307	0	0.0	6	7	1	13.2	2.05	2.32
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	926	926	0	0.0	29	32	3	10.3	3.15	3.47
Com/Ind Hi	1,334	1,334	0	0.0	55	61	6	10.4	4.13	4.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	231	231	0	0.0	10	11	1	10.4	4.13	4.56
Ag Hmstd House	279	279	0	0.0	4	4	0	2.2	1.41	1.44
Ag Hmstd Land	1,011	1,011	0	0.0	7	8	1	15.7	0.69	0.80
Ag Non-Hmstd	127	127	0	0.0	2	2	0	14.6	1.47	1.69
<b>Total</b>	<b>14,090</b>	<b>14,090</b>	<b>0</b>	<b>0.0</b>	<b>249</b>	<b>261</b>	<b>13</b>	<b>5.1</b>	<b>1.76</b>	<b>1.85</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	157	126	-31	-19.5	County	48.33	50.59	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	76.67	95.23	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.57	22.27	20.62	20.62
(=) Taxable Tax Capacity	157	126	-31	-19.5	Special District	0.63	0.66	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>147.20</b>	<b>168.75</b>	<b>20.62</b>	<b>20.62</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	38,400	38,400	0.0	491	468	-23	-4.7	1.28	1.22
Res Hmstd:Avg Val	57,600	57,600	0.0	736	702	-34	-4.7	1.28	1.22
Res Hmstd: Hi Val	76,700	76,700	0.0	984	941	-43	-4.4	1.28	1.23
Res Hmstd: Ex-Hi Val	115,100	115,100	0.0	1,663	1,726	63	3.8	1.44	1.5
Comm/Ind: Lo Val	150,000	150,000	0.0	4,720	5,205	485	10.3	3.15	3.47
Comm/Ind: Med Val	300,000	300,000	0.0	10,911	12,042	1,131	10.4	3.64	4.01
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,800	43,947	4,147	10.4	3.98	4.39

**Yellow Medicine County**

**Granite Falls city (part**

<i>Tax Burdens by Property Class</i>	<b>Estimated Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd	58,302	58,302	0	0.0	869	869	0	0.0	1.49	1.49
Res Non-Hmstd	7,709	7,709	0	0.0	136	147	11	7.9	1.77	1.90
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments	1,432	1,432	0	0.0	30	33	2	8.2	2.11	2.28
Low-inc Apts	2,137	2,137	0	0.0	28	30	2	7.9	1.32	1.42
Seasonal Rec	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo	8,781	8,781	0	0.0	280	299	18	6.5	3.19	3.40
Com/Ind Hi	6,623	6,623	0	0.0	273	291	18	6.7	4.12	4.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	610	610	0	0.0	25	27	2	6.7	4.10	4.37
Ag Hmstd House	217	217	0	0.0	4	4	0	5.6	1.67	1.77
Ag Hmstd Land	174	174	0	0.0	1	1	0	12.9	0.62	0.70
Ag Non-Hmstd	176	176	0	0.0	2	3	0	9.9	1.41	1.55
<b>Total</b>	<b>86,160</b>	<b>86,160</b>	<b>0</b>	<b>0.0</b>	<b>1,649</b>	<b>1,703</b>	<b>55</b>	<b>3.3</b>	<b>1.91</b>	<b>1.98</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	974	824	-150	-15.4	County	49.73	52.23	0.00	0.00
(-) TIF Tax Capacity	47	47	0	0.0	City/Town	78.22	88.95	8.34	8.34
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.16	12.76	26.52	26.52
(=) Taxable Tax Capacity	<u>927</u>	<u>777</u>	<u>-150</u>	<u>-16.2</u>	Special District	<u>0.63</u>	<u>0.66</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>140.74</b>	<b>154.61</b>	<b>34.86</b>	<b>34.86</b>

**Tax Burdens on Hypothetical Properties**

	<b>Taxable Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	60,600	60,600	0.0	822	773	-48	-5.9	1.36	1.28
Res Hmstd: Avg Val	90,800	90,800	0.0	1,304	1,271	-33	-2.5	1.44	1.4
Res Hmstd: Hi Val	121,000	121,000	0.0	1,861	1,885	24	1.3	1.54	1.56
Res Hmstd: Ex-Hi Val	181,600	181,600	0.0	2,980	3,118	138	4.6	1.64	1.72
Comm/Ind: Lo Val	150,000	150,000	0.0	4,788	5,100	312	6.5	3.19	3.40
Comm/Ind: Med Val	300,000	300,000	0.0	10,998	11,726	728	6.6	3.67	3.91
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,979	42,648	2,669	6.7	4	4.26