

House Research Simulation Report: Property Tax

Simulation #12E1

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DESCRIPTION

BASELINE: Pay 2012 without Fiscal Disparities

ALTERNATIVE: Actual Pay 2012

This report compares property taxes payable in 2012 to what property taxes would be in payable in 2012 if the fiscal disparities programs (metro and iron range) did not exist. It does not really answer the question of how tax burdens would be different if the programs had never existed, because under that scenario development patterns might have been different, and this report makes no attempt to estimate those effects. The “without fiscal disparities” scenario assumes local government aid, county program aid and education aids would be different due to “backing fiscal disparities out” of each jurisdiction’s tax base, and those impacts have been factored into the results.

KEY POINTS

- **The total property tax burden in the metro area would be about \$7 million higher, or 0.1%, without fiscal disparities**, according to the simulation. This result actually comes about because a number of contributing factors that somewhat cancel each other out: additional tax base captured by tax increment financing districts causes taxes to be \$24.6 million higher; additional local government aid, county program aid, and school aid to metro area taxing jurisdictions cause property taxes to be \$12.7 million lower; and the (assumed) elimination of the special metro livable communities levy, causing property taxes to be \$5 million lower.
- **Conversely, the total tax burden in Greater Minnesota would be about \$9 million higher, or 0.3%, without fiscal disparities**, according to the simulation. This result is almost entirely due to Greater Minnesota cities getting a smaller share of the LGA pool (\$8.6 million less).
- **Metro average property tax impacts of the fiscal disparities program vary by property type from -2% to +3.3%.** Metro average impacts on the largest property types are -2% on residential homesteads, -1.6% on apartments, and +2.8% on commercial-industrial property.

The simulations are estimates only. House Research strives to make property tax simulations accurate, but simulations are only approximations of reality. Generally the results are most accurate on a statewide level, and tend to be less accurate as the jurisdiction under scrutiny gets smaller.

BASELINE: Pay 2012 without Fiscal Disparities

- **Market values** are actual values reported by county assessors on the abstracts of assessment, including market value excluded from taxation under the new homestead market value exclusion. (Note that property value in JOBZ zones is not included in the figures shown, nor is value excluded under the disabled veterans exclusion.)
- **County and city levies** were determined by first computing each jurisdiction's change in aid (County Program Aid or Local Government Aid) due to the tax base change resulting from "backing out" fiscal disparities' impacts on tax bases. For both aid programs, the aid formulas were run without caps limiting aid increases or decreases so that the effect of the tax base change was not muted by any features built into the aid programs to phase-in aid changes over a period of time (the baseline aid formulas were also run without caps). Each jurisdiction's baseline levy was adjusted up or down to offset the change in aid that would occur without fiscal disparities.
- Baseline **school levies** were adjusted for any aid changes that would result from the tax base changes caused by fiscal disparities elimination.
- **Special taxing district levies, town levies and the state levy** are the same as in the baseline, except that the \$5 million metropolitan council livable communities levy that is levied only against the fiscal disparities tax base is eliminated.
- **Tax increment financing net tax capacities** were increased for tax increment districts that have elected to have the district's proportionate share of the fiscal disparities contribution paid from captured value. For those kinds of districts, eliminating FD would effectively increase the amount of captured tax capacity.

ALTERNATIVE: Actual Pay 2012

- **Market values** are actual values reported by county assessors on the abstracts of assessment, including market value excluded from taxation under the new homestead market value exclusion. (Note that property value in JOBZ zones is not included in the figures shown, nor is value excluded under the disabled veterans exclusion.)
- **Local government levies** are the levies reported to the Dept. of Revenue by the county auditors.
- The **state levy** is based on the actual state levy amount of \$821.1 million.
- **Fiscal disparities** net tax capacities were taken from the abstracts of assessment. Distribution levies were provided by the Dept. of Revenue based on information provided by the administrative auditors of the metro and iron range programs.
- **Tax increment financing (TIF) net tax capacities** were taken from the abstracts of assessment (note that sometimes the final TIF net tax capacities will differ from the ones reported on the abstracts of assessment).
- **Property tax credits** are determined within the simulation model.

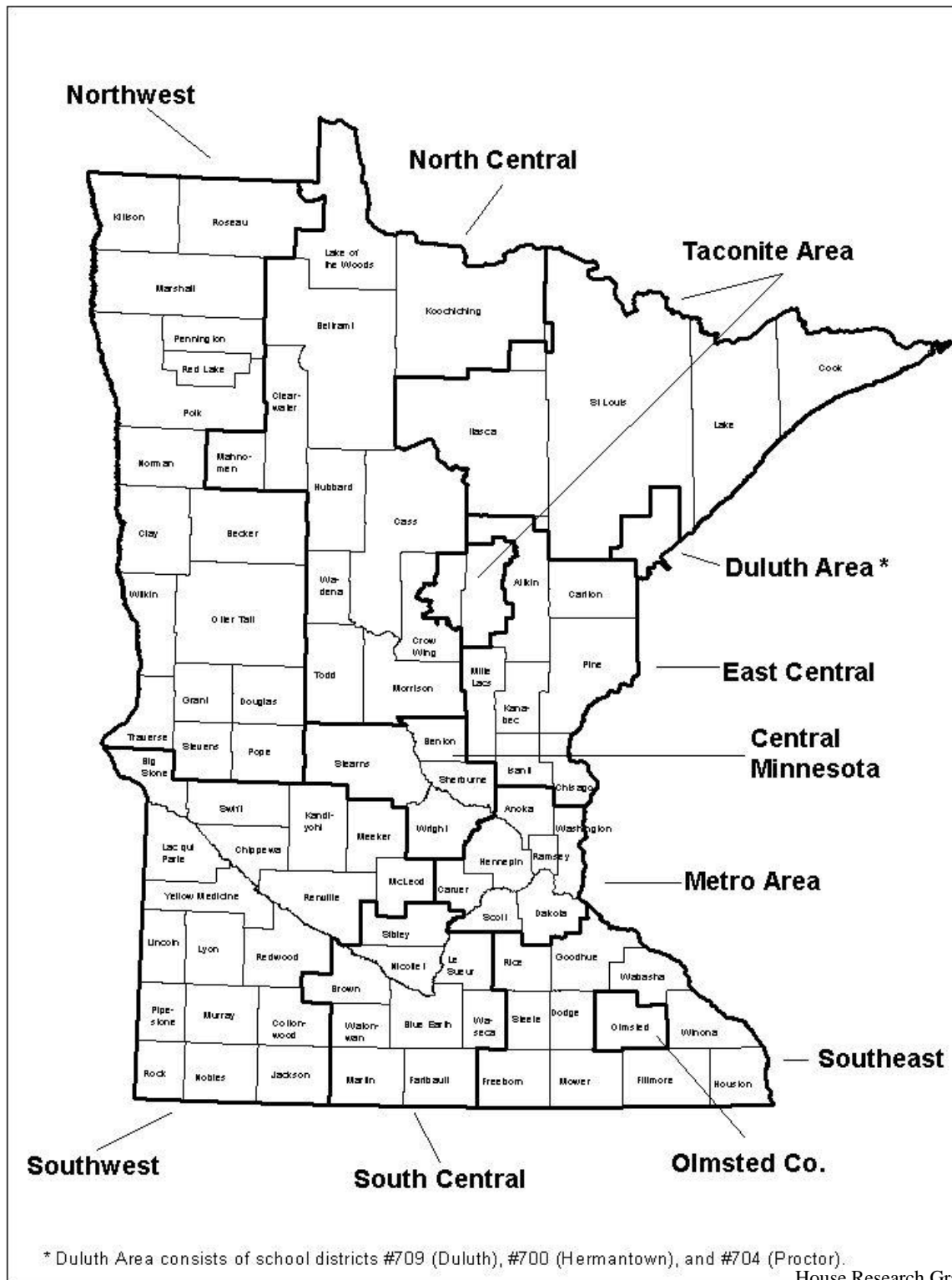
SIMULATION PARAMETERS

	Baseline	Alternative
Residential homestead:		
<\$500,000	1.0%*	1.0%*
>\$500,000	1.25	1.25
Residential non-homestead:		
Single unit:		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
2-3 unit and undeveloped land	1.25	1.25
Apartments:		
Regular	1.25	1.25
Low-income	0.75	0.75
Commercial-industrial-public utility:		
<\$150,000	1.5	1.5
>\$150,000	2.0	2.0
Electric generation machinery	2.0	2.0
Seasonal recreational commercial:		
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
Seasonal recreational residential:		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
Disabled homestead <\$50,000	0.45	0.45
Agricultural land & buildings:		
Homestead:		
<\$1,210,000	0.5	0.5
>\$1,210,000	1.0	1.0
Non-homestead:		
Agricultural and rural vacant	1.0	1.0
Managed forest land	0.65	0.65

* After subtraction of homestead market value exclusion amount.

House Research Department

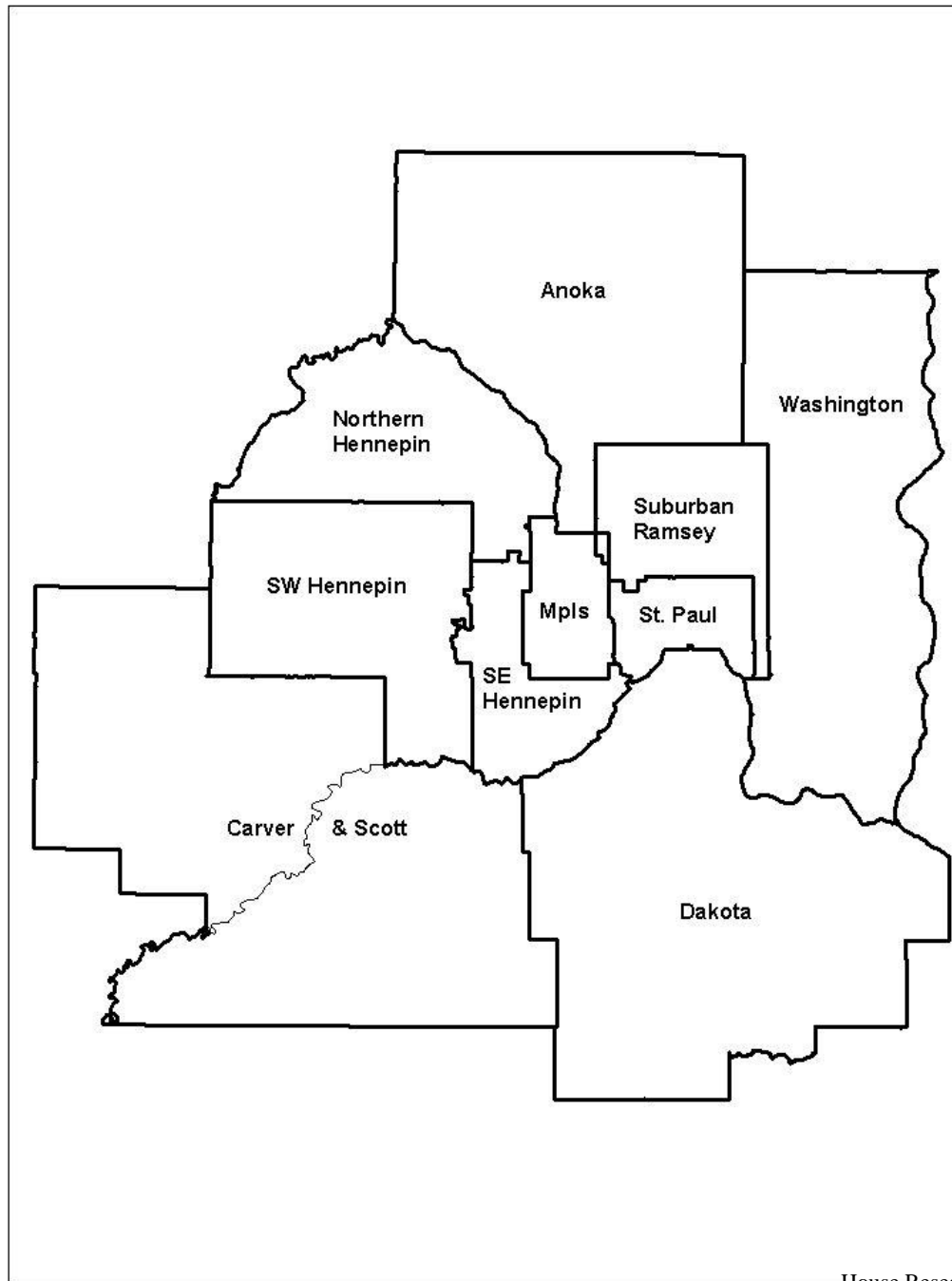
Property Tax Model Regions (Greater Minnesota)



House Research Graphics

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

Property Tax Model Regions (Metro Area)



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

	STATEWIDE
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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	Alte
Res Homestead	283,818,136	283,818,136	0	0.0	3,666,925	3,611,756	-55,169	-1.5	1.29	1.27
Res Non-Hmstd	38,084,061	38,084,061	0	0.0	579,792	571,651	-8,141	-1.4	1.52	1.50
Apartments	17,712,465	17,712,465	0	0.0	332,954	328,412	-4,543	-1.4	1.88	1.85
Low-inc Apts	2,857,525	2,857,525	0	0.0	33,916	33,183	-733	-2.2	1.19	1.16
Seasn'l Rec'l	26,111,700	26,111,700	0	0.0	245,285	245,384	99	0.0	0.94	0.94
Com/Ind: Low	10,133,862	10,133,862	0	0.0	293,498	294,303	805	0.3	2.90	2.90
Com/Ind High	61,149,545	61,149,545	0	0.0	2,290,466	2,339,589	49,123	2.1	3.75	3.83
Publ U: Elec Gen	1,648,199	1,648,199	0	0.0	39,720	40,698	979	2.5	2.41	2.47
Publ U: Other	7,973,607	7,973,607	0	0.0	269,123	271,810	2,687	1.0	3.38	3.41
Ag HGA	10,845,266	10,845,266	0	0.0	102,493	102,143	-350	-0.3	0.95	0.94
Ag Hmstd Land	55,982,456	55,982,456	0	0.0	251,466	251,240	-226	-0.1	0.45	0.45
Ag Non-Hmstd	34,351,935	34,351,935	0	0.0	280,607	280,382	-225	-0.1	0.82	0.82
Misc props	889,681	889,681	0	0.0	17,019	16,645	-374	-2.2	1.91	1.87
Total	551,558,438	551,558,438	0	0.0	8,403,264	8,387,196	-16,068	-0.2	1.52	1.52

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,850,874	5,850,874	0	0.0	County	47.11	47.32	0.07	0.07
(-) TIF Tax Capacity	209,654	191,926	-17,728	-8.5	City/Town	36.79	36.11	0.78	0.78
(-) FD Contrib Tax Cap	0	396,187	396,187	0.0	School District	25.02	24.84	19.67	17.94
(=) Taxable Tax Capacity	5,641,220	5,262,761	#####	-6.7	Special District	5.44	5.24	0.01	0.01
FD Distrib Tax Cap	0	396,219	396,219	0.0	Total	114.37	113.51	20.53	18.80

	GREATER MINNESOTA
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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	Alte
Res Homestead	101,016,700	101,016,700	0	0.0	1,134,058	1,128,981	-5,077	-0.4	1.12	1.12
Res Non-Hmstd	13,684,024	13,684,024	0	0.0	192,788	191,788	-1,000	-0.5	1.41	1.40
Apartments	4,007,878	4,007,878	0	0.0	72,227	71,766	-461	-0.6	1.80	1.79
Low-inc Apts	976,368	976,368	0	0.0	11,251	11,160	-91	-0.8	1.15	1.14
Seasn'l Rec'l	25,645,245	25,645,245	0	0.0	239,089	239,253	164	0.1	0.93	0.93
Com/Ind: Low	5,966,433	5,966,433	0	0.0	170,751	169,937	-814	-0.5	2.86	2.85
Com/Ind High	14,894,058	14,894,058	0	0.0	547,728	546,275	-1,453	-0.3	3.68	3.67
Publ U: Elec Gen	1,361,657	1,361,657	0	0.0	32,951	33,058	107	0.3	2.42	2.43
Publ U: Other	5,325,905	5,325,905	0	0.0	170,177	170,215	38	0.0	3.20	3.20
Ag HGA	9,946,762	9,946,762	0	0.0	92,475	92,413	-63	-0.1	0.93	0.93
Ag Hmstd Land	53,783,499	53,783,499	0	0.0	240,209	240,125	-85	0.0	0.45	0.45
Ag Non-Hmstd	32,626,495	32,626,495	0	0.0	262,209	262,131	-78	0.0	0.80	0.80
Misc props	350,454	350,454	0	0.0	6,905	6,844	-61	-0.9	1.97	1.95
Total	269,585,479	269,585,479	0	0.0	3,172,818	3,163,945	-8,873	-0.3	1.18	1.17

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,590,634	2,590,634	0	0.0	County	50.16	50.14	0.03	0.03
(-) TIF Tax Capacity	33,292	33,219	-72	-0.2	City/Town	30.18	29.77	0.47	0.47
(-) FD Contrib Tax Cap	0	6,372	6,372	0.0	School District	21.02	21.04	14.95	14.89
(=) Taxable Tax Capacity	2,557,343	2,551,043	-6,299	-0.2	Special District	1.77	1.77	0.03	0.03
FD Distrib Tax Cap	0	6,404	6,404	0.0	Total	103.13	102.73	15.47	15.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,900	102,900	0.0	932	928	-4	-0.4	0.91	0.90
Res Hmstd: Avg Val	154,300	154,300	0.0	1,589	1,583	-6	-0.4	1.03	1.03
Res Hmstd: Hi Val	205,600	205,600	0.0	2,245	2,237	-9	-0.4	1.09	1.09
Res Hmstd: Ex-Hi Val	308,600	308,600	0.0	3,562	3,549	-14	-0.4	1.15	1.15
Apartment	300,000	300,000	0.0	4,331	4,315	-17	-0.4	1.44	1.44
Seas Rec: Lo Val	50,000	50,000	0.0	557	555	-2	-0.4	1.11	1.11
Seas Rec: Hi Val	150,000	150,000	0.0	1,762	1,756	-6	-0.3	1.17	1.17
Comm/Ind: Lo Val	150,000	150,000	0.0	3,703	3,693	-10	-0.3	2.47	2.46
Comm/Ind: Med Val	300,000	300,000	0.0	8,562	8,539	-23	-0.3	2.85	2.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,239	31,156	-83	-0.3	3.12	3.12

	METRO AREA
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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	Alte
Res Homestead	182,801,436	182,801,436	0	0.0	2,532,867	2,482,775	-50,092	-2.0	1.39	1.36
Res Non-Hmstd	24,400,038	24,400,038	0	0.0	387,004	379,863	-7,141	-1.8	1.59	1.56
Apartments	13,704,586	13,704,586	0	0.0	260,727	256,645	-4,081	-1.6	1.90	1.87
Low-inc Apts	1,881,157	1,881,157	0	0.0	22,665	22,023	-642	-2.8	1.20	1.17
Seasn'l Rec'l	466,455	466,455	0	0.0	6,196	6,132	-64	-1.0	1.33	1.31
Com/Ind: Low	4,167,429	4,167,429	0	0.0	122,747	124,367	1,619	1.3	2.95	2.98
Com/Ind High	46,255,487	46,255,487	0	0.0	1,742,738	1,793,314	50,576	2.9	3.77	3.88
Publ U: Elec Gen	286,542	286,542	0	0.0	6,769	7,640	871	12.9	2.36	2.67
Publ U: Other	2,647,702	2,647,702	0	0.0	98,946	101,594	2,648	2.7	3.74	3.84
Ag HGA	898,504	898,504	0	0.0	10,018	9,730	-288	-2.9	1.11	1.08
Ag Hmstd Land	2,198,957	2,198,957	0	0.0	11,257	11,116	-141	-1.3	0.51	0.51
Ag Non-Hmstd	1,725,441	1,725,441	0	0.0	18,398	18,251	-147	-0.8	1.07	1.06
Misc props	539,226	539,226	0	0.0	10,114	9,802	-313	-3.1	1.88	1.82
Total	281,972,959	281,972,959	0	0.0	5,230,446	5,223,251	-7,195	-0.1	1.85	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	3,260,240	3,260,240	0	0.0	County	44.58	44.66	0.09	0.09
(-) TIF Tax Capacity	176,363	158,706	-17,656	-10.0	City/Town	42.28	42.08	0.96	0.96
(-) FD Contrib Tax Cap	0	389,816	389,816	0.0	School District	28.34	28.41	22.37	19.68
(=) Taxable Tax Capacity	3,083,877	2,711,718	#####	-12.1	Special District	8.49	8.51	0.00	0.00
FD Distrib Tax Cap	0	389,816	389,816	0.0	Total	123.69	123.66	23.42	20.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	157,800	157,800		0.0	2,036	1,994	-43	-2.1	1.29	1.26
Res Hmstd: Avg Val	236,700	236,700		0.0	3,285	3,221	-65	-2.0	1.39	1.36
Res Hmstd: Hi Val	315,500	315,500		0.0	4,532	4,446	-86	-1.9	1.44	1.41
Res Hmstd: Ex-Hi Val	473,300	473,300		0.0	6,963	6,834	-129	-1.9	1.47	1.44
Apartment	300,000	300,000		0.0	5,341	5,259	-82	-1.5	1.78	1.75
Comm/Ind: Lo Val	150,000	150,000		0.0	4,284	4,243	-41	-1.0	2.86	2.83
Comm/Ind: Med Val	300,000	300,000		0.0	9,880	9,797	-83	-0.8	3.29	3.27
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	35,993	35,716	-277	-0.8	3.6	3.57

GREATER MINNESOTA CITIES

<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	Alte
Res Homestead	57,134,275	57,134,275	0	0.0	723,544	718,674	-4,870	-0.7	1.27	1.26
Res Non-Hmstd	8,582,353	8,582,353	0	0.0	136,636	135,652	-985	-0.7	1.59	1.58
Apartments	3,937,710	3,937,710	0	0.0	71,350	70,889	-461	-0.6	1.81	1.80
Low-inc Apts	976,179	976,179	0	0.0	11,249	11,158	-91	-0.8	1.15	1.14
Seasn'l Rec'l	3,397,635	3,397,635	0	0.0	37,017	37,013	-4	0.0	1.09	1.09
Com/Ind: Low	4,876,952	4,876,952	0	0.0	146,221	145,202	-1,020	-0.7	3.00	2.98
Com/Ind High	13,344,610	13,344,610	0	0.0	502,175	500,244	-1,931	-0.4	3.76	3.75
Publ U: Elec Gen	1,310,231	1,310,231	0	0.0	32,066	32,166	100	0.3	2.45	2.45
Publ U: Other	1,676,396	1,676,396	0	0.0	64,075	63,771	-304	-0.5	3.82	3.80
Ag HGA	275,072	275,072	0	0.0	3,501	3,483	-18	-0.5	1.27	1.27
Ag Hmstd Land	629,030	629,030	0	0.0	4,299	4,266	-33	-0.8	0.68	0.68
Ag Non-Hmstd	988,646	988,646	0	0.0	13,063	12,964	-99	-0.8	1.32	1.31
Misc props	292,267	292,267	0	0.0	6,087	6,027	-60	-1.0	2.08	2.06
Total	97,421,356	97,421,356	0	0.0	1,751,283	1,741,507	-9,775	-0.6	1.80	1.79

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	1,076,944	1,076,944	0	0.0	County	51.31	51.27	0.02	0.02
(-) TIF Tax Capacity	32,673	32,606	-67	-0.2	City/Town	54.21	53.28	0.79	0.79
(-) FD Contrib Tax Cap	0	4,562	4,562	0.0	School District	24.23	24.28	15.46	15.39
(=) Taxable Tax Capacity	1,044,271	1,039,776	-4,495	-0.4	Special District	2.04	2.05	0.04	0.04
FD Distrib Tax Cap	0	5,114	5,114	0.0	Total	131.78	130.88	16.31	16.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	89,500	89,500	89,500	0.0	941	935	-6	-0.6	1.05	1.04
Res Hmstd: Avg Val	134,200	134,200	134,200	0.0	1,656	1,645	-11	-0.7	1.23	1.23
Res Hmstd: Hi Val	178,900	178,900	178,900	0.0	2,371	2,355	-16	-0.7	1.33	1.32
Res Hmstd: Ex-Hi Val	268,400	268,400	268,400	0.0	3,802	3,777	-25	-0.7	1.42	1.41
Apartment	300,000	300,000	300,000	0.0	5,431	5,395	-36	-0.7	1.81	1.8
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,360	4,338	-21	-0.5	2.91	2.89
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	10,091	10,042	-50	-0.5	3.36	3.35
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	36,838	36,657	-181	-0.5	3.68	3.67

GREATER MINNESOTA TOWNS

<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	Alte
Res Homestead	43,882,425	43,882,425	0	0.0	410,513	410,307	-207	-0.1	0.94	0.94
Res Non-Hmstd	5,101,671	5,101,671	0	0.0	56,151	56,136	-15	0.0	1.10	1.10
Apartments	70,169	70,169	0	0.0	878	878	0	0.0	1.25	1.25
Low-inc Apts	189	189	0	0.0	2	2	0	-0.1	1.10	1.10
Seasn'l Rec'l	22,247,610	22,247,610	0	0.0	202,072	202,240	167	0.1	0.91	0.91
Com/Ind: Low	1,089,481	1,089,481	0	0.0	24,529	24,735	206	0.8	2.25	2.27
Com/Ind High	1,549,448	1,549,448	0	0.0	45,553	46,031	478	1.0	2.94	2.97
Publ U: Elec Gen	51,427	51,427	0	0.0	885	892	7	0.8	1.72	1.74
Publ U: Other	3,649,509	3,649,509	0	0.0	106,102	106,445	342	0.3	2.91	2.92
Ag HGA	9,671,690	9,671,690	0	0.0	88,975	88,930	-45	-0.1	0.92	0.92
Ag Hmstd Land	53,154,469	53,154,469	0	0.0	235,910	235,858	-52	0.0	0.44	0.44
Ag Non-Hmstd	31,637,848	31,637,848	0	0.0	249,146	249,167	21	0.0	0.79	0.79
Misc props	58,187	58,187	0	0.0	818	817	-1	-0.1	1.41	1.40
Total	172,164,124	172,164,124	0	0.0	1,421,535	1,422,437	902	0.1	0.83	0.83

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,513,690	1,513,690	0	0.0	County	49.37	49.37	0.03	0.03
(-) TIF Tax Capacity	619	614	-5	-0.8	City/Town	13.60	13.60	0.02	0.02
(-) FD Contrib Tax Cap	0	1,809	1,809	0.0	School District	18.81	18.82	14.24	14.20
(=) Taxable Tax Capacity	1,513,071	1,511,267	-1,804	-0.1	Special District	1.58	1.58	0.01	0.01
FD Distrib Tax Cap	0	1,290	1,290	0.0	Total	83.35	83.36	14.31	14.26

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	127,800	127,800		0.0	1,034	1,033	0	0.0	0.81	0.81
Res Hmstd: Avg Val	191,600	191,600		0.0	1,704	1,704	-1	0.0	0.89	0.89
Res Hmstd: Hi Val	255,400	255,400		0.0	2,375	2,374	-1	0.0	0.93	0.93
Res Hmstd: Ex-Hi Val	383,200	383,200		0.0	3,719	3,718	-1	0.0	0.97	0.97
Apartment	300,000	300,000		0.0	3,555	3,554	-1	0.0	1.18	1.18
Seas Rec: Lo Val	50,000	50,000		0.0	458	458	0	0.0	0.92	0.92
Seas Rec: Hi Val	150,000	150,000		0.0	1,466	1,466	0	0.0	0.98	0.98
Comm/Ind: Lo Val	150,000	150,000		0.0	3,240	3,240	0	0.0	2.16	2.16
Comm/Ind: Med Val	300,000	300,000		0.0	7,489	7,488	-1	0.0	2.5	2.5
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	27,315	27,312	-3	0.0	2.73	2.73

	TACONITE CITIES
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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	Alte
Res Homestead	2,801,108	2,801,108	0	0.0	25,428	24,328	-1,100	-4.3	0.91	0.87
Res Non-Hmstd	414,264	414,264	0	0.0	6,992	6,771	-221	-3.2	1.69	1.63
Apartments	123,216	123,216	0	0.0	2,472	2,396	-75	-3.0	2.01	1.94
Low-inc Apts	56,497	56,497	0	0.0	688	665	-23	-3.3	1.22	1.18
Seasn'l Rec'l	388,882	388,882	0	0.0	4,886	4,914	27	0.6	1.26	1.26
Com/Ind: Low	328,499	328,499	0	0.0	10,369	10,074	-295	-2.8	3.16	3.07
Com/Ind High	512,466	512,466	0	0.0	20,482	20,244	-238	-1.2	4.00	3.95
Publ U: Elec Gen	295,399	295,399	0	0.0	5,567	5,687	121	2.2	1.88	1.93
Publ U: Other	211,212	211,212	0	0.0	7,588	7,504	-84	-1.1	3.59	3.55
Ag HGA	7,832	7,832	0	0.0	80	77	-2	-3.0	1.02	0.99
Ag Hmstd Land	9,148	9,148	0	0.0	41	40	-1	-2.6	0.44	0.43
Ag Non-Hmstd	176,982	176,982	0	0.0	2,528	2,485	-42	-1.7	1.43	1.40
Misc props	20,455	20,455	0	0.0	688	660	-28	-4.0	3.36	3.23
Total	5,345,960	5,345,960	0	0.0	87,807	85,846	-1,961	-2.2	1.64	1.61

<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	59,217	59,217	0	0.0	County	49.01	48.66	0.00	0.00	
(-) TIF Tax Capacity	1,219	1,152	-67	-5.5	City/Town	71.58	68.59	0.18	0.18	
(-) FD Contrib Tax Cap	0	4,562	4,562	0.0	School District	15.69	15.57	9.28	8.67	
(=) Taxable Tax Capacity	57,998	53,503	-4,495	-7.8	Special District	1.25	1.24	0.00	0.00	
FD Distrib Tax Cap	0	5,114	5,114	0.0	Total	137.54	134.05	9.46	8.85	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	67,100	67,100	0.0	327	309	-18	-5.5	0.49	0.46
Res Hmstd: Avg Val	100,600	100,600	0.0	801	770	-31	-3.9	0.8	0.77
Res Hmstd: Hi Val	134,100	134,100	0.0	1,335	1,289	-46	-3.5	1	0.96
Res Hmstd: Ex-Hi Val	201,200	201,200	0.0	2,405	2,329	-76	-3.1	1.2	1.16
Apartment	300,000	300,000	0.0	5,441	5,292	-149	-2.7	1.81	1.76
Seas Rec: Lo Val	50,000	50,000	0.0	729	712	-17	-2.4	1.46	1.42
Seas Rec: Hi Val	150,000	150,000	0.0	2,279	2,226	-52	-2.3	1.52	1.48
Comm/Ind: Lo Val	150,000	150,000	0.0	4,387	4,299	-88	-2.0	2.92	2.87
Comm/Ind: Med Val	300,000	300,000	0.0	10,188	9,987	-201	-2.0	3.4	3.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,261	36,529	-732	-2.0	3.73	3.65

	TACONITE TOWNS
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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	Alte
Res Homestead	5,397,828	5,397,828	0	0.0	35,730	35,697	-33	-0.1	0.66	0.66
Res Non-Hmstd	539,873	539,873	0	0.0	5,151	5,155	5	0.1	0.95	0.95
Apartments	8,859	8,859	0	0.0	102	102	0	0.1	1.15	1.16
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	5,624,540	5,624,540	0	0.0	51,307	51,488	181	0.4	0.91	0.92
Com/Ind: Low	93,370	93,370	0	0.0	1,914	2,124	210	10.9	2.05	2.27
Com/Ind High	200,029	200,029	0	0.0	5,758	6,242	484	8.4	2.88	3.12
Publ U: Elec Gen	1,579	1,579	0	0.0	23	30	7	31.2	1.47	1.93
Publ U: Other	455,766	455,766	0	0.0	12,987	13,349	362	2.8	2.85	2.93
Ag HGA	182,576	182,576	0	0.0	867	866	-1	-0.1	0.47	0.47
Ag Hmstd Land	368,221	368,221	0	0.0	813	815	2	0.2	0.22	0.22
Ag Non-Hmstd	2,492,059	2,492,059	0	0.0	20,759	20,824	65	0.3	0.83	0.84
Misc props	9,109	9,109	0	0.0	152	151	-1	-0.4	1.67	1.66
Total	15,373,809	15,373,809	0	0.0	135,563	136,844	1,281	0.9	0.88	0.89

<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	153,737	153,737	0	0.0	County	50.08	50.19	0.00	0.00		
(-) TIF Tax Capacity	284	279	-5	-1.7	City/Town	12.92	12.90	0.00	0.00		
(-) FD Contrib Tax Cap	0	1,809	1,809	0.0	School District	15.75	15.85	5.47	5.28		
(=) Taxable Tax Capacity	153,453	151,649	-1,804	-1.2	Special District	2.46	2.48	0.00	0.00		
FD Distrib Tax Cap	0	1,290	1,290	0.0	Total	81.21	81.42	5.47	5.28		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated 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	601	600	0	0.0	0.46	0.46
Res Hmstd: Avg Val	194,300	194,300	0.0	1,209	1,209	0	0.0	0.62	0.62
Res Hmstd: Hi Val	258,900	258,900	0.0	1,816	1,816	0	0.0	0.70	0.70
Res Hmstd: Ex-Hi Val	388,500	388,500	0.0	3,034	3,035	1	0.0	0.78	0.78
Apartment	300,000	300,000	0.0	3,210	3,212	2	0.1	1.07	1.07
Seas Rec: Lo Val	50,000	50,000	0.0	447	448	1	0.2	0.89	0.9
Seas Rec: Hi Val	150,000	150,000	0.0	1,434	1,437	3	0.2	0.96	0.96
Comm/Ind: Lo Val	150,000	150,000	0.0	3,059	3,061	2	0.1	2.04	2.04
Comm/Ind: Med Val	300,000	300,000	0.0	7,111	7,116	5	0.1	2.37	2.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,020	26,041	21	0.1	2.60	2.60

	Aitkin County
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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	Alte
Res Homestead	908,441	908,441	0	0.0	4,682	4,695	14	0.3	0.52	0.52
Res Non-Hmstd	117,936	117,936	0	0.0	930	933	3	0.3	0.79	0.79
Apartments	13,517	13,517	0	0.0	200	203	3	1.5	1.48	1.50
Low-inc Apts	2,238	2,238	0	0.0	20	20	0	1.5	0.90	0.91
Seasn'l Rec'l	1,240,567	1,240,567	0	0.0	9,326	9,341	15	0.2	0.75	0.75
Com/Ind: Low	47,098	47,098	0	0.0	1,063	1,131	68	6.4	2.26	2.40
Com/Ind High	37,487	37,487	0	0.0	1,124	1,198	74	6.6	3.00	3.20
Publ U: Elec Gen	94	94	0	0.0	1	1	0	5.2	1.40	1.48
Publ U: Other	14,848	14,848	0	0.0	365	386	21	5.7	2.46	2.60
Ag HGA	88,468	88,468	0	0.0	375	376	0	0.1	0.42	0.42
Ag Hmstd Land	174,111	174,111	0	0.0	298	299	1	0.3	0.17	0.17
Ag Non-Hmstd	437,251	437,251	0	0.0	2,755	2,759	5	0.2	0.63	0.63
Misc props	2,751	2,751	0	0.0	39	39	0	0.3	1.42	1.42
Total	3,084,808	3,084,808	0	0.0	21,179	21,383	204	1.0	0.69	0.69

<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	29,606	29,606	0	0.0	County	38.70	38.80	0.00	0.00	
(-) TIF Tax Capacity	208	162	-47	-22.4	City/Town	17.69	17.47	0.00	0.00	
(-) FD Contrib Tax Cap	0	318	318	0.0	School District	7.94	8.00	3.94	3.91	
(=) Taxable Tax Capacity	29,398	29,127	-271	-0.9	Special District	0.16	0.16	0.00	0.00	
FD Distrib Tax Cap	0	209	209	0.0	Total	64.50	64.43	3.94	3.91	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	118,300	118,300	0.0	638	637	-1	-0.2	0.54	0.54
Res Hmstd: Avg Val	177,300	177,300	0.0	1,076	1,075	-2	-0.1	0.61	0.61
Res Hmstd: Hi Val	236,400	236,400	0.0	1,515	1,513	-2	-0.1	0.64	0.64
Res Hmstd: Ex-Hi Val	354,700	354,700	0.0	2,393	2,390	-3	-0.1	0.67	0.67
Apartment	300,000	300,000	0.0	2,537	2,534	-3	-0.1	0.85	0.84
Seas Rec: Lo Val	50,000	50,000	0.0	364	363	0	-0.1	0.73	0.73
Seas Rec: Hi Val	150,000	150,000	0.0	1,183	1,182	-1	-0.1	0.79	0.79
Comm/Ind: Lo Val	150,000	150,000	0.0	2,660	2,659	-2	-0.1	1.77	1.77
Comm/Ind: Med Val	300,000	300,000	0.0	6,188	6,184	-4	-0.1	2.06	2.06
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	22,650	22,634	-16	-0.1	2.26	2.26

	Anoka County
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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	Alte
Res Homestead	18,382,459	18,382,459	0	0.0	255,382	234,157	-21,225	-8.3	1.39	1.27
Res Non-Hmstd	1,938,546	1,938,546	0	0.0	30,826	28,307	-2,520	-8.2	1.59	1.46
Apartments	733,834	733,834	0	0.0	14,096	12,963	-1,133	-8.0	1.92	1.77
Low-inc Apts	145,233	145,233	0	0.0	1,732	1,586	-147	-8.5	1.19	1.09
Seasn'l Rec'l	46,511	46,511	0	0.0	660	611	-49	-7.4	1.42	1.31
Com/Ind: Low	480,561	480,561	0	0.0	14,108	14,033	-75	-0.5	2.94	2.92
Com/Ind High	3,510,175	3,510,175	0	0.0	133,124	133,881	757	0.6	3.79	3.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	264,406	264,406	0	0.0	9,912	9,967	55	0.6	3.75	3.77
Ag HGA	99,201	99,201	0	0.0	1,252	1,156	-95	-7.6	1.26	1.17
Ag Hmstd Land	108,914	108,914	0	0.0	554	507	-46	-8.3	0.51	0.47
Ag Non-Hmstd	125,187	125,187	0	0.0	1,517	1,425	-92	-6.1	1.21	1.14
Misc props	143,466	143,466	0	0.0	2,719	2,551	-169	-6.2	1.90	1.78
Total	25,978,493	25,978,493	0	0.0	465,883	441,143	-24,739	-5.3	1.79	1.70

<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	283,326	283,326	0	0.0	County	44.28	41.35	0.00	0.00	
(-) TIF Tax Capacity	13,558	12,635	-924	-6.8	City/Town	44.06	41.48	0.38	0.38	
(-) FD Contrib Tax Cap	0	32,405	32,405	0.0	School District	30.03	28.68	26.96	22.22	
(=) Taxable Tax Capacity	269,768	238,286	-31,481	-11.7	Special District	6.31	5.95	0.00	0.00	
FD Distrib Tax Cap	0	53,033	53,033	0.0	Total	124.68	117.46	27.33	22.60	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated 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	1,627	1,492	-135	-8.3	1.27	1.16
Res Hmstd: Avg Val	192,000	192,000	0.0	2,670	2,455	-215	-8.1	1.39	1.28
Res Hmstd: Hi Val	255,900	255,900	0.0	3,713	3,417	-296	-8.0	1.45	1.34
Res Hmstd: Ex-Hi Val	384,000	384,000	0.0	5,804	5,347	-457	-7.9	1.51	1.39
Apartment	300,000	300,000	0.0	5,495	5,083	-413	-7.5	1.83	1.69
Comm/Ind: Lo Val	150,000	150,000	0.0	4,365	4,348	-18	-0.4	2.91	2.9
Comm/Ind: Med Val	300,000	300,000	0.0	10,049	10,032	-17	-0.2	3.35	3.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,574	36,557	-16	0.0	3.66	3.66

	Carver County
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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	Alte
Res Homestead	6,969,968	6,969,968	0	0.0	95,776	94,158	-1,618	-1.7	1.37	1.35
Res Non-Hmstd	800,010	800,010	0	0.0	12,284	12,053	-231	-1.9	1.54	1.51
Apartments	170,050	170,050	0	0.0	3,003	2,965	-38	-1.3	1.77	1.74
Low-inc Apts	31,827	31,827	0	0.0	344	338	-6	-1.8	1.08	1.06
Seasn'l Rec'l	31,304	31,304	0	0.0	453	449	-4	-0.9	1.45	1.43
Com/Ind: Low	161,051	161,051	0	0.0	4,599	4,698	99	2.2	2.86	2.92
Com/Ind High	925,057	925,057	0	0.0	33,944	35,345	1,401	4.1	3.67	3.82
Publ U: Elec Gen	7,133	7,133	0	0.0	153	171	18	11.7	2.15	2.40
Publ U: Other	85,089	85,089	0	0.0	3,033	3,153	120	4.0	3.56	3.71
Ag HGA	179,487	179,487	0	0.0	1,917	1,865	-51	-2.7	1.07	1.04
Ag Hmstd Land	548,962	548,962	0	0.0	2,717	2,674	-43	-1.6	0.49	0.49
Ag Non-Hmstd	220,307	220,307	0	0.0	2,385	2,361	-24	-1.0	1.08	1.07
Misc props	13,766	13,766	0	0.0	253	249	-4	-1.6	1.84	1.81
Total	10,144,009	10,144,009	0	0.0	160,860	160,478	-382	-0.2	1.59	1.58

<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	107,838	107,838	0	0.0	County	43.83	43.35	0.00	0.00		
(-) TIF Tax Capacity	5,749	5,724	-24	-0.4	City/Town	32.22	32.01	0.49	0.49		
(-) FD Contrib Tax Cap	0	9,080	9,080	0.0	School District	38.06	38.03	21.27	19.43		
(=) Taxable Tax Capacity	102,089	93,034	-9,055	-8.9	Special District	5.81	5.76	0.00	0.00		
FD Distrib Tax Cap	0	10,655	10,655	0.0	Total	119.92	119.15	21.76	19.92		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	181,600	181,600	0.0	2,322	2,277	-46	-2.0	1.28	1.25
Res Hmstd: Avg Val	272,300	272,300	0.0	3,705	3,635	-70	-1.9	1.36	1.34
Res Hmstd: Hi Val	363,000	363,000	0.0	5,088	4,994	-94	-1.9	1.40	1.38
Res Hmstd: Ex-Hi Val	544,600	544,600	0.0	7,850	7,707	-143	-1.8	1.44	1.42
Apartment	300,000	300,000	0.0	5,150	5,066	-84	-1.6	1.72	1.69
Comm/Ind: Lo Val	150,000	150,000	0.0	4,175	4,334	160	3.8	2.78	2.89
Comm/Ind: Med Val	300,000	300,000	0.0	9,632	10,014	382	4.0	3.21	3.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,100	36,519	1,419	4.0	3.51	3.65

	Cook County
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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	Alte
Res Homestead	462,842	462,842	0	0.0	2,197	2,226	28	1.3	0.47	0.48
Res Non-Hmstd	36,568	36,568	0	0.0	281	284	3	1.0	0.77	0.78
Apartments	1,862	1,862	0	0.0	19	19	0	1.0	1.02	1.03
Low-inc Apts	1,902	1,902	0	0.0	14	14	0	0.9	0.74	0.74
Seasn'l Rec'l	912,087	912,087	0	0.0	6,009	6,069	60	1.0	0.66	0.67
Com/Ind: Low	24,471	24,471	0	0.0	468	530	62	13.3	1.91	2.17
Com/Ind High	31,625	31,625	0	0.0	778	889	111	14.3	2.46	2.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	17,587	17,587	0	0.0	349	450	101	28.8	1.99	2.56
Ag HGA	3,008	3,008	0	0.0	10	10	0	1.7	0.33	0.34
Ag Hmstd Land	5,569	5,569	0	0.0	6	6	0	2.6	0.11	0.11
Ag Non-Hmstd	213,238	213,238	0	0.0	957	970	13	1.4	0.45	0.45
Misc props	1,709	1,709	0	0.0	12	13	0	1.1	0.73	0.74
Total	1,712,468	1,712,468	0	0.0	11,100	11,480	379	3.4	0.65	0.67

<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	17,643	17,643	0	0.0	County	35.37	35.86	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	6.78	6.63	0.00	0.00	
(-) FD Contrib Tax Cap	0	334	334	0.0	School District	2.41	2.43	8.46	8.42	
(=) Taxable Tax Capacity	17,643	17,309	-334	-1.9	Special District	5.62	5.70	0.00	0.00	
FD Distrib Tax Cap	0	60	60	0.0	Total	50.19	50.62	8.46	8.42	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	174,200	174,200	0.0	624	630	6	1.0	0.36	0.36
Res Hmstd: Avg Val	261,100	261,100	0.0	1,172	1,182	10	0.8	0.45	0.45
Res Hmstd: Hi Val	348,100	348,100	0.0	1,722	1,736	14	0.8	0.49	0.5
Res Hmstd: Ex-Hi Val	522,300	522,300	0.0	2,801	2,822	21	0.8	0.54	0.54
Apartment	300,000	300,000	0.0	2,136	2,151	15	0.7	0.71	0.72
Seas Rec: Lo Val	50,000	50,000	0.0	292	294	2	0.8	0.58	0.59
Seas Rec: Hi Val	150,000	150,000	0.0	968	975	7	0.7	0.65	0.65
Comm/Ind: Lo Val	150,000	150,000	0.0	2,406	2,923	517	21.5	1.60	1.95
Comm/Ind: Med Val	300,000	300,000	0.0	5,572	6,778	1,206	21.6	1.86	2.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	20,346	24,769	4,423	21.7	2.03	2.48

	Crow Wing County
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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	Alte
Res Homestead	4,003,470	4,003,470	0	0.0	30,499	30,457	-42	-0.1	0.76	0.76
Res Non-Hmstd	520,202	520,202	0	0.0	5,454	5,434	-20	-0.4	1.05	1.04
Apartments	107,555	107,555	0	0.0	1,657	1,640	-17	-1.0	1.54	1.52
Low-inc Apts	24,576	24,576	0	0.0	243	241	-3	-1.0	0.99	0.98
Seasn'l Rec'l	4,063,160	4,063,160	0	0.0	34,491	34,519	28	0.1	0.85	0.85
Com/Ind: Low	255,294	255,294	0	0.0	5,912	5,932	20	0.3	2.32	2.32
Com/Ind High	570,632	570,632	0	0.0	17,979	17,985	6	0.0	3.15	3.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	71,410	71,410	0	0.0	1,957	1,989	31	1.6	2.74	2.78
Ag HGA	107,091	107,091	0	0.0	675	675	0	0.0	0.63	0.63
Ag Hmstd Land	240,883	240,883	0	0.0	621	621	0	0.1	0.26	0.26
Ag Non-Hmstd	438,150	438,150	0	0.0	2,941	2,942	2	0.1	0.67	0.67
Misc props	6,464	6,464	0	0.0	106	106	-1	-0.6	1.65	1.64
Total	10,408,887	10,408,887	0	0.0	102,535	102,541	6	0.0	0.99	0.99

<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	109,053	109,053	0	0.0	County	32.30	32.32	0.00	0.00	
(-) TIF Tax Capacity	1,116	1,116	0	0.0	City/Town	26.09	25.85	0.00	0.00	
(-) FD Contrib Tax Cap	0	363	363	0.0	School District	17.23	17.27	8.22	8.20	
(=) Taxable Tax Capacity	107,937	107,574	-363	-0.3	Special District	0.81	0.81	0.00	0.00	
FD Distrib Tax Cap	0	321	321	0.0	Total	76.44	76.24	8.22	8.20	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	137,700	137,700	0.0	976	973	-2	-0.2	0.71	0.71
Res Hmstd: Avg Val	206,500	206,500	0.0	1,606	1,602	-4	-0.2	0.78	0.78
Res Hmstd: Hi Val	275,200	275,200	0.0	2,234	2,229	-6	-0.2	0.81	0.81
Res Hmstd: Ex-Hi Val	412,900	412,900	0.0	3,495	3,486	-9	-0.2	0.85	0.84
Apartment	300,000	300,000	0.0	3,113	3,105	-8	-0.2	1.04	1.04
Seas Rec: Lo Val	50,000	50,000	0.0	423	423	-1	-0.2	0.85	0.85
Seas Rec: Hi Val	150,000	150,000	0.0	1,362	1,359	-3	-0.2	0.91	0.91
Comm/Ind: Lo Val	150,000	150,000	0.0	2,993	2,989	-5	-0.2	2	1.99
Comm/Ind: Med Val	300,000	300,000	0.0	6,943	6,932	-11	-0.2	2.31	2.31
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,375	25,337	-39	-0.2	2.54	2.53

	Dakota County
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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	Alte
Res Homestead	25,427,031	25,427,031	0	0.0	322,653	312,367	-10,286	-3.2	1.27	1.23
Res Non-Hmstd	2,240,659	2,240,659	0	0.0	31,784	30,708	-1,077	-3.4	1.42	1.37
Apartments	1,615,498	1,615,498	0	0.0	25,931	25,454	-477	-1.8	1.61	1.58
Low-inc Apts	123,463	123,463	0	0.0	1,316	1,268	-48	-3.6	1.07	1.03
Seasn'l Rec'l	25,964	25,964	0	0.0	356	347	-10	-2.8	1.37	1.33
Com/Ind: Low	521,610	521,610	0	0.0	13,974	14,704	730	5.2	2.68	2.82
Com/Ind High	5,452,145	5,452,145	0	0.0	183,731	198,413	14,682	8.0	3.37	3.64
Publ U: Elec Gen	81,748	81,748	0	0.0	1,913	2,153	239	12.5	2.34	2.63
Publ U: Other	539,483	539,483	0	0.0	18,662	19,795	1,133	6.1	3.46	3.67
Ag HGA	194,867	194,867	0	0.0	2,130	2,056	-74	-3.5	1.09	1.06
Ag Hmstd Land	665,911	665,911	0	0.0	3,391	3,329	-61	-1.8	0.51	0.50
Ag Non-Hmstd	327,503	327,503	0	0.0	3,277	3,220	-57	-1.7	1.00	0.98
Misc props	134,707	134,707	0	0.0	2,390	2,296	-94	-3.9	1.77	1.70
Total	37,350,592	37,350,592	0	0.0	611,507	616,108	4,601	0.8	1.64	1.65

<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	419,899	419,899	0	0.0	County	31.36	31.30	0.55	0.55	
(-) TIF Tax Capacity	13,898	13,106	-793	-5.7	City/Town	42.48	42.07	1.00	1.00	
(-) FD Contrib Tax Cap	0	50,081	50,081	0.0	School District	28.64	28.77	24.13	21.16	
(=) Taxable Tax Capacity	406,001	356,713	-49,288	-12.1	Special District	5.31	5.26	0.00	0.00	
FD Distrib Tax Cap	0	54,368	54,368	0.0	Total	107.79	107.41	25.68	22.71	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	147,700	147,700	0.0	1,713	1,665	-49	-2.8	1.16	1.13
Res Hmstd: Avg Val	221,400	221,400	0.0	2,768	2,695	-74	-2.7	1.25	1.22
Res Hmstd: Hi Val	295,200	295,200	0.0	3,825	3,726	-99	-2.6	1.3	1.26
Res Hmstd: Ex-Hi Val	442,900	442,900	0.0	5,911	5,763	-149	-2.5	1.33	1.30
Apartment	300,000	300,000	0.0	4,813	4,709	-104	-2.2	1.60	1.57
Comm/Ind: Lo Val	150,000	150,000	0.0	3,961	4,208	248	6.3	2.64	2.81
Comm/Ind: Med Val	300,000	300,000	0.0	9,113	9,706	593	6.5	3.04	3.24
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,158	35,362	2,204	6.6	3.32	3.54

	Hennepin County
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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	Alte
Res Homestead	79,371,286	79,371,286	0	0.0	1,141,687	1,148,277	6,590	0.6	1.44	1.45
Res Non-Hmstd	12,550,931	12,550,931	0	0.0	205,412	205,946	533	0.3	1.64	1.64
Apartments	7,330,505	7,330,505	0	0.0	141,670	142,198	528	0.4	1.93	1.94
Low-inc Apts	762,720	762,720	0	0.0	9,345	9,311	-34	-0.4	1.23	1.22
Seasn'l Rec'l	156,784	156,784	0	0.0	2,245	2,277	32	1.4	1.43	1.45
Com/Ind: Low	1,721,826	1,721,826	0	0.0	52,074	52,866	792	1.5	3.02	3.07
Com/Ind High	24,337,624	24,337,624	0	0.0	926,211	956,420	30,209	3.3	3.81	3.93
Publ U: Elec Gen	27,537	27,537	0	0.0	904	880	-23	-2.6	3.28	3.20
Publ U: Other	915,621	915,621	0	0.0	35,328	36,238	910	2.6	3.86	3.96
Ag HGA	127,156	127,156	0	0.0	1,650	1,658	8	0.5	1.30	1.30
Ag Hmstd Land	259,122	259,122	0	0.0	1,836	1,874	39	2.1	0.71	0.72
Ag Non-Hmstd	407,161	407,161	0	0.0	4,865	4,964	100	2.0	1.19	1.22
Misc props	101,120	101,120	0	0.0	2,103	2,098	-5	-0.2	2.08	2.08
Total	128,069,393	128,069,393	0	0.0	2,525,330	2,565,008	39,679	1.6	1.97	2.00

<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	1,534,653	1,534,653	0	0.0	County	46.45	47.90	0.00	0.00		
(-) TIF Tax Capacity	95,335	81,259	-14,076	-14.8	City/Town	45.58	46.23	1.27	1.27		
(-) FD Contrib Tax Cap	0	197,483	197,483	0.0	School District	25.11	25.79	22.09	19.80		
(=) Taxable Tax Capacity	1,439,318	1,255,911	#####	-12.7	Special District	10.03	10.30	0.00	0.00		
FD Distrib Tax Cap	0	145,864	145,864	0.0	Total	127.17	130.22	23.36	21.06		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated 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	2,327	2,333	6	0.3	1.35	1.35
Res Hmstd: Avg Val	259,200	259,200	0.0	3,725	3,740	15	0.4	1.44	1.44
Res Hmstd: Hi Val	345,600	345,600	0.0	5,124	5,149	24	0.5	1.48	1.49
Res Hmstd: Ex-Hi Val	518,500	518,500	0.0	7,864	7,904	41	0.5	1.52	1.52
Apartment	300,000	300,000	0.0	5,470	5,515	46	0.8	1.82	1.84
Comm/Ind: Lo Val	150,000	150,000	0.0	4,362	4,494	132	3.0	2.91	3
Comm/Ind: Med Val	300,000	300,000	0.0	10,061	10,381	320	3.2	3.35	3.46
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,656	37,852	1,196	3.3	3.67	3.79

	Itasca County
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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	Alte
Res Homestead	2,359,243	2,359,243	0	0.0	17,293	17,239	-54	-0.3	0.73	0.73
Res Non-Hmstd	219,230	219,230	0	0.0	2,718	2,693	-25	-0.9	1.24	1.23
Apartments	35,167	35,167	0	0.0	572	572	1	0.1	1.63	1.63
Low-inc Apts	22,105	22,105	0	0.0	244	241	-3	-1.2	1.10	1.09
Seasn'l Rec'l	1,170,623	1,170,623	0	0.0	11,364	11,395	32	0.3	0.97	0.97
Com/Ind: Low	116,173	116,173	0	0.0	3,203	3,225	22	0.7	2.76	2.78
Com/Ind High	224,240	224,240	0	0.0	8,064	8,204	140	1.7	3.60	3.66
Publ U: Elec Gen	273,520	273,520	0	0.0	4,768	4,906	138	2.9	1.74	1.79
Publ U: Other	336,745	336,745	0	0.0	9,678	9,824	146	1.5	2.87	2.92
Ag HGA	66,736	66,736	0	0.0	338	338	1	0.2	0.51	0.51
Ag Hmstd Land	131,799	131,799	0	0.0	315	316	1	0.4	0.24	0.24
Ag Non-Hmstd	812,460	812,460	0	0.0	7,055	7,062	7	0.1	0.87	0.87
Misc props	7,277	7,277	0	0.0	131	130	-1	-1.0	1.80	1.78
Total	5,775,318	5,775,318	0	0.0	65,741	66,145	404	0.6	1.14	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	62,889	62,889	0	0.0	County	48.31	48.54	0.00	0.00	
(-) TIF Tax Capacity	386	385	-1	-0.3	City/Town	27.76	26.77	0.00	0.00	
(-) FD Contrib Tax Cap	0	1,901	1,901	0.0	School District	19.31	19.36	3.19	3.10	
(=) Taxable Tax Capacity	62,503	60,603	-1,900	-3.0	Special District	1.18	1.20	0.00	0.00	
FD Distrib Tax Cap	0	1,321	1,321	0.0	Total	96.56	95.87	3.19	3.10	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	109,700	109,700	0.0	540	533	-7	-1.3	0.49	0.49
Res Hmstd: Avg Val	164,500	164,500	0.0	1,134	1,123	-11	-1.0	0.69	0.68
Res Hmstd: Hi Val	219,300	219,300	0.0	1,729	1,713	-16	-0.9	0.79	0.78
Res Hmstd: Ex-Hi Val	329,000	329,000	0.0	2,918	2,893	-25	-0.9	0.89	0.88
Apartment	300,000	300,000	0.0	3,717	3,688	-29	-0.8	1.24	1.23
Seas Rec: Lo Val	50,000	50,000	0.0	524	521	-3	-0.7	1.05	1.04
Seas Rec: Hi Val	150,000	150,000	0.0	1,664	1,653	-10	-0.6	1.11	1.10
Comm/Ind: Lo Val	150,000	150,000	0.0	3,370	3,460	89	2.6	2.25	2.31
Comm/Ind: Med Val	300,000	300,000	0.0	7,848	8,057	209	2.7	2.62	2.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,746	29,512	766	2.7	2.87	2.95

	Koochiching County
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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	Alte
Res Homestead	405,808	405,808	0	0.0	3,359	3,314	-45	-1.3	0.83	0.82
Res Non-Hmstd	42,621	42,621	0	0.0	518	508	-10	-1.9	1.22	1.19
Apartments	3,488	3,488	0	0.0	60	59	-2	-2.7	1.73	1.69
Low-inc Apts	2,666	2,666	0	0.0	31	30	-1	-2.5	1.15	1.12
Seasn'l Rec'l	151,542	151,542	0	0.0	1,188	1,188	-1	-0.1	0.78	0.78
Com/Ind: Low	25,722	25,722	0	0.0	706	693	-13	-1.8	2.75	2.70
Com/Ind High	59,581	59,581	0	0.0	2,099	2,060	-39	-1.8	3.52	3.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,694	14,694	0	0.0	502	495	-7	-1.4	3.41	3.37
Ag HGA	28,867	28,867	0	0.0	174	173	0	-0.2	0.60	0.60
Ag Hmstd Land	66,526	66,526	0	0.0	153	153	0	-0.2	0.23	0.23
Ag Non-Hmstd	236,571	236,571	0	0.0	1,780	1,778	-1	-0.1	0.75	0.75
Misc props	1,141	1,141	0	0.0	22	21	-1	-2.4	1.93	1.88
Total	1,039,227	1,039,227	0	0.0	10,591	10,472	-119	-1.1	1.02	1.01

<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	9,932	9,932	0	0.0	County	38.45	38.42	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.33	26.15	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.60	21.60	13.54	13.54	
(=) Taxable Tax Capacity	9,932	9,932	0	0.0	Special District	0.68	0.68	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	88.05	86.85	13.54	13.54	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	65,200	65,200	0.0	433	428	-5	-1.1	0.66	0.66
Res Hmstd: Avg Val	97,800	97,800	0.0	743	735	-8	-1.1	0.76	0.75
Res Hmstd: Hi Val	130,400	130,400	0.0	1,100	1,088	-13	-1.1	0.84	0.83
Res Hmstd: Ex-Hi Val	195,600	195,600	0.0	1,814	1,793	-21	-1.2	0.93	0.92
Apartment	300,000	300,000	0.0	3,708	3,663	-45	-1.2	1.24	1.22
Seas Rec: Lo Val	50,000	50,000	0.0	482	476	-6	-1.2	0.96	0.95
Seas Rec: Hi Val	150,000	150,000	0.0	1,536	1,518	-18	-1.2	1.02	1.01
Comm/Ind: Lo Val	150,000	150,000	0.0	3,334	3,307	-27	-0.8	2.22	2.20
Comm/Ind: Med Val	300,000	300,000	0.0	7,712	7,649	-63	-0.8	2.57	2.55
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,143	27,912	-231	-0.8	2.81	2.79

	Lake County
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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	Alte
Res Homestead	664,328	664,328	0	0.0	4,156	4,264	108	2.6	0.63	0.64
Res Non-Hmstd	128,951	128,951	0	0.0	1,225	1,250	25	2.0	0.95	0.97
Apartments	5,897	5,897	0	0.0	100	101	1	1.2	1.70	1.72
Low-inc Apts	2,722	2,722	0	0.0	28	28	0	0.9	1.02	1.03
Seasn'l Rec'l	568,420	568,420	0	0.0	5,234	5,330	96	1.8	0.92	0.94
Com/Ind: Low	30,886	30,886	0	0.0	773	813	41	5.2	2.50	2.63
Com/Ind High	63,296	63,296	0	0.0	1,969	2,121	152	7.7	3.11	3.35
Publ U: Elec Gen	1,345	1,345	0	0.0	19	26	7	36.4	1.40	1.91
Publ U: Other	28,705	28,705	0	0.0	945	1,007	62	6.6	3.29	3.51
Ag HGA	1,848	1,848	0	0.0	8	8	0	3.0	0.44	0.45
Ag Hmstd Land	4,143	4,143	0	0.0	10	11	0	3.3	0.25	0.26
Ag Non-Hmstd	363,991	363,991	0	0.0	2,594	2,649	55	2.1	0.71	0.73
Misc props	1,286	1,286	0	0.0	23	23	0	1.1	1.80	1.82
Total	1,865,819	1,865,819	0	0.0	17,083	17,631	548	3.2	0.92	0.94

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	18,953	18,953	0	0.0	County	42.50	43.42	0.00	0.00
(-) TIF Tax Capacity	444	439	-5	-1.1	City/Town	21.43	20.84	0.00	0.00
(-) FD Contrib Tax Cap	0	726	726	0.0	School District	18.63	19.01	1.85	1.82
(=) Taxable Tax Capacity	18,510	17,789	-721	-3.9	Special District	1.78	1.79	0.00	0.00
FD Distrib Tax Cap	0	346	346	0.0	Total	84.34	85.06	1.85	1.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	112,500	112,500	0.0	451	457	6	1.3	0.40	0.41
Res Hmstd: Avg Val	168,700	168,700	0.0	978	988	10	1.0	0.58	0.59
Res Hmstd: Hi Val	224,900	224,900	0.0	1,505	1,520	14	1.0	0.67	0.68
Res Hmstd: Ex-Hi Val	337,500	337,500	0.0	2,561	2,584	23	0.9	0.76	0.77
Apartment	300,000	300,000	0.0	3,218	3,244	26	0.8	1.07	1.08
Seas Rec: Lo Val	50,000	50,000	0.0	463	467	4	0.8	0.93	0.93
Seas Rec: Hi Val	150,000	150,000	0.0	1,481	1,491	11	0.7	0.99	0.99
Comm/Ind: Lo Val	150,000	150,000	0.0	3,075	3,488	413	13.4	2.05	2.33
Comm/Ind: Med Val	300,000	300,000	0.0	7,167	8,131	964	13.5	2.39	2.71
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,259	29,794	3,535	13.5	2.63	2.98

	Ramsey County
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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	Alte
Res Homestead	25,124,380	25,124,380	0	0.0	379,542	365,030	-14,512	-3.8	1.51	1.45
Res Non-Hmstd	3,483,906	3,483,906	0	0.0	61,443	58,672	-2,771	-4.5	1.76	1.68
Apartments	3,055,366	3,055,366	0	0.0	63,142	60,378	-2,764	-4.4	2.07	1.98
Low-inc Apts	622,828	622,828	0	0.0	7,968	7,598	-370	-4.6	1.28	1.22
Seasn'l Rec'l	12,462	12,462	0	0.0	187	188	0	0.1	1.50	1.51
Com/Ind: Low	763,473	763,473	0	0.0	24,221	23,546	-675	-2.8	3.17	3.08
Com/Ind High	8,009,830	8,009,830	0	0.0	327,486	322,350	-5,136	-1.6	4.09	4.02
Publ U: Elec Gen	858	858	0	0.0	29	27	-2	-7.7	3.39	3.13
Publ U: Other	461,965	461,965	0	0.0	19,113	18,679	-434	-2.3	4.14	4.04
Ag HGA	959	959	0	0.0	14	14	0	-1.0	1.47	1.46
Ag Hmstd Land	2,946	2,946	0	0.0	44	42	-1	-3.2	1.49	1.44
Ag Non-Hmstd	18,089	18,089	0	0.0	212	210	-2	-1.0	1.17	1.16
Misc props	98,597	98,597	0	0.0	1,935	1,911	-24	-1.2	1.96	1.94
Total	41,655,658	41,655,658	0	0.0	885,336	858,644	-26,692	-3.0	2.13	2.06

<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	492,308	492,308	0	0.0	County	60.16	58.94	0.00	0.00	
(-) TIF Tax Capacity	41,145	39,568	-1,577	-3.8	City/Town	38.30	37.77	0.54	0.54	
(-) FD Contrib Tax Cap	0	63,027	63,027	0.0	School District	33.05	31.99	21.05	17.94	
(=) Taxable Tax Capacity	451,163	389,714	-61,449	-13.6	Special District	10.79	10.58	0.00	0.00	
FD Distrib Tax Cap	0	80,214	80,214	0.0	Total	142.30	139.27	21.59	18.48	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	138,000	138,000	0.0	1,909	1,831	-77	-4.0	1.38	1.33
Res Hmstd: Avg Val	206,900	206,900	0.0	3,126	3,005	-121	-3.9	1.51	1.45
Res Hmstd: Hi Val	275,800	275,800	0.0	4,343	4,178	-166	-3.8	1.57	1.51
Res Hmstd: Ex-Hi Val	413,800	413,800	0.0	6,782	6,528	-254	-3.7	1.64	1.58
Apartment	300,000	300,000	0.0	5,984	5,777	-207	-3.5	1.99	1.93
Comm/Ind: Lo Val	150,000	150,000	0.0	4,676	4,582	-94	-2.0	3.12	3.05
Comm/Ind: Med Val	300,000	300,000	0.0	10,802	10,599	-203	-1.9	3.60	3.53
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,392	38,677	-715	-1.8	3.94	3.87

	St. Louis County
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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	Alte
Res Homestead	8,593,725	8,593,725	0	0.0	92,518	90,838	-1,680	-1.8	1.08	1.06
Res Non-Hmstd	1,484,130	1,484,130	0	0.0	21,932	21,582	-350	-1.6	1.48	1.45
Apartments	391,905	391,905	0	0.0	7,037	6,912	-124	-1.8	1.80	1.76
Low-inc Apts	89,034	89,034	0	0.0	1,025	998	-27	-2.6	1.15	1.12
Seasn'l Rec'l	1,828,313	1,828,313	0	0.0	22,598	22,586	-12	-0.1	1.24	1.24
Com/Ind: Low	421,867	421,867	0	0.0	12,790	12,442	-349	-2.7	3.03	2.95
Com/Ind High	1,291,851	1,291,851	0	0.0	48,773	48,259	-514	-1.1	3.78	3.74
Publ U: Elec Gen	29,760	29,760	0	0.0	1,011	992	-20	-1.9	3.40	3.33
Publ U: Other	420,417	420,417	0	0.0	14,759	14,644	-115	-0.8	3.51	3.48
Ag HGA	57,876	57,876	0	0.0	452	448	-4	-1.0	0.78	0.77
Ag Hmstd Land	104,999	104,999	0	0.0	370	369	-2	-0.5	0.35	0.35
Ag Non-Hmstd	1,095,867	1,095,867	0	0.0	12,514	12,454	-60	-0.5	1.14	1.14
Misc props	41,314	41,314	0	0.0	1,068	1,036	-32	-3.0	2.59	2.51
Total	15,851,059	15,851,059	0	0.0	236,848	233,560	-3,289	-1.4	1.49	1.47

<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	166,166	166,166	0	0.0	County	63.76	63.50	0.00	0.00	
(-) TIF Tax Capacity	2,231	2,212	-19	-0.9	City/Town	35.39	33.46	2.16	2.16	
(-) FD Contrib Tax Cap	0	2,729	2,729	0.0	School District	22.55	22.65	8.82	8.53	
(=) Taxable Tax Capacity	163,935	161,225	-2,710	-1.7	Special District	3.72	3.75	0.00	0.00	
FD Distrib Tax Cap	0	4,146	4,146	0.0	Total	125.42	123.35	10.98	10.69	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,900	96,900	0.0	964	947	-17	-1.8	0.99	0.98
Res Hmstd: Avg Val	145,200	145,200	0.0	1,677	1,648	-29	-1.7	1.16	1.14
Res Hmstd: Hi Val	193,600	193,600	0.0	2,392	2,351	-41	-1.7	1.24	1.21
Res Hmstd: Ex-Hi Val	290,400	290,400	0.0	3,822	3,756	-66	-1.7	1.32	1.29
Apartment	300,000	300,000	0.0	5,032	4,946	-86	-1.7	1.68	1.65
Seas Rec: Lo Val	50,000	50,000	0.0	668	658	-10	-1.5	1.34	1.32
Seas Rec: Hi Val	150,000	150,000	0.0	2,097	2,066	-31	-1.5	1.4	1.38
Comm/Ind: Lo Val	150,000	150,000	0.0	4,137	4,086	-51	-1.2	2.76	2.72
Comm/Ind: Med Val	300,000	300,000	0.0	9,597	9,480	-117	-1.2	3.2	3.16
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,080	34,654	-426	-1.2	3.51	3.47

	Scott County
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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	Alte
Res Homestead	9,523,027	9,523,027	0	0.0	123,050	120,256	-2,794	-2.3	1.29	1.26
Res Non-Hmstd	1,279,037	1,279,037	0	0.0	18,138	17,726	-413	-2.3	1.42	1.39
Apartments	228,646	228,646	0	0.0	3,848	3,803	-45	-1.2	1.68	1.66
Low-inc Apts	69,727	69,727	0	0.0	766	752	-13	-1.7	1.10	1.08
Seasn'l Rec'l	47,620	47,620	0	0.0	626	614	-13	-2.0	1.32	1.29
Com/Ind: Low	218,983	218,983	0	0.0	6,102	6,311	209	3.4	2.79	2.88
Com/Ind High	1,391,445	1,391,445	0	0.0	49,698	52,159	2,461	5.0	3.57	3.75
Publ U: Elec Gen	11,176	11,176	0	0.0	268	293	26	9.6	2.40	2.62
Publ U: Other	131,090	131,090	0	0.0	4,429	4,750	321	7.2	3.38	3.62
Ag HGA	160,184	160,184	0	0.0	1,642	1,610	-32	-1.9	1.02	1.01
Ag Hmstd Land	409,833	409,833	0	0.0	1,926	1,916	-10	-0.5	0.47	0.47
Ag Non-Hmstd	239,497	239,497	0	0.0	2,420	2,408	-12	-0.5	1.01	1.01
Misc props	10,484	10,484	0	0.0	171	167	-4	-2.5	1.63	1.59
Total	13,720,749	13,720,749	0	0.0	213,085	212,766	-318	-0.1	1.55	1.55

<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	148,007	148,007	0	0.0	County	39.04	38.76	0.00	0.00	
(-) TIF Tax Capacity	1,086	965	-121	-11.1	City/Town	36.43	35.64	1.30	1.30	
(-) FD Contrib Tax Cap	0	12,982	12,982	0.0	School District	32.93	33.03	19.49	17.56	
(=) Taxable Tax Capacity	146,921	134,059	-12,862	-8.8	Special District	5.64	5.58	0.00	0.00	
FD Distrib Tax Cap	0	15,377	15,377	0.0	Total	114.05	113.01	20.79	18.86	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	171,600	171,600	0.0	2,065	2,016	-49	-2.4	1.20	1.18
Res Hmstd: Avg Val	257,300	257,300	0.0	3,309	3,234	-75	-2.3	1.29	1.26
Res Hmstd: Hi Val	343,000	343,000	0.0	4,552	4,451	-101	-2.2	1.33	1.3
Res Hmstd: Ex-Hi Val	514,700	514,700	0.0	6,982	6,829	-154	-2.2	1.36	1.33
Apartment	300,000	300,000	0.0	4,901	4,804	-97	-2.0	1.63	1.60
Comm/Ind: Lo Val	150,000	150,000	0.0	4,028	4,225	196	4.9	2.69	2.82
Comm/Ind: Med Val	300,000	300,000	0.0	9,295	9,763	468	5.0	3.1	3.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,873	35,609	1,736	5.1	3.39	3.56

	Washington County
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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	Alte
Res Homestead	18,003,284	18,003,284	0	0.0	214,778	208,531	-6,246	-2.9	1.19	1.16
Res Non-Hmstd	2,106,949	2,106,949	0	0.0	27,116	26,453	-663	-2.4	1.29	1.26
Apartments	570,687	570,687	0	0.0	9,036	8,884	-152	-1.7	1.58	1.56
Low-inc Apts	125,359	125,359	0	0.0	1,194	1,171	-23	-2.0	0.95	0.93
Seasn'l Rec'l	145,808	145,808	0	0.0	1,667	1,646	-21	-1.2	1.14	1.13
Com/Ind: Low	299,925	299,925	0	0.0	7,670	8,209	539	7.0	2.56	2.74
Com/Ind High	2,629,211	2,629,211	0	0.0	88,545	94,745	6,201	7.0	3.37	3.60
Publ U: Elec Gen	158,090	158,090	0	0.0	3,502	4,116	614	17.5	2.22	2.60
Publ U: Other	250,048	250,048	0	0.0	8,470	9,012	542	6.4	3.39	3.60
Ag HGA	136,649	136,649	0	0.0	1,414	1,371	-44	-3.1	1.03	1.00
Ag Hmstd Land	203,269	203,269	0	0.0	790	772	-18	-2.2	0.39	0.38
Ag Non-Hmstd	387,697	387,697	0	0.0	3,723	3,662	-60	-1.6	0.96	0.94
Misc props	37,087	37,087	0	0.0	543	531	-13	-2.3	1.47	1.43
Total	25,054,065	25,054,065	0	0.0	368,446	369,103	657	0.2	1.47	1.47

<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	274,209	274,209	0	0.0	County	32.01	31.61	0.18	0.18	
(-) TIF Tax Capacity	5,592	5,450	-142	-2.5	City/Town	36.17	35.54	0.69	0.69	
(-) FD Contrib Tax Cap	0	24,758	24,758	0.0	School District	29.41	29.16	20.53	18.34	
(=) Taxable Tax Capacity	268,617	244,001	-24,617	-9.2	Special District	5.97	5.97	0.00	0.00	
FD Distrib Tax Cap	0	30,304	30,304	0.0	Total	103.56	102.28	21.39	19.21	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	167,500	167,500	0.0	1,863	1,808	-55	-3.0	1.11	1.08
Res Hmstd: Avg Val	251,200	251,200	0.0	2,987	2,902	-85	-2.9	1.19	1.16
Res Hmstd: Hi Val	334,800	334,800	0.0	4,110	3,995	-115	-2.8	1.23	1.19
Res Hmstd: Ex-Hi Val	502,400	502,400	0.0	6,284	6,110	-174	-2.8	1.25	1.22
Apartment	300,000	300,000	0.0	4,525	4,412	-114	-2.5	1.51	1.47
Comm/Ind: Lo Val	150,000	150,000	0.0	3,801	4,078	277	7.3	2.53	2.72
Comm/Ind: Med Val	300,000	300,000	0.0	8,762	9,420	657	7.5	2.92	3.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,915	34,346	2,432	7.6	3.19	3.43

Aitkin County

Aitkin township

<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	Alte
Res Homestead	56,751	56,751	0	0.0	249	250	1	0.4	0.44	0.44
Res Non-Hmstd	5,906	5,906	0	0.0	36	36	0	0.3	0.61	0.62
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
Seasn'l Rec'l	24,805	24,805	0	0.0	178	178	1	0.3	0.72	0.72
Com/Ind: Low	2,085	2,085	0	0.0	35	42	7	20.8	1.66	2.00
Com/Ind High	2,699	2,699	0	0.0	59	72	12	21.0	2.19	2.65
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	13	16	3	21.0	2.19	2.65
Ag HGA	5,612	5,612	0	0.0	16	16	0	0.6	0.28	0.29
Ag Hmstd Land	10,798	10,798	0	0.0	11	11	0	1.0	0.10	0.10
Ag Non-Hmstd	11,951	11,951	0	0.0	67	68	0	0.4	0.56	0.57
Misc props	251	251	0	0.0	2	2	0	0.3	0.92	0.92
Total	121,453	121,453	0	0.0	666	691	24	3.7	0.55	0.57

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,153	1,153	0	0.0	County	38.75	38.85	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	14.50	14.63	0.00	0.00
(-) FD Contrib Tax Cap	0	26	26	0.0	School District	2.85	2.86	4.47	4.42
(=) Taxable Tax Capacity	1,153	1,127	-26	-2.3	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	17	17	0.0	Total	56.26	56.50	4.47	4.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	149,600	149,600		0.0	485	487	2	0.5	0.32	0.33
Res Hmstd: Avg Val	224,300	224,300		0.0	977	980	4	0.4	0.44	0.44
Res Hmstd: Hi Val	299,100	299,100		0.0	1,469	1,474	5	0.4	0.49	0.49
Res Hmstd: Ex-Hi Val	448,700	448,700		0.0	2,435	2,444	8	0.3	0.54	0.54
Seas Rec: Lo Val	50,000	50,000		0.0	323	324	1	0.4	0.65	0.65
Seas Rec: Hi Val	150,000	150,000		0.0	1,059	1,063	4	0.3	0.71	0.71
Comm/Ind: Lo Val	150,000	150,000		0.0	2,483	3,000	517	20.8	1.66	2.00
Comm/Ind: Med Val	300,000	300,000		0.0	5,772	6,979	1,207	20.9	1.92	2.33
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	21,118	25,544	4,427	21.0	2.11	2.55

Aitkin County

Farm Island township

<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	Alte
Res Homestead	109,160	109,160	0	0.0	463	464	0	0.1	0.42	0.42
Res Non-Hmstd	7,483	7,483	0	0.0	43	43	0	0.1	0.58	0.58
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
Seasn'l Rec'l	156,635	156,635	0	0.0	1,076	1,078	2	0.1	0.69	0.69
Com/Ind: Low	1,174	1,174	0	0.0	19	23	4	20.2	1.60	1.93
Com/Ind High	66	66	0	0.0	1	2	0	20.4	2.12	2.56
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	8	9	2	20.4	2.12	2.56
Ag HGA	3,434	3,434	0	0.0	10	10	0	0.2	0.30	0.30
Ag Hmstd Land	4,617	4,617	0	0.0	4	4	0	0.5	0.08	0.08
Ag Non-Hmstd	27,413	27,413	0	0.0	144	145	0	0.2	0.53	0.53
Misc props	266	266	0	0.0	2	2	0	0.1	0.71	0.71
Total	310,614	310,614	0	0.0	1,771	1,779	8	0.5	0.57	0.57

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,021	3,021	0	0.0	County	38.73	38.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.09	11.08	0.00	0.00
(-) FD Contrib Tax Cap	0	6	6	0.0	School District	2.85	2.86	4.48	4.42
(=) Taxable Tax Capacity	3,021	3,015	-6	-0.2	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	11	11	0.0	Total	52.83	52.94	4.48	4.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	167,400	167,400		0.0	552	553	1	0.1	0.33	0.33
Res Hmstd: Avg Val	250,900	250,900		0.0	1,071	1,072	1	0.1	0.43	0.43
Res Hmstd: Hi Val	334,500	334,500		0.0	1,589	1,591	2	0.1	0.48	0.48
Res Hmstd: Ex-Hi Val	501,900	501,900		0.0	2,589	2,592	3	0.1	0.52	0.52
Seas Rec: Lo Val	50,000	50,000		0.0	305	306	1	0.2	0.61	0.61
Seas Rec: Hi Val	150,000	150,000		0.0	1,008	1,010	2	0.2	0.67	0.67
Comm/Ind: Lo Val	150,000	150,000		0.0	2,406	2,892	486	20.2	1.60	1.93
Comm/Ind: Med Val	300,000	300,000		0.0	5,592	6,726	1,135	20.3	1.86	2.24
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	20,457	24,619	4,161	20.3	2.05	2.46

Aitkin County

Fleming township

<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	Alte
Res Homestead	26,981	26,981	0	0.0	103	103	0	0.1	0.38	0.38
Res Non-Hmstd	2,720	2,720	0	0.0	16	16	0	0.1	0.59	0.60
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
Seasn'l Rec'l	66,224	66,224	0	0.0	451	452	1	0.2	0.68	0.68
Com/Ind: Low	338	338	0	0.0	5	7	2	34.3	1.60	2.15
Com/Ind High	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 HGA	1,988	1,988	0	0.0	5	5	0	0.2	0.26	0.26
Ag Hmstd Land	5,360	5,360	0	0.0	8	8	0	0.4	0.15	0.15
Ag Non-Hmstd	13,684	13,684	0	0.0	73	73	0	0.2	0.54	0.54
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	117,295	117,295	0	0.0	662	665	3	0.4	0.56	0.57

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,120	1,120	0	0.0	County	38.73	38.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.16	11.15	0.00	0.00
(-) FD Contrib Tax Cap	0	2	2	0.0	School District	2.98	2.99	4.46	4.41
(=) Taxable Tax Capacity	1,120	1,118	-2	-0.2	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	2	2	0.0	Total	53.03	53.14	4.46	4.41

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	132,300	132,300		0.0	336	337	1	0.2	0.25	0.25
Res Hmstd: Avg Val	198,400	198,400		0.0	748	749	1	0.1	0.38	0.38
Res Hmstd: Hi Val	264,500	264,500		0.0	1,159	1,161	2	0.1	0.44	0.44
Res Hmstd: Ex-Hi Val	396,800	396,800		0.0	1,983	1,986	2	0.1	0.5	0.50
Seas Rec: Lo Val	50,000	50,000		0.0	306	307	1	0.2	0.61	0.61
Seas Rec: Hi Val	150,000	150,000		0.0	1,011	1,013	2	0.2	0.67	0.68

Aitkin County

Glen township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	35,202	35,202	0	0.0	128	128	0	0.2	0.36	0.36
Res Non-Hmstd	2,944	2,944	0	0.0	17	17	0	0.1	0.59	0.59
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
Seasn'l Rec'l	60,722	60,722	0	0.0	406	406	1	0.2	0.67	0.67
Com/Ind: Low	706	706	0	0.0	11	15	3	31.0	1.59	2.08
Com/Ind High	253	253	0	0.0	5	7	2	31.2	2.10	2.76
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	1	2	0	31.2	2.10	2.76
Ag HGA	3,219	3,219	0	0.0	9	10	0	0.2	0.29	0.30
Ag Hmstd Land	7,615	7,615	0	0.0	9	9	0	0.5	0.12	0.12
Ag Non-Hmstd	13,849	13,849	0	0.0	72	72	0	0.3	0.52	0.52
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	124,581	124,581	0	0.0	659	666	7	1.0	0.53	0.53

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,177	1,177	0	0.0	County	38.73	38.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	10.11	10.13	0.00	0.00
(-) FD Contrib Tax Cap	0	6	6	0.0	School District	2.85	2.86	4.47	4.42
(=) Taxable Tax Capacity	1,177	1,170	-6	-0.5	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	5	5	0.0	Total	51.86	51.99	4.47	4.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	133,400	133,400		0.0	331	331	1	0.2	0.25	0.25
Res Hmstd: Avg Val	200,000	200,000		0.0	737	738	1	0.2	0.37	0.37
Res Hmstd: Hi Val	266,600	266,600		0.0	1,143	1,145	2	0.2	0.43	0.43
Res Hmstd: Ex-Hi Val	400,000	400,000		0.0	1,957	1,960	3	0.2	0.49	0.49
Seas Rec: Lo Val	50,000	50,000		0.0	301	301	1	0.2	0.60	0.60
Seas Rec: Hi Val	150,000	150,000		0.0	993	995	2	0.2	0.66	0.66
Comm/Ind: Lo Val	150,000	150,000		0.0	2,384	3,123	739	31.0	1.59	2.08
Comm/Ind: Med Val	300,000	300,000		0.0	5,540	7,264	1,724	31.1	1.85	2.42
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	20,269	26,591	6,322	31.2	2.03	2.66

Aitkin County

Hazelton township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	71,228	71,228	0	0.0	287	287	0	0.1	0.40	0.40
Res Non-Hmstd	7,560	7,560	0	0.0	44	44	0	0.1	0.58	0.58
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
Seasn'l Rec'l	122,935	122,935	0	0.0	806	808	1	0.2	0.66	0.66
Com/Ind: Low	1,018	1,018	0	0.0	16	21	5	29.6	1.58	2.04
Com/Ind High	281	281	0	0.0	6	8	2	29.8	2.09	2.71
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	7	9	2	29.8	2.09	2.71
Ag HGA	2,271	2,271	0	0.0	6	6	0	0.2	0.26	0.27
Ag Hmstd Land	3,233	3,233	0	0.0	3	3	0	0.6	0.08	0.08
Ag Non-Hmstd	14,430	14,430	0	0.0	74	74	0	0.2	0.51	0.51
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	223,298	223,298	0	0.0	1,248	1,259	11	0.9	0.56	0.56

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,180	2,180	0	0.0	County	38.73	38.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	9.27	9.27	0.00	0.00
(-) FD Contrib Tax Cap	0	9	9	0.0	School District	2.85	2.86	4.47	4.42
(=) Taxable Tax Capacity	2,180	2,170	-9	-0.4	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	9	9	0.0	Total	51.01	51.13	4.47	4.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	154,800	154,800		0.0	450	451	1	0.2	0.29	0.29
Res Hmstd: Avg Val	232,000	232,000		0.0	914	915	1	0.1	0.39	0.39
Res Hmstd: Hi Val	309,300	309,300		0.0	1,378	1,380	2	0.1	0.45	0.45
Res Hmstd: Ex-Hi Val	464,100	464,100		0.0	2,285	2,288	3	0.1	0.49	0.49
Seas Rec: Lo Val	50,000	50,000		0.0	296	297	1	0.2	0.59	0.59
Seas Rec: Hi Val	150,000	150,000		0.0	981	982	2	0.2	0.65	0.65
Comm/Ind: Lo Val	150,000	150,000		0.0	2,365	3,064	699	29.6	1.58	2.04
Comm/Ind: Med Val	300,000	300,000		0.0	5,496	7,128	1,632	29.7	1.83	2.38
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	20,106	26,090	5,984	29.8	2.01	2.61

Aitkin County

Kimberly township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	6,856	6,856	0	0.0	32	32	0	0.5	0.46	0.47
Res Non-Hmstd	778	778	0	0.0	6	6	0	0.4	0.78	0.79
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
Seasn'l Rec'l	10,619	10,619	0	0.0	91	92	0	0.4	0.86	0.86
Com/Ind: Low	11	11	0	0.0	0	0	0	9.2	1.90	2.07
Com/Ind High	1,171	1,171	0	0.0	29	32	3	9.3	2.52	2.75
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	12	13	1	9.3	2.52	2.75
Ag HGA	4,011	4,011	0	0.0	18	18	0	0.6	0.46	0.46
Ag Hmstd Land	7,137	7,137	0	0.0	13	13	0	0.9	0.18	0.18
Ag Non-Hmstd	6,930	6,930	0	0.0	50	50	0	0.5	0.72	0.73
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	38,002	38,002	0	0.0	252	257	5	2.0	0.66	0.68

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	342	342	0	0.0	County	38.73	38.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.69	30.95	0.00	0.00
(-) FD Contrib Tax Cap	0	6	6	0.0	School District	2.85	2.86	4.47	4.42
(=) Taxable Tax Capacity	342	337	-6	-1.6	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	3	3	0.0	Total	72.44	72.80	4.47	4.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	93,300	93,300	93,300	0.0	219	221	2	0.9	0.23	0.24
Res Hmstd:Avg Val	139,900	139,900	139,900	0.0	608	611	4	0.6	0.43	0.44
Res Hmstd: Hi Val	186,500	186,500	186,500	0.0	996	1,002	5	0.5	0.53	0.54
Res Hmstd: Ex-Hi Val	279,900	279,900	279,900	0.0	1,776	1,784	8	0.5	0.63	0.64
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	403	405	2	0.5	0.81	0.81
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,302	1,308	6	0.4	0.87	0.87
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	2,847	3,110	263	9.2	1.9	2.07
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	6,621	7,235	614	9.3	2.21	2.41
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	24,231	26,484	2,253	9.3	2.42	2.65

Aitkin County

Lee township

<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	Alte
Res Homestead	1,704	1,704	0	0.0	5	5	0	0.0	0.30	0.30
Res Non-Hmstd	31	31	0	0.0	0	0	0	0.0	0.68	0.68
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
Seasn'l Rec'l	1,162	1,162	0	0.0	8	8	0	0.1	0.67	0.67
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	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 HGA	793	793	0	0.0	2	2	0	0.0	0.30	0.30
Ag Hmstd Land	3,433	3,433	0	0.0	6	6	0	0.1	0.18	0.18
Ag Non-Hmstd	4,166	4,166	0	0.0	25	25	0	0.1	0.59	0.59
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	11,291	11,291	0	0.0	46	46	0	0.1	0.41	0.41

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	90	90	0	0.0	County	38.73	38.83	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.12	11.06	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.99	7.00	4.10	4.06
(=) Taxable Tax Capacity	90	90	0	0.0	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	1	1	0.0	Total	57.00	57.06	4.10	4.06

Tax Burdens on Hypothetical Properties

	Estimated 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	140	140	0	0.0	0.17	0.17
Res Hmstd: Avg Val	121,700	121,700	0.0	304	304	0	0.0	0.25	0.25
Res Hmstd: Hi Val	162,200	162,200	0.0	572	572	0	0.0	0.35	0.35
Res Hmstd: Ex-Hi Val	243,400	243,400	0.0	1,110	1,110	0	0.0	0.46	0.46
Seas Rec: Lo Val	50,000	50,000	0.0	326	327	0	0.1	0.65	0.65
Seas Rec: Hi Val	150,000	150,000	0.0	1,071	1,071	1	0.1	0.71	0.71

Aitkin County

Logan township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	3,693	3,693	0	0.0	11	11	0	-0.2	0.29	0.28
Res Non-Hmstd	1,064	1,064	0	0.0	8	8	0	-0.1	0.72	0.71
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
Seasn'l Rec'l	5,722	5,722	0	0.0	44	44	0	0.0	0.77	0.77
Com/Ind: Low	71	71	0	0.0	1	1	0	15.6	1.80	2.08
Com/Ind High	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	18	18	0	0.0	0	0	0	27.5	1.37	1.74
Publ U: Other	210	210	0	0.0	5	6	1	15.7	2.39	2.76
Ag HGA	4,522	4,522	0	0.0	16	16	0	-0.2	0.35	0.35
Ag Hmstd Land	6,803	6,803	0	0.0	7	7	0	-0.2	0.11	0.11
Ag Non-Hmstd	7,721	7,721	0	0.0	51	51	0	-0.1	0.66	0.66
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	29,824	29,824	0	0.0	143	143	1	0.6	0.48	0.48

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	248	248	0	0.0	County	38.73	38.83	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	24.31	24.16	0.00	0.00
(-) FD Contrib Tax Cap	0	1	1	0.0	School District	2.85	2.86	4.48	4.42
(=) Taxable Tax Capacity	248	247	-1	-0.6	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	3	3	0.0	Total	66.05	66.02	4.48	4.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,400	70,400	0.0	134	133	0	-0.2	0.19	0.19
Res Hmstd: Avg Val	105,500	105,500	0.0	271	270	-1	-0.3	0.26	0.26
Res Hmstd: Hi Val	140,600	140,600	0.0	539	538	-1	-0.2	0.38	0.38
Res Hmstd: Ex-Hi Val	211,000	211,000	0.0	1,078	1,076	-2	-0.2	0.51	0.51
Seas Rec: Lo Val	50,000	50,000	0.0	372	371	0	0.0	0.74	0.74
Seas Rec: Hi Val	150,000	150,000	0.0	1,206	1,206	-1	0.0	0.80	0.80

Aitkin County

Malmo township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	24,328	24,328	0	0.0	94	95	0	0.4	0.39	0.39
Res Non-Hmstd	3,228	3,228	0	0.0	20	20	0	0.3	0.61	0.61
Apartments	87	87	0	0.0	1	1	0	0.3	0.72	0.72
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	31,082	31,082	0	0.0	211	212	1	0.3	0.68	0.68
Com/Ind: Low	1,132	1,132	0	0.0	18	23	5	25.9	1.62	2.04
Com/Ind High	420	420	0	0.0	9	11	2	26.1	2.14	2.70
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	11	13	3	26.1	2.14	2.70
Ag HGA	2,708	2,708	0	0.0	8	8	0	0.6	0.30	0.30
Ag Hmstd Land	4,831	4,831	0	0.0	5	5	0	0.9	0.11	0.11
Ag Non-Hmstd	9,850	9,850	0	0.0	53	53	0	0.4	0.54	0.54
Misc props	203	203	0	0.0	2	2	0	0.3	1.02	1.02
Total	78,359	78,359	0	0.0	432	443	11	2.6	0.55	0.57

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	746	746	0	0.0	County	38.73	38.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.12	12.24	0.00	0.00
(-) FD Contrib Tax Cap	0	11	11	0.0	School District	2.85	2.86	4.47	4.42
(=) Taxable Tax Capacity	746	735	-11	-1.5	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	4	4	0.0	Total	53.87	54.10	4.47	4.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	137,500	137,500	0.0	378	380	2	0.5	0.28	0.28
Res Hmstd: Avg Val	206,200	206,200	0.0	813	816	3	0.4	0.39	0.4
Res Hmstd: Hi Val	274,800	274,800	0.0	1,246	1,251	5	0.4	0.45	0.46
Res Hmstd: Ex-Hi Val	412,300	412,300	0.0	2,115	2,122	8	0.4	0.51	0.51
Apartment	300,000	300,000	0.0	2,154	2,162	7	0.3	0.72	0.72
Seas Rec: Lo Val	50,000	50,000	0.0	311	312	1	0.4	0.62	0.62
Seas Rec: Hi Val	150,000	150,000	0.0	1,023	1,027	4	0.3	0.68	0.68
Comm/Ind: Lo Val	150,000	150,000	0.0	2,429	3,059	630	25.9	1.62	2.04
Comm/Ind: Med Val	300,000	300,000	0.0	5,646	7,115	1,470	26.0	1.88	2.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	20,656	26,045	5,389	26.1	2.07	2.60

Aitkin County

Morrison township

<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	Alte
Res Homestead	4,383	4,383	0	0.0	12	12	0	-0.1	0.27	0.27
Res Non-Hmstd	1,161	1,161	0	0.0	8	8	0	0.0	0.67	0.67
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
Seasn'l Rec'l	2,642	2,642	0	0.0	19	19	0	0.0	0.71	0.71
Com/Ind: Low	179	179	0	0.0	3	5	2	68.3	1.72	2.89
Com/Ind High	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 HGA	2,938	2,938	0	0.0	8	8	0	-0.1	0.26	0.26
Ag Hmstd Land	9,356	9,356	0	0.0	24	24	0	0.0	0.25	0.25
Ag Non-Hmstd	7,658	7,658	0	0.0	46	46	0	0.0	0.60	0.60
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	28,317	28,317	0	0.0	119	121	2	1.8	0.42	0.43

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	231	231	0	0.0	County	38.73	38.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	18.66	18.56	0.00	0.00
(-) FD Contrib Tax Cap	0	3	3	0.0	School District	2.85	2.86	4.47	4.42
(=) Taxable Tax Capacity	231	228	-3	-1.1	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	4	4	0.0	Total	60.40	60.42	4.47	4.42

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	75,000	75,000		0.0	131	131	0	-0.1	0.18	0.17
Res Hmstd: Avg Val	112,400	112,400		0.0	276	275	0	-0.2	0.25	0.24
Res Hmstd: Hi Val	149,800	149,800		0.0	539	538	-1	-0.1	0.36	0.36
Res Hmstd: Ex-Hi Val	224,800	224,800		0.0	1,066	1,065	-1	-0.1	0.47	0.47
Seas Rec: Lo Val	50,000	50,000		0.0	343	343	0	0.0	0.69	0.69
Seas Rec: Hi Val	150,000	150,000		0.0	1,122	1,122	0	0.0	0.75	0.75

Aitkin County

Nordland township

<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	Alte
Res Homestead	81,467	81,467	0	0.0	346	346	0	0.0	0.43	0.43
Res Non-Hmstd	7,012	7,012	0	0.0	43	43	0	0.0	0.62	0.62
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
Seasn'l Rec'l	77,076	77,076	0	0.0	546	546	0	0.1	0.71	0.71
Com/Ind: Low	487	487	0	0.0	8	10	2	27.3	1.64	2.09
Com/Ind High	74	74	0	0.0	2	2	0	27.5	2.17	2.77
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 HGA	5,111	5,111	0	0.0	14	14	0	0.0	0.27	0.27
Ag Hmstd Land	10,395	10,395	0	0.0	10	10	0	0.2	0.10	0.10
Ag Non-Hmstd	19,984	19,984	0	0.0	110	110	0	0.1	0.55	0.55
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	201,606	201,606	0	0.0	1,079	1,082	3	0.3	0.53	0.54

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,898	1,898	0	0.0	County	38.73	38.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.64	13.58	0.00	0.00
(-) FD Contrib Tax Cap	0	3	3	0.0	School District	2.85	2.86	4.47	4.42
(=) Taxable Tax Capacity	1,898	1,895	-3	-0.2	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	12	12	0.0	Total	55.38	55.44	4.47	4.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	148,900	148,900		0.0	469	469	0	0.0	0.32	0.32
Res Hmstd: Avg Val	223,200	223,200		0.0	951	951	0	0.0	0.43	0.43
Res Hmstd: Hi Val	297,600	297,600		0.0	1,434	1,434	0	0.0	0.48	0.48
Res Hmstd: Ex-Hi Val	446,500	446,500		0.0	2,383	2,383	0	0.0	0.53	0.53
Seas Rec: Lo Val	50,000	50,000		0.0	318	318	0	0.1	0.64	0.64
Seas Rec: Hi Val	150,000	150,000		0.0	1,046	1,047	1	0.1	0.7	0.7
Comm/Ind: Lo Val	150,000	150,000		0.0	2,463	3,135	672	27.3	1.64	2.09
Comm/Ind: Med Val	300,000	300,000		0.0	5,725	7,294	1,569	27.4	1.91	2.43
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	20,948	26,700	5,753	27.5	2.09	2.67

Aitkin County

Spencer township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	24,021	24,021	0	0.0	82	82	0	-0.1	0.34	0.34
Res Non-Hmstd	3,348	3,348	0	0.0	21	21	0	-0.1	0.63	0.63
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
Seasn'l Rec'l	2,320	2,320	0	0.0	16	16	0	0.0	0.70	0.70
Com/Ind: Low	417	417	0	0.0	7	8	1	13.4	1.68	1.90
Com/Ind High	1,183	1,183	0	0.0	26	30	4	13.5	2.22	2.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,402	1,402	0	0.0	30	34	4	13.5	2.16	2.45
Ag HGA	4,798	4,798	0	0.0	17	17	0	-0.1	0.36	0.36
Ag Hmstd Land	6,520	6,520	0	0.0	7	7	0	0.0	0.11	0.11
Ag Non-Hmstd	16,118	16,118	0	0.0	93	93	0	0.0	0.58	0.58
Misc props	642	642	0	0.0	6	6	0	0.0	0.91	0.91
Total	60,768	60,768	0	0.0	306	314	8	2.8	0.50	0.52

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	559	559	0	0.0	County	38.73	38.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.87	15.76	0.00	0.00
(-) FD Contrib Tax Cap	0	10	10	0.0	School District	2.85	2.86	4.47	4.42
(=) Taxable Tax Capacity	559	549	-10	-1.8	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	13	13	0.0	Total	57.61	57.62	4.47	4.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,300	98,300	0.0	192	192	0	-0.1	0.2	0.2
Res Hmstd: Avg Val	147,400	147,400	0.0	487	487	-1	-0.1	0.33	0.33
Res Hmstd: Hi Val	196,400	196,400	0.0	817	816	-1	-0.1	0.42	0.42
Res Hmstd: Ex-Hi Val	294,700	294,700	0.0	1,478	1,477	-1	-0.1	0.50	0.50
Comm/Ind: Lo Val	150,000	150,000	0.0	2,514	2,850	336	13.4	1.68	1.9
Comm/Ind: Med Val	300,000	300,000	0.0	5,842	6,628	785	13.4	1.95	2.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	21,378	24,258	2,880	13.5	2.14	2.43

Aitkin County

Waukenabo township

<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	Alte
Res Homestead	22,286	22,286	0	0.0	79	79	0	0.1	0.35	0.36
Res Non-Hmstd	1,867	1,867	0	0.0	11	11	0	0.1	0.59	0.59
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
Seasn'l Rec'l	48,723	48,723	0	0.0	324	325	0	0.1	0.67	0.67
Com/Ind: Low	257	257	0	0.0	4	5	1	18.7	1.59	1.89
Com/Ind High	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 HGA	1,928	1,928	0	0.0	4	4	0	0.2	0.22	0.22
Ag Hmstd Land	3,517	3,517	0	0.0	3	3	0	0.5	0.07	0.07
Ag Non-Hmstd	10,613	10,613	0	0.0	55	55	0	0.2	0.52	0.52
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	89,190	89,190	0	0.0	480	482	1	0.3	0.54	0.54

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	845	845	0	0.0	County	38.73	38.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	10.26	10.23	0.00	0.00
(-) FD Contrib Tax Cap	0	1	1	0.0	School District	2.85	2.86	4.47	4.42
(=) Taxable Tax Capacity	845	844	-1	-0.1	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	3	3	0.0	Total	52.00	52.09	4.47	4.42

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,900	120,900	0.0	256	256	0	0.1	0.21	0.21
Res Hmstd:Avg Val	181,200	181,200	0.0	625	625	0	0.1	0.34	0.35
Res Hmstd: Hi Val	241,500	241,500	0.0	994	994	1	0.1	0.41	0.41
Res Hmstd: Ex-Hi Val	362,400	362,400	0.0	1,733	1,734	1	0.1	0.48	0.48
Seas Rec: Lo Val	50,000	50,000	0.0	301	302	0	0.1	0.60	0.60
Seas Rec: Hi Val	150,000	150,000	0.0	996	997	1	0.1	0.66	0.66

Aitkin County

Wealthwood township

<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	Alte
Res Homestead	26,618	26,618	0	0.0	103	103	0	0.3	0.39	0.39
Res Non-Hmstd	1,842	1,842	0	0.0	10	10	0	0.2	0.56	0.57
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
Seasn'l Rec'l	31,686	31,686	0	0.0	210	211	1	0.3	0.66	0.67
Com/Ind: Low	208	208	0	0.0	3	6	2	73.6	1.56	2.71
Com/Ind High	25	25	0	0.0	1	1	0	74.1	2.07	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	304	304	0	0.0	6	11	5	74.1	2.07	3.60
Ag HGA	1,340	1,340	0	0.0	3	3	0	0.5	0.26	0.26
Ag Hmstd Land	2,020	2,020	0	0.0	2	2	0	0.8	0.09	0.09
Ag Non-Hmstd	7,732	7,732	0	0.0	39	39	0	0.3	0.50	0.50
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	71,775	71,775	0	0.0	378	386	8	2.2	0.53	0.54

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	693	693	0	0.0	County	38.73	38.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	8.21	8.27	0.00	0.00
(-) FD Contrib Tax Cap	0	8	8	0.0	School District	2.85	2.86	4.47	4.42
(=) Taxable Tax Capacity	693	685	-8	-1.2	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	3	3	0.0	Total	49.95	50.12	4.47	4.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	145,500	145,500	145,500	0.0	381	383	1	0.4	0.26	0.26
Res Hmstd: Avg Val	218,200	218,200	218,200	0.0	810	812	2	0.3	0.37	0.37
Res Hmstd: Hi Val	290,800	290,800	290,800	0.0	1,238	1,241	3	0.3	0.43	0.43
Res Hmstd: Ex-Hi Val	436,400	436,400	436,400	0.0	2,085	2,091	5	0.3	0.48	0.48
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	291	292	1	0.3	0.58	0.58
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	965	967	3	0.3	0.64	0.64
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	2,341	4,064	1,723	73.6	1.56	2.71
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	5,440	9,461	4,021	73.9	1.81	3.15
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	19,902	34,645	14,743	74.1	1.99	3.46

Aitkin County

Aitkin Co. Unorganized

<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	Alte
Res Homestead	940	940	0	0.0	5	5	0	0.1	0.58	0.58
Res Non-Hmstd	185	185	0	0.0	1	1	0	0.1	0.74	0.74
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
Seasn'l Rec'l	1,004	1,004	0	0.0	8	8	0	0.1	0.79	0.79
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	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 HGA	439	439	0	0.0	3	3	0	0.1	0.57	0.57
Ag Hmstd Land	564	564	0	0.0	1	1	0	0.3	0.13	0.13
Ag Non-Hmstd	5,380	5,380	0	0.0	37	37	0	0.1	0.70	0.70
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	8,513	8,513	0	0.0	55	56	0	0.1	0.65	0.65

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	79	79	0	0.0	County	38.73	38.83	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	7.49	7.47	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.15	23.15	4.19	4.19
(=) Taxable Tax Capacity	79	79	0	0.0	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	69.53	69.62	4.19	4.19

Tax Burdens on Hypothetical Properties

	Estimated 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	368	369	0	0.1	0.47	0.47
Res Hmstd: Avg Val	117,500	117,500	0.0	681	682	1	0.1	0.58	0.58
Res Hmstd: Hi Val	156,700	156,700	0.0	994	996	1	0.1	0.63	0.64
Res Hmstd: Ex-Hi Val	235,100	235,100	0.0	1,621	1,623	2	0.1	0.69	0.69
Seas Rec: Lo Val	50,000	50,000	0.0	389	389	0	0.1	0.78	0.78
Seas Rec: Hi Val	150,000	150,000	0.0	1,258	1,260	1	0.1	0.84	0.84

Aitkin County

Aitkin city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	54,958	54,958	0	0.0	345	354	9	2.6	0.63	0.64
Res Non-Hmstd	14,800	14,800	0	0.0	176	180	3	1.9	1.19	1.21
Apartments	11,332	11,332	0	0.0	162	165	3	1.9	1.43	1.46
Low-inc Apts	1,903	1,903	0	0.0	16	17	0	1.9	0.86	0.88
Seasn'l Rec'l	91	91	0	0.0	1	1	0	1.8	1.22	1.24
Com/Ind: Low	18,181	18,181	0	0.0	450	481	31	6.9	2.47	2.65
Com/Ind High	18,829	18,829	0	0.0	618	661	43	7.0	3.28	3.51
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	7.0	3.28	3.51
Ag HGA	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	404	404	0	0.0	4	5	0	2.0	1.11	1.13
Misc props	562	562	0	0.0	11	11	0	1.6	1.90	1.93
Total	121,209	121,209	0	0.0	1,789	1,880	90	5.1	1.48	1.55

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	1,394	1,394	0	0.0	County	38.73	38.84	0.00	0.00
(-) TIF Tax Capacity	196	149	-47	-23.9	City/Town	69.07	71.14	0.00	0.00
(-) FD Contrib Tax Cap	0	211	211	0.0	School District	2.85	2.86	4.47	4.42
(=) Taxable Tax Capacity	1,199	1,034	-165	-13.7	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	105	105	0.0	Total	110.81	113.00	4.47	4.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,100	74,100	0.0	236	245	9	4.0	0.32	0.33
Res Hmstd: Avg Val	111,000	111,000	0.0	688	706	18	2.6	0.62	0.64
Res Hmstd: Hi Val	148,000	148,000	0.0	1,151	1,178	26	2.3	0.78	0.8
Res Hmstd: Ex-Hi Val	222,100	222,100	0.0	2,080	2,123	44	2.1	0.94	0.96
Apartment	300,000	300,000	0.0	4,290	4,370	81	1.9	1.43	1.46
Comm/Ind: Lo Val	150,000	150,000	0.0	3,710	3,968	257	6.9	2.47	2.65
Comm/Ind: Med Val	300,000	300,000	0.0	8,635	9,236	600	7.0	2.88	3.08
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,618	33,820	2,202	7.0	3.16	3.38

Aitkin County

Palisade 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	Alte
Res Homestead	4,447	4,447	0	0.0	23	21	-2	-6.8	0.52	0.48
Res Non-Hmstd	1,635	1,635	0	0.0	22	21	-1	-4.0	1.32	1.27
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
Seasn'l Rec'l	300	300	0	0.0	4	4	0	-3.8	1.36	1.31
Com/Ind: Low	602	602	0	0.0	16	16	0	0.1	2.71	2.72
Com/Ind High	32	32	0	0.0	1	1	0	0.1	3.60	3.61
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	0.1	3.60	3.61
Ag HGA	413	413	0	0.0	3	3	0	-5.3	0.78	0.74
Ag Hmstd Land	234	234	0	0.0	1	1	0	-8.1	0.29	0.27
Ag Non-Hmstd	42	42	0	0.0	1	1	0	-4.1	1.27	1.22
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,733	7,733	0	0.0	72	69	-3	-3.9	0.93	0.89

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	65	65	0	0.0	County	38.68	38.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	85.10	79.83	0.00	0.00
(-) FD Contrib Tax Cap	0	3	3	0.0	School District	2.81	2.82	4.47	4.42
(=) Taxable Tax Capacity	65	63	-3	-4.2	Special District	0.16	0.16	0.00	0.00
FD Distrib Tax Cap	0	10	10	0.0	Total	126.76	121.59	4.47	4.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,400	49,400	0.0	171	164	-7	-3.9	0.35	0.33	
Res Hmstd: Avg Val	74,100	74,100	0.0	307	284	-23	-7.6	0.41	0.38	
Res Hmstd: Hi Val	98,800	98,800	0.0	647	611	-37	-5.7	0.66	0.62	
Res Hmstd: Ex-Hi Val	148,200	148,200	0.0	1,352	1,287	-65	-4.8	0.91	0.87	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,069	4,073	4	0.1	2.71	2.72	
Comm/Ind: Med Val	300,000	300,000	0.0	9,473	9,481	9	0.1	3.16	3.16	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,688	34,721	33	0.1	3.47	3.47	

Anoka County

Linwood township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	339,160	339,160	0	0.0	3,801	3,478	-323	-8.5	1.12	1.03
Res Non-Hmstd	35,594	35,594	0	0.0	453	415	-38	-8.5	1.27	1.17
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
Seasn'l Rec'l	12,674	12,674	0	0.0	150	139	-11	-7.4	1.18	1.09
Com/Ind: Low	1,343	1,343	0	0.0	34	35	2	4.6	2.51	2.62
Com/Ind High	523	523	0	0.0	17	18	1	4.9	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	5,511	5,511	0	0.0	181	190	9	4.9	3.28	3.44
Ag HGA	5,588	5,588	0	0.0	59	54	-5	-8.5	1.06	0.97
Ag Hmstd Land	6,856	6,856	0	0.0	27	24	-3	-11.4	0.39	0.34
Ag Non-Hmstd	4,231	4,231	0	0.0	44	41	-4	-8.4	1.05	0.96
Misc props	2,034	2,034	0	0.0	30	28	-3	-8.5	1.48	1.35
Total	413,514	413,514	0	0.0	4,796	4,421	-376	-7.8	1.16	1.07

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,877	3,877	0	0.0	County	44.40	41.47	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.69	33.27	0.00	0.00
(-) FD Contrib Tax Cap	0	54	54	0.0	School District	17.62	17.33	16.97	15.39
(=) Taxable Tax Capacity	3,877	3,823	-54	-1.4	Special District	3.90	3.80	0.00	0.00
FD Distrib Tax Cap	0	756	756	0.0	Total	104.61	95.87	16.97	15.39

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	135,900	135,900		0.0	1,391	1,272	-118	-8.5	1.02	0.94
Res Hmstd: Avg Val	203,700	203,700		0.0	2,279	2,085	-194	-8.5	1.12	1.02
Res Hmstd: Hi Val	271,500	271,500		0.0	3,167	2,898	-269	-8.5	1.17	1.07
Res Hmstd: Ex-Hi Val	407,400	407,400		0.0	4,947	4,527	-420	-8.5	1.21	1.11
Comm/Ind: Lo Val	150,000	150,000		0.0	3,758	3,932	174	4.6	2.51	2.62
Comm/Ind: Med Val	300,000	300,000		0.0	8,684	9,097	413	4.8	2.89	3.03
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	31,673	33,204	1,530	4.8	3.17	3.32

Anoka County	Anoka city
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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	Alte
Res Homestead	643,995	643,995	0	0.0	9,355	8,370	-984	-10.5	1.45	1.30
Res Non-Hmstd	81,319	81,319	0	0.0	1,388	1,247	-141	-10.2	1.71	1.53
Apartments	126,990	126,990	0	0.0	2,490	2,244	-246	-9.9	1.96	1.77
Low-inc Apts	23,107	23,107	0	0.0	283	254	-29	-10.2	1.23	1.10
Seasn'l Rec'l	240	240	0	0.0	5	4	0	-9.9	1.96	1.77
Com/Ind: Low	44,780	44,780	0	0.0	1,367	1,324	-44	-3.2	3.05	2.96
Com/Ind High	231,956	231,956	0	0.0	9,186	8,934	-252	-2.7	3.96	3.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,011	3,011	0	0.0	119	116	-3	-2.7	3.96	3.85
Ag HGA	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	-9.9	1.96	1.77
Ag Non-Hmstd	23	23	0	0.0	0	0	0	-8.0	1.30	1.20
Misc props	1,759	1,759	0	0.0	43	39	-4	-9.0	2.45	2.23
Total	1,157,189	1,157,189	0	0.0	24,238	22,534	-1,703	-7.0	2.09	1.95

<i>Tax Base</i>					<i>Tax Rates</i>		<i>Net Tax Cap (Pctg)</i>		<i>Ref Mkt Val</i>	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	13,557	13,557	0	0.0	County	44.40	41.47	0.00	0.00	
(-) TIF Tax Capacity	2,436	2,436	0	0.0	City/Town	51.69	49.49	0.00	0.00	
(-) FD Contrib Tax Cap	0	1,983	1,983	0.0	School District	25.41	23.26	33.30	27.00	
(=) Taxable Tax Capacity	11,121	9,138	-1,983	-17.8	Special District	8.75	5.58	0.00	0.00	
FD Distrib Tax Cap	0	3,199	3,199	0.0	Total	130.25	119.80	33.30	27.00	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	107,500	107,500	0.0	1,399	1,248	-151	-10.8	1.30	1.16
Res Hmstd: Avg Val	161,200	161,200	0.0	2,340	2,094	-246	-10.5	1.45	1.3
Res Hmstd: Hi Val	214,900	214,900	0.0	3,282	2,940	-341	-10.4	1.53	1.37
Res Hmstd: Ex-Hi Val	322,500	322,500	0.0	5,167	4,636	-532	-10.3	1.60	1.44
Apartment	300,000	300,000	0.0	5,883	5,302	-581	-9.9	1.96	1.77
Comm/Ind: Lo Val	150,000	150,000	0.0	4,580	4,434	-146	-3.2	3.05	2.96
Comm/Ind: Med Val	300,000	300,000	0.0	10,521	10,212	-309	-2.9	3.51	3.40
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,243	37,174	-1,069	-2.8	3.82	3.72

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	Alte
Res Homestead	18,943	18,943	0	0.0	273	250	-23	-8.6	1.44	1.32
Res Non-Hmstd	3,073	3,073	0	0.0	55	50	-5	-8.5	1.78	1.63
Apartments	67	67	0	0.0	1	1	0	-8.4	2.17	1.99
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	1,622	1,622	0	0.0	54	50	-4	-8.2	3.35	3.08
Com/Ind High	2,399	2,399	0	0.0	106	98	-9	-8.2	4.43	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,594	1,594	0	0.0	71	65	-6	-8.2	4.43	4.07
Ag HGA	251	251	0	0.0	4	4	0	-8.5	1.53	1.40
Ag Hmstd Land	131	131	0	0.0	1	1	0	-12.5	0.53	0.46
Ag Non-Hmstd	123	123	0	0.0	2	2	0	-8.0	1.66	1.52
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	28,205	28,205	0	0.0	567	520	-48	-8.4	2.01	1.84

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	294	294	0	0.0	County	44.40	41.47	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	81.29	74.20	0.00	0.00	
(-) FD Contrib Tax Cap	0	41	41	0.0	School District	35.92	32.81	10.25	8.60	
(=) Taxable Tax Capacity	294	253	-41	-13.9	Special District	3.90	3.80	0.00	0.00	
FD Distrib Tax Cap	0	99	99	0.0	Total	165.50	152.28	10.25	8.60	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	86,000	86,000		0.0	1,023	934	-89	-8.7	1.19	1.09
Res Hmstd: Avg Val	128,900	128,900		0.0	1,841	1,683	-158	-8.6	1.43	1.31
Res Hmstd: Hi Val	171,800	171,800		0.0	2,659	2,432	-227	-8.5	1.55	1.42
Res Hmstd: Ex-Hi Val	257,700	257,700		0.0	4,297	3,932	-365	-8.5	1.67	1.53
Apartment	300,000	300,000		0.0	6,514	5,968	-545	-8.4	2.17	1.99
Comm/Ind: Lo Val	150,000	150,000		0.0	5,028	4,614	-413	-8.2	3.35	3.08
Comm/Ind: Med Val	300,000	300,000		0.0	11,680	10,724	-956	-8.2	3.89	3.57
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	42,723	39,234	-3,489	-8.2	4.27	3.92

Anoka County	Andover city
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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	Alte
Res Homestead	2,037,141	2,037,141	0	0.0	29,187	26,095	-3,092	-10.6	1.43	1.28
Res Non-Hmstd	144,445	144,445	0	0.0	2,288	2,050	-238	-10.4	1.58	1.42
Apartments	14,757	14,757	0	0.0	271	243	-28	-10.2	1.84	1.65
Low-inc Apts	139	139	0	0.0	2	1	0	-10.6	1.15	1.03
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	15,482	15,482	0	0.0	449	445	-4	-0.8	2.90	2.88
Com/Ind High	95,472	95,472	0	0.0	3,584	3,574	-10	-0.3	3.75	3.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	33,494	33,494	0	0.0	1,255	1,250	-5	-0.4	3.75	3.73
Ag HGA	5,722	5,722	0	0.0	79	71	-8	-10.3	1.39	1.24
Ag Hmstd Land	9,572	9,572	0	0.0	63	58	-6	-9.1	0.66	0.60
Ag Non-Hmstd	9,978	9,978	0	0.0	122	111	-10	-8.4	1.22	1.12
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,366,203	2,366,203	0	0.0	37,299	33,899	-3,400	-9.1	1.58	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	23,478	23,478	0	0.0	County	44.40	41.47	0.00	0.00
(-) TIF Tax Capacity	1,872	1,872	0	0.0	City/Town	46.74	42.20	0.78	0.78
(-) FD Contrib Tax Cap	0	1,091	1,091	0.0	School District	26.11	23.92	31.84	25.83
(=) Taxable Tax Capacity	21,606	20,515	-1,091	-5.1	Special District	3.00	2.71	0.00	0.00
FD Distrib Tax Cap	0	4,650	4,650	0.0	Total	120.24	110.29	32.62	26.61

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	146,600	146,600	0.0	1,952	1,742	-210	-10.8	1.33	1.19
Res Hmstd: Avg Val	219,700	219,700	0.0	3,148	2,815	-333	-10.6	1.43	1.28
Res Hmstd: Hi Val	292,900	292,900	0.0	4,346	3,890	-457	-10.5	1.48	1.33
Res Hmstd: Ex-Hi Val	439,500	439,500	0.0	6,718	6,017	-702	-10.4	1.53	1.37
Apartment	300,000	300,000	0.0	5,488	4,934	-553	-10.1	1.83	1.64
Comm/Ind: Lo Val	150,000	150,000	0.0	4,345	4,307	-38	-0.9	2.9	2.87
Comm/Ind: Med Val	300,000	300,000	0.0	9,975	9,917	-58	-0.6	3.32	3.31
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,248	36,097	-151	-0.4	3.62	3.61

Anoka County	Centerville city
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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	Alte
Res Homestead	254,727	254,727	0	0.0	4,536	4,208	-328	-7.2	1.78	1.65
Res Non-Hmstd	25,563	25,563	0	0.0	528	491	-37	-7.0	2.07	1.92
Apartments	632	632	0	0.0	15	14	-1	-6.9	2.33	2.17
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	7,086	7,086	0	0.0	249	230	-19	-7.7	3.51	3.24
Com/Ind High	17,181	17,181	0	0.0	789	730	-60	-7.6	4.59	4.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,140	2,140	0	0.0	98	91	-7	-7.6	4.59	4.25
Ag HGA	113	113	0	0.0	2	2	0	-7.5	1.52	1.41
Ag Hmstd Land	334	334	0	0.0	3	2	0	-6.5	0.76	0.71
Ag Non-Hmstd	298	298	0	0.0	5	5	0	-5.7	1.65	1.56
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	308,073	308,073	0	0.0	6,224	5,771	-453	-7.3	2.02	1.87

<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	3,122	3,122	0	0.0	County	44.40	41.47	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.67	66.69	0.00	0.00		
(-) FD Contrib Tax Cap	0	205	205	0.0	School District	40.63	39.94	26.25	22.09		
(=) Taxable Tax Capacity	3,122	2,917	-205	-6.6	Special District	7.78	7.89	0.00	0.00		
FD Distrib Tax Cap	0	552	552	0.0	Total	165.49	155.99	26.25	22.09		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	142,300	142,300	0.0	2,324	2,153	-171	-7.4	1.63	1.51
Res Hmstd: Avg Val	213,300	213,300	0.0	3,791	3,517	-274	-7.2	1.78	1.65
Res Hmstd: Hi Val	284,400	284,400	0.0	5,260	4,883	-378	-7.2	1.85	1.72
Res Hmstd: Ex-Hi Val	426,700	426,700	0.0	8,182	7,599	-583	-7.1	1.92	1.78
Apartment	300,000	300,000	0.0	6,993	6,512	-481	-6.9	2.33	2.17
Comm/Ind: Lo Val	150,000	150,000	0.0	5,267	4,860	-408	-7.7	3.51	3.24
Comm/Ind: Med Val	300,000	300,000	0.0	12,159	11,229	-931	-7.7	4.05	3.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,321	40,951	-3,371	-7.6	4.43	4.1

Anoka County	Columbia Heights city
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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	Alte
Res Homestead	799,162	799,162	0	0.0	12,304	10,510	-1,794	-14.6	1.54	1.32
Res Non-Hmstd	140,036	140,036	0	0.0	2,680	2,296	-384	-14.3	1.91	1.64
Apartments	67,580	67,580	0	0.0	1,481	1,270	-210	-14.2	2.19	1.88
Low-inc Apts	9,710	9,710	0	0.0	131	112	-19	-14.4	1.35	1.15
Seasn'l Rec'l	110	110	0	0.0	2	2	0	-14.2	2.19	1.88
Com/Ind: Low	25,154	25,154	0	0.0	843	759	-84	-10.0	3.35	3.02
Com/Ind High	82,630	82,630	0	0.0	3,629	3,274	-355	-9.8	4.39	3.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,234	5,234	0	0.0	230	207	-22	-9.8	4.39	3.96
Ag HGA	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	-14.2	2.19	1.88
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	344	344	0	0.0	10	9	-1	-12.5	2.89	2.53
Total	1,129,963	1,129,963	0	0.0	21,309	18,439	-2,870	-13.5	1.89	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	11,241	11,241	0	0.0	County	41.48	38.74	0.00	0.00
(-) TIF Tax Capacity	521	521	0	0.0	City/Town	81.51	66.22	0.00	0.00
(-) FD Contrib Tax Cap	0	711	711	0.0	School District	26.29	23.99	22.68	17.60
(=) Taxable Tax Capacity	10,720	10,009	-711	-6.6	Special District	7.83	7.36	0.00	0.00
FD Distrib Tax Cap	0	4,059	4,059	0.0	Total	157.12	136.32	22.68	17.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,300	97,300		0.0	1,302	1,109	-193	-14.8	1.34	1.14
Res Hmstd: Avg Val	145,800	145,800		0.0	2,242	1,915	-327	-14.6	1.54	1.31
Res Hmstd: Hi Val	194,400	194,400		0.0	3,185	2,723	-462	-14.5	1.64	1.40
Res Hmstd: Ex-Hi Val	291,600	291,600		0.0	5,070	4,338	-732	-14.4	1.74	1.49
Apartment	300,000	300,000		0.0	6,572	5,640	-932	-14.2	2.19	1.88
Comm/Ind: Lo Val	150,000	150,000		0.0	5,025	4,523	-502	-10.0	3.35	3.02
Comm/Ind: Med Val	300,000	300,000		0.0	11,612	10,467	-1,146	-9.9	3.87	3.49
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	42,352	38,201	-4,151	-9.8	4.24	3.82

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	Alte
Res Homestead	292,482	292,482	0	0.0	4,928	4,517	-410	-8.3	1.68	1.54
Res Non-Hmstd	25,575	25,575	0	0.0	484	444	-40	-8.2	1.89	1.74
Apartments	11,654	11,654	0	0.0	268	246	-21	-8.0	2.30	2.11
Low-inc Apts	3,011	3,011	0	0.0	43	39	-3	-8.2	1.42	1.30
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	2,237	2,237	0	0.0	78	72	-6	-7.7	3.47	3.20
Com/Ind High	13,162	13,162	0	0.0	598	553	-45	-7.5	4.54	4.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,543	1,543	0	0.0	70	65	-5	-7.5	4.53	4.19
Ag HGA	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	-8.0	2.30	2.11
Ag 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
Total	349,664	349,664	0	0.0	6,467	5,936	-531	-8.2	1.85	1.70

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	3,308	3,308	0	0.0	County	44.40	41.47	0.00	0.00
(-) TIF Tax Capacity	505	505	0	0.0	City/Town	71.50	63.86	0.00	0.00
(-) FD Contrib Tax Cap	0	126	126	0.0	School District	40.63	39.94	26.25	22.09
(=) Taxable Tax Capacity	2,803	2,677	-126	-4.5	Special District	6.25	6.21	0.00	0.00
FD Distrib Tax Cap	0	798	798	0.0	Total	162.78	151.48	26.25	22.09

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	114,900	114,900	0.0	1,734	1,587	-147	-8.5	1.51	1.38
Res Hmstd: Avg Val	172,300	172,300	0.0	2,903	2,661	-242	-8.3	1.68	1.54
Res Hmstd: Hi Val	229,600	229,600	0.0	4,070	3,734	-336	-8.3	1.77	1.63
Res Hmstd: Ex-Hi Val	344,500	344,500	0.0	6,411	5,885	-526	-8.2	1.86	1.71
Apartment	300,000	300,000	0.0	6,892	6,343	-549	-8.0	2.3	2.11
Comm/Ind: Lo Val	150,000	150,000	0.0	5,206	4,807	-399	-7.7	3.47	3.20
Comm/Ind: Med Val	300,000	300,000	0.0	12,017	11,106	-910	-7.6	4.01	3.70
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,799	40,503	-3,296	-7.5	4.38	4.05

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	Alte
Res Homestead	322,453	322,453	0	0.0	3,980	3,702	-277	-7.0	1.23	1.15
Res Non-Hmstd	32,027	32,027	0	0.0	434	407	-27	-6.2	1.36	1.27
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	6,198	6,198	0	0.0	166	173	7	4.2	2.68	2.79
Com/Ind High	9,263	9,263	0	0.0	329	343	14	4.1	3.55	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,352	6,352	0	0.0	220	230	10	4.6	3.46	3.62
Ag HGA	24,834	24,834	0	0.0	299	282	-18	-5.9	1.21	1.13
Ag Hmstd Land	21,451	21,451	0	0.0	93	87	-6	-6.7	0.43	0.40
Ag Non-Hmstd	14,724	14,724	0	0.0	167	158	-8	-4.9	1.13	1.08
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	437,302	437,302	0	0.0	5,688	5,382	-305	-5.4	1.30	1.23

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	4,272	4,272	0	0.0	County	44.40	41.47	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.59	23.73	0.00	0.00
(-) FD Contrib Tax Cap	0	170	170	0.0	School District	37.10	35.61	19.16	16.74
(=) Taxable Tax Capacity	4,272	4,102	-170	-4.0	Special District	3.90	3.80	0.00	0.00
FD Distrib Tax Cap	0	540	540	0.0	Total	110.98	104.61	19.16	16.74

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	170,800	170,800		0.0	1,980	1,844	-136	-6.9	1.16	1.08
Res Hmstd: Avg Val	256,100	256,100		0.0	3,175	2,959	-216	-6.8	1.24	1.16
Res Hmstd: Hi Val	341,400	341,400		0.0	4,371	4,075	-296	-6.8	1.28	1.19
Res Hmstd: Ex-Hi Val	512,200	512,200		0.0	6,700	6,248	-452	-6.7	1.31	1.22
Comm/Ind: Lo Val	150,000	150,000		0.0	3,934	4,108	174	4.4	2.62	2.74
Comm/Ind: Med Val	300,000	300,000		0.0	9,085	9,502	417	4.6	3.03	3.17
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	33,119	34,673	1,554	4.7	3.31	3.47

Anoka County	Fridley city
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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	Alte
Res Homestead	1,170,610	1,170,610	0	0.0	16,295	15,405	-890	-5.5	1.39	1.32
Res Non-Hmstd	125,816	125,816	0	0.0	2,034	1,938	-96	-4.7	1.62	1.54
Apartments	157,607	157,607	0	0.0	2,977	2,861	-116	-3.9	1.89	1.82
Low-inc Apts	14,343	14,343	0	0.0	176	166	-9	-5.3	1.22	1.16
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	52,564	52,564	0	0.0	1,549	1,554	6	0.4	2.95	2.96
Com/Ind High	727,817	727,817	0	0.0	27,625	27,951	325	1.2	3.80	3.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	23,940	23,940	0	0.0	919	924	5	0.6	3.84	3.86
Ag HGA	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	-5.1	1.92	1.82
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	13,957	13,957	0	0.0	256	255	-1	-0.6	1.83	1.82
Total	2,286,653	2,286,653	0	0.0	51,831	51,054	-777	-1.5	2.27	2.23

<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	29,593	29,593	0	0.0	County	44.40	41.47	0.00	0.00		
(-) TIF Tax Capacity	1,410	1,410	0	0.0	City/Town	37.96	39.05	1.40	1.40		
(-) FD Contrib Tax Cap	0	5,629	5,629	0.0	School District	37.91	37.48	23.87	19.59		
(=) Taxable Tax Capacity	28,184	22,555	-5,629	-20.0	Special District	8.35	8.34	0.00	0.00		
FD Distrib Tax Cap	0	4,261	4,261	0.0	Total	128.62	126.33	25.28	20.99		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	112,600	112,600	0.0	1,384	1,316	-68	-4.9	1.23	1.17
Res Hmstd: Avg Val	168,800	168,800	0.0	2,314	2,208	-106	-4.6	1.37	1.31
Res Hmstd: Hi Val	225,000	225,000	0.0	3,244	3,100	-144	-4.4	1.44	1.38
Res Hmstd: Ex-Hi Val	337,600	337,600	0.0	5,108	4,887	-220	-4.3	1.51	1.45
Apartment	300,000	300,000	0.0	5,582	5,367	-214	-3.8	1.86	1.79
Comm/Ind: Lo Val	150,000	150,000	0.0	4,423	4,432	9	0.2	2.95	2.95
Comm/Ind: Med Val	300,000	300,000	0.0	10,195	10,237	43	0.4	3.4	3.41
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,127	37,327	200	0.5	3.71	3.73

Anoka County	Lexington city
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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	Alte
Res Homestead	71,226	71,226	0	0.0	1,219	1,106	-113	-9.3	1.71	1.55
Res Non-Hmstd	14,044	14,044	0	0.0	305	277	-28	-9.0	2.17	1.98
Apartments	5,081	5,081	0	0.0	120	110	-11	-9.0	2.37	2.16
Low-inc Apts	1,384	1,384	0	0.0	20	18	-2	-9.2	1.46	1.33
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	4,692	4,692	0	0.0	167	152	-15	-9.1	3.56	3.24
Com/Ind High	14,565	14,565	0	0.0	678	618	-61	-8.9	4.66	4.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	732	732	0	0.0	34	31	-3	-8.9	4.66	4.24
Ag HGA	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
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	111,722	111,722	0	0.0	2,544	2,311	-232	-9.1	2.28	2.07

<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	1,222	1,222	0	0.0	County	44.40	41.47	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	75.76	65.61	0.00	0.00		
(-) FD Contrib Tax Cap	0	146	146	0.0	School District	40.63	39.94	26.25	22.09		
(=) Taxable Tax Capacity	1,222	1,075	-146	-12.0	Special District	7.78	7.89	0.00	0.00		
FD Distrib Tax Cap	0	440	440	0.0	Total	168.58	154.91	26.25	22.09		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	107,500	107,500	0.0	1,630	1,476	-154	-9.5	1.52	1.37
Res Hmstd: Avg Val	161,100	161,100	0.0	2,755	2,499	-256	-9.3	1.71	1.55
Res Hmstd: Hi Val	214,800	214,800	0.0	3,883	3,524	-359	-9.2	1.81	1.64
Res Hmstd: Ex-Hi Val	322,300	322,300	0.0	6,141	5,577	-564	-9.2	1.91	1.73
Apartment	300,000	300,000	0.0	7,109	6,472	-638	-9.0	2.37	2.16
Comm/Ind: Lo Val	150,000	150,000	0.0	5,337	4,854	-483	-9.1	3.56	3.24
Comm/Ind: Med Val	300,000	300,000	0.0	12,321	11,214	-1,107	-9.0	4.11	3.74
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,916	40,899	-4,017	-8.9	4.49	4.09

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	Alte
Res Homestead	2,909,906	2,909,906	0	0.0	40,144	36,273	-3,871	-9.6	1.38	1.25
Res Non-Hmstd	296,473	296,473	0	0.0	4,656	4,224	-432	-9.3	1.57	1.42
Apartments	214,439	214,439	0	0.0	3,978	3,624	-354	-8.9	1.85	1.69
Low-inc Apts	48,520	48,520	0	0.0	564	512	-53	-9.3	1.16	1.05
Seasn'l Rec'l	615	615	0	0.0	8	8	-1	-5.9	1.38	1.30
Com/Ind: Low	65,923	65,923	0	0.0	1,929	1,919	-10	-0.5	2.93	2.91
Com/Ind High	752,593	752,593	0	0.0	28,527	28,530	3	0.0	3.79	3.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	55,940	55,940	0	0.0	2,119	2,119	0	0.0	3.79	3.79
Ag HGA	273	273	0	0.0	4	4	0	-9.5	1.43	1.30
Ag Hmstd Land	508	508	0	0.0	3	3	0	-7.7	0.54	0.50
Ag Non-Hmstd	219	219	0	0.0	3	2	0	-6.7	1.22	1.14
Misc props	6,672	6,672	0	0.0	126	115	-11	-8.8	1.88	1.72
Total	4,352,082	4,352,082	0	0.0	82,060	77,332	-4,729	-5.8	1.89	1.78

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	48,335	48,335	0	0.0	County	44.40	41.47	0.00	0.00
(-) TIF Tax Capacity	1,877	1,212	-665	-35.4	City/Town	45.46	42.70	0.00	0.00
(-) FD Contrib Tax Cap	0	6,856	6,856	0.0	School District	25.41	23.26	33.30	27.00
(=) Taxable Tax Capacity	46,458	40,266	-6,192	-13.3	Special District	6.49	6.18	0.00	0.00
FD Distrib Tax Cap	0	10,953	10,953	0.0	Total	121.76	113.61	33.30	27.00

Tax Burdens on
Hypothetical Properties

	Estimated 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	1,330	1,197	-133	-10.0	1.24	1.11
Res Hmstd: Avg Val	161,000	161,000	0.0	2,219	2,005	-214	-9.6	1.38	1.25
Res Hmstd: Hi Val	214,600	214,600	0.0	3,109	2,814	-296	-9.5	1.45	1.31
Res Hmstd: Ex-Hi Val	322,000	322,000	0.0	4,892	4,434	-459	-9.4	1.52	1.38
Apartment	300,000	300,000	0.0	5,565	5,070	-495	-8.9	1.85	1.69
Comm/Ind: Lo Val	150,000	150,000	0.0	4,389	4,366	-23	-0.5	2.93	2.91
Comm/Ind: Med Val	300,000	300,000	0.0	10,075	10,052	-22	-0.2	3.36	3.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,608	36,589	-19	-0.1	3.66	3.66

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	Alte
Res Homestead	1,435,091	1,435,091	0	0.0	20,576	18,901	-1,674	-8.1	1.43	1.32
Res Non-Hmstd	156,107	156,107	0	0.0	2,507	2,301	-206	-8.2	1.61	1.47
Apartments	6,250	6,250	0	0.0	116	106	-9	-8.2	1.85	1.70
Low-inc Apts	3,193	3,193	0	0.0	37	34	-3	-8.7	1.16	1.06
Seasn'l Rec'l	3,661	3,661	0	0.0	69	66	-4	-5.6	1.90	1.79
Com/Ind: Low	36,518	36,518	0	0.0	1,071	1,071	0	0.0	2.93	2.93
Com/Ind High	241,181	241,181	0	0.0	9,152	9,204	53	0.6	3.79	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	18,032	18,032	0	0.0	688	691	2	0.3	3.82	3.83
Ag HGA	6,429	6,429	0	0.0	96	88	-8	-8.3	1.50	1.38
Ag Hmstd Land	5,319	5,319	0	0.0	27	25	-2	-6.7	0.51	0.48
Ag Non-Hmstd	5,253	5,253	0	0.0	67	64	-3	-4.8	1.27	1.21
Misc props	2,210	2,210	0	0.0	41	38	-3	-8.2	1.85	1.70
Total	1,919,243	1,919,243	0	0.0	34,448	32,589	-1,859	-5.4	1.79	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	20,627	20,627	0	0.0	County	44.40	41.47	0.00	0.00
(-) TIF Tax Capacity	2,612	2,456	-156	-6.0	City/Town	45.94	44.12	0.00	0.00
(-) FD Contrib Tax Cap	0	2,403	2,403	0.0	School District	27.54	25.93	31.68	25.98
(=) Taxable Tax Capacity	18,015	15,769	-2,247	-12.5	Special District	5.94	5.73	0.00	0.00
FD Distrib Tax Cap	0	3,663	3,663	0.0	Total	123.82	117.24	31.68	25.98

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	131,500	131,500		0.0	1,730	1,586	-145	-8.4	1.32	1.21
Res Hmstd: Avg Val	197,200	197,200		0.0	2,825	2,596	-229	-8.1	1.43	1.32
Res Hmstd: Hi Val	262,900	262,900		0.0	3,920	3,606	-314	-8.0	1.49	1.37
Res Hmstd: Ex-Hi Val	394,400	394,400		0.0	6,111	5,628	-483	-7.9	1.55	1.43
Apartment	300,000	300,000		0.0	5,593	5,176	-417	-7.5	1.86	1.73
Comm/Ind: Lo Val	150,000	150,000		0.0	4,411	4,411	0	0.0	2.94	2.94
Comm/Ind: Med Val	300,000	300,000		0.0	10,134	10,162	28	0.3	3.38	3.39
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	36,842	37,000	158	0.4	3.68	3.70

Anoka County	Lino Lakes city
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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	Alte
Res Homestead	1,406,053	1,406,053	0	0.0	20,967	19,505	-1,462	-7.0	1.49	1.39
Res Non-Hmstd	99,587	99,587	0	0.0	1,619	1,508	-111	-6.8	1.63	1.51
Apartments	4,271	4,271	0	0.0	69	65	-5	-6.5	1.62	1.52
Low-inc Apts	8,666	8,666	0	0.0	95	89	-7	-6.8	1.10	1.03
Seasn'l Rec'l	86	86	0	0.0	1	1	0	-5.2	1.69	1.61
Com/Ind: Low	21,689	21,689	0	0.0	628	625	-2	-0.4	2.89	2.88
Com/Ind High	132,828	132,828	0	0.0	4,996	5,003	7	0.1	3.76	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,376	15,376	0	0.0	588	586	-2	-0.4	3.82	3.81
Ag HGA	8,772	8,772	0	0.0	118	110	-8	-6.8	1.35	1.26
Ag Hmstd Land	8,551	8,551	0	0.0	43	40	-3	-7.0	0.50	0.47
Ag Non-Hmstd	21,091	21,091	0	0.0	260	246	-14	-5.4	1.23	1.17
Misc props	4,973	4,973	0	0.0	104	97	-7	-6.7	2.08	1.94
Total	1,731,943	1,731,943	0	0.0	29,490	27,876	-1,614	-5.5	1.70	1.61

<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	18,045	18,045	0	0.0	County	44.40	41.47	0.00	0.00	
(-) TIF Tax Capacity	382	279	-103	-27.0	City/Town	46.58	42.78	0.00	0.00	
(-) FD Contrib Tax Cap	0	1,247	1,247	0.0	School District	33.79	33.73	24.59	21.08	
(=) Taxable Tax Capacity	17,663	16,519	-1,144	-6.5	Special District	6.21	6.18	0.00	0.00	
FD Distrib Tax Cap	0	2,763	2,763	0.0	Total	130.98	124.15	24.59	21.08	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	162,800	162,800	0.0	2,237	2,084	-153	-6.8	1.37	1.28
Res Hmstd: Avg Val	244,200	244,200	0.0	3,599	3,357	-242	-6.7	1.47	1.37
Res Hmstd: Hi Val	325,500	325,500	0.0	4,960	4,629	-331	-6.7	1.52	1.42
Res Hmstd: Ex-Hi Val	488,300	488,300	0.0	7,596	7,092	-505	-6.6	1.56	1.45
Apartment	300,000	300,000	0.0	5,649	5,288	-361	-6.4	1.88	1.76
Comm/Ind: Lo Val	150,000	150,000	0.0	4,466	4,411	-55	-1.2	2.98	2.94
Comm/Ind: Med Val	300,000	300,000	0.0	10,298	10,188	-110	-1.1	3.43	3.4
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,512	37,145	-367	-1.0	3.75	3.71

Anoka County	East Bethel city
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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	Alte
Res Homestead	694,910	694,910	0	0.0	9,216	8,308	-908	-9.9	1.33	1.20
Res Non-Hmstd	70,246	70,246	0	0.0	1,067	963	-104	-9.7	1.52	1.37
Apartments	255	255	0	0.0	5	4	0	-9.9	1.81	1.63
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	11,047	11,047	0	0.0	159	145	-14	-8.7	1.44	1.31
Com/Ind: Low	17,179	17,179	0	0.0	500	485	-15	-3.0	2.91	2.82
Com/Ind High	27,825	27,825	0	0.0	1,070	1,038	-33	-3.0	3.85	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,023	9,023	0	0.0	345	336	-9	-2.7	3.82	3.72
Ag HGA	10,069	10,069	0	0.0	131	118	-13	-10.0	1.30	1.17
Ag Hmstd Land	12,089	12,089	0	0.0	70	62	-8	-11.7	0.58	0.51
Ag Non-Hmstd	8,472	8,472	0	0.0	110	99	-11	-9.6	1.30	1.17
Misc props	5,403	5,403	0	0.0	98	88	-10	-9.9	1.81	1.63
Total	866,520	866,520	0	0.0	12,770	11,645	-1,125	-8.8	1.47	1.34

<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	8,420	8,420	0	0.0	County	44.40	41.47	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	50.80	43.88	1.76	1.76		
(-) FD Contrib Tax Cap	0	402	402	0.0	School District	33.26	30.48	11.23	9.58		
(=) Taxable Tax Capacity	8,420	8,018	-402	-4.8	Special District	4.30	4.16	0.00	0.00		
FD Distrib Tax Cap	0	1,834	1,834	0.0	Total	132.75	119.98	12.98	11.34		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	131,400	131,400	0.0	1,578	1,421	-157	-9.9	1.20	1.08
Res Hmstd: Avg Val	197,000	197,000	0.0	2,612	2,353	-259	-9.9	1.33	1.19
Res Hmstd: Hi Val	262,600	262,600	0.0	3,646	3,285	-361	-9.9	1.39	1.25
Res Hmstd: Ex-Hi Val	393,900	393,900	0.0	5,717	5,151	-566	-9.9	1.45	1.31
Apartment	300,000	300,000	0.0	5,368	4,840	-528	-9.8	1.79	1.61
Comm/Ind: Lo Val	150,000	150,000	0.0	4,332	4,220	-112	-2.6	2.89	2.81
Comm/Ind: Med Val	300,000	300,000	0.0	10,043	9,789	-254	-2.5	3.35	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,693	35,779	-914	-2.5	3.67	3.58

Anoka County	Hilltop city
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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	Alte
Res Homestead	2,200	2,200	0	0.0	41	31	-10	-25.0	1.88	1.41
Res Non-Hmstd	911	911	0	0.0	25	18	-6	-25.1	2.71	2.03
Apartments	3,914	3,914	0	0.0	120	90	-30	-25.1	3.07	2.30
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	1,238	1,238	0	0.0	55	41	-13	-24.1	4.41	3.34
Com/Ind High	8,261	8,261	0	0.0	479	363	-116	-24.2	5.80	4.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	218	218	0	0.0	13	10	-3	-24.2	5.80	4.40
Ag HGA	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
Misc props	5,888	5,888	0	0.0	181	135	-45	-25.1	3.07	2.30
Total	22,630	22,630	0	0.0	913	689	-224	-24.5	4.03	3.04

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	337	337	0	0.0	County	44.36	41.42	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	96.99	0.00	0.00
(-) FD Contrib Tax Cap	0	67	67	0.0	School District	26.24	23.93	22.68	17.60
(=) Taxable Tax Capacity	337	270	-67	-19.8	Special District	7.41	7.44	0.00	0.00
FD Distrib Tax Cap	0	287	287	0.0	Total	227.44	169.79	22.68	17.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,700	58,700	58,700	0.0	934	701	-233	-24.9	1.59	1.19
Res Hmstd: Avg Val	88,000	88,000	88,000	0.0	1,534	1,151	-383	-25.0	1.74	1.31
Res Hmstd: Hi Val	117,300	117,300	117,300	0.0	2,327	1,745	-582	-25.0	1.98	1.49
Res Hmstd: Ex-Hi Val	176,000	176,000	176,000	0.0	3,915	2,935	-981	-25.0	2.22	1.67
Apartment	300,000	300,000	300,000	0.0	9,209	6,895	-2,314	-25.1	3.07	2.3
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	6,608	5,012	-1,595	-24.1	4.41	3.34
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	15,304	11,607	-3,697	-24.2	5.10	3.87
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	55,889	42,384	-13,505	-24.2	5.59	4.24

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	Alte
Res Homestead	318,599	318,599	0	0.0	4,336	3,916	-420	-9.7	1.36	1.23
Res Non-Hmstd	46,008	46,008	0	0.0	739	668	-71	-9.6	1.61	1.45
Apartments	5,381	5,381	0	0.0	103	93	-10	-9.5	1.91	1.73
Low-inc Apts	5,803	5,803	0	0.0	67	61	-6	-9.6	1.16	1.05
Seasn'l Rec'l	926	926	0	0.0	17	15	-2	-9.2	1.82	1.65
Com/Ind: Low	7,825	7,825	0	0.0	238	226	-12	-4.9	3.04	2.89
Com/Ind High	26,542	26,542	0	0.0	1,066	1,015	-52	-4.8	4.02	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,735	6,735	0	0.0	271	258	-13	-4.8	4.02	3.82
Ag HGA	5,006	5,006	0	0.0	68	61	-7	-9.7	1.36	1.22
Ag Hmstd Land	6,481	6,481	0	0.0	38	34	-4	-11.2	0.59	0.52
Ag Non-Hmstd	15,549	15,549	0	0.0	224	203	-20	-9.1	1.44	1.31
Misc props	8,500	8,500	0	0.0	165	149	-16	-9.5	1.94	1.76
Total	453,356	453,356	0	0.0	7,331	6,700	-632	-8.6	1.62	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	4,492	4,492	0	0.0	County	44.40	41.47	0.00	0.00
(-) TIF Tax Capacity	13	13	0	0.0	City/Town	60.45	53.34	0.00	0.00
(-) FD Contrib Tax Cap	0	323	323	0.0	School District	35.92	32.82	10.25	8.60
(=) Taxable Tax Capacity	4,479	4,156	-323	-7.2	Special District	3.90	3.80	0.00	0.00
FD Distrib Tax Cap	0	1,383	1,383	0.0	Total	144.67	131.43	10.25	8.60

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	112,000	112,000	0.0	1,342	1,211	-131	-9.7	1.2	1.08
Res Hmstd: Avg Val	167,900	167,900	0.0	2,281	2,060	-221	-9.7	1.36	1.23
Res Hmstd: Hi Val	223,800	223,800	0.0	3,220	2,909	-311	-9.6	1.44	1.3
Res Hmstd: Ex-Hi Val	335,700	335,700	0.0	5,099	4,608	-491	-9.6	1.52	1.37
Apartment	300,000	300,000	0.0	5,732	5,186	-546	-9.5	1.91	1.73
Comm/Ind: Lo Val	150,000	150,000	0.0	4,559	4,334	-225	-4.9	3.04	2.89
Comm/Ind: Med Val	300,000	300,000	0.0	10,586	10,069	-517	-4.9	3.53	3.36
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,713	36,835	-1,877	-4.8	3.87	3.68

Anoka County	Ham Lake city
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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	Alte
Res Homestead	1,130,430	1,130,430	0	0.0	14,530	13,161	-1,369	-9.4	1.29	1.16
Res Non-Hmstd	106,119	106,119	0	0.0	1,487	1,352	-135	-9.1	1.40	1.27
Apartments	7,010	7,010	0	0.0	113	103	-10	-9.0	1.62	1.47
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	7,978	7,978	0	0.0	117	107	-9	-8.0	1.46	1.35
Com/Ind: Low	35,194	35,194	0	0.0	925	971	45	4.9	2.63	2.76
Com/Ind High	94,853	94,853	0	0.0	3,229	3,409	180	5.6	3.40	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,600	16,600	0	0.0	558	592	34	6.2	3.36	3.57
Ag HGA	11,169	11,169	0	0.0	140	127	-13	-9.4	1.25	1.13
Ag Hmstd Land	14,440	14,440	0	0.0	69	64	-5	-7.5	0.48	0.44
Ag Non-Hmstd	8,273	8,273	0	0.0	83	78	-5	-6.3	1.01	0.94
Misc props	6,425	6,425	0	0.0	104	95	-9	-9.0	1.62	1.47
Total	1,438,490	1,438,490	0	0.0	21,355	20,058	-1,297	-6.1	1.48	1.39

<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	15,070	15,070	0	0.0	County	44.40	41.47	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.05	26.67	0.00	0.00		
(-) FD Contrib Tax Cap	0	1,150	1,150	0.0	School District	24.91	22.87	32.22	26.23		
(=) Taxable Tax Capacity	15,070	13,920	-1,150	-7.6	Special District	4.84	4.67	0.00	0.00		
FD Distrib Tax Cap	0	1,996	1,996	0.0	Total	102.20	95.68	32.22	26.23		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	167,400	167,400	0.0	2,024	1,829	-195	-9.6	1.21	1.09
Res Hmstd: Avg Val	251,000	251,000	0.0	3,224	2,920	-304	-9.4	1.28	1.16
Res Hmstd: Hi Val	334,600	334,600	0.0	4,425	4,011	-414	-9.4	1.32	1.2
Res Hmstd: Ex-Hi Val	502,000	502,000	0.0	6,753	6,124	-628	-9.3	1.35	1.22
Apartment	300,000	300,000	0.0	4,799	4,375	-424	-8.8	1.6	1.46
Comm/Ind: Lo Val	150,000	150,000	0.0	3,933	4,131	198	5.0	2.62	2.75
Comm/Ind: Med Val	300,000	300,000	0.0	9,015	9,507	492	5.5	3.01	3.17
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,735	34,597	1,862	5.7	3.27	3.46

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	Alte
Res Homestead	558,020	558,020	0	0.0	6,867	6,214	-653	-9.5	1.23	1.11
Res Non-Hmstd	62,269	62,269	0	0.0	871	789	-82	-9.4	1.40	1.27
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
Seasn'l Rec'l	6,046	6,046	0	0.0	89	82	-8	-8.6	1.48	1.35
Com/Ind: Low	5,107	5,107	0	0.0	138	139	1	0.6	2.70	2.72
Com/Ind High	14,768	14,768	0	0.0	527	531	4	0.8	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	8,398	8,398	0	0.0	300	302	2	0.8	3.57	3.60
Ag HGA	10,230	10,230	0	0.0	124	112	-12	-9.6	1.21	1.09
Ag Hmstd Land	13,119	13,119	0	0.0	72	65	-8	-10.5	0.55	0.49
Ag Non-Hmstd	10,052	10,052	0	0.0	121	110	-11	-8.9	1.20	1.10
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	688,009	688,009	0	0.0	9,110	8,344	-766	-8.4	1.32	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	6,664	6,664	0	0.0	County	44.40	41.47	0.00	0.00
(-) TIF Tax Capacity	7	7	0	0.0	City/Town	38.11	33.39	0.00	0.00
(-) FD Contrib Tax Cap	0	231	231	0.0	School District	35.75	32.66	10.62	8.89
(=) Taxable Tax Capacity	6,657	6,426	-231	-3.5	Special District	3.90	3.80	0.00	0.00
FD Distrib Tax Cap	0	1,077	1,077	0.0	Total	122.15	111.31	10.62	8.89

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	146,300	146,300	0	0.0	1,648	1,491	-158	-9.6	1.13	1.02
Res Hmstd: Avg Val	219,400	219,400	0	0.0	2,699	2,443	-257	-9.5	1.23	1.11
Res Hmstd: Hi Val	292,400	292,400	0	0.0	3,749	3,393	-356	-9.5	1.28	1.16
Res Hmstd: Ex-Hi Val	438,700	438,700	0	0.0	5,825	5,273	-551	-9.5	1.33	1.20
Comm/Ind: Lo Val	150,000	150,000	0	0.0	4,058	4,083	25	0.6	2.71	2.72
Comm/Ind: Med Val	300,000	300,000	0	0.0	9,415	9,482	67	0.7	3.14	3.16
Comm/Ind: Hi Val	1,000,000	1,000,000	0	0.0	34,416	34,680	264	0.8	3.44	3.47

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	Alte
Res Homestead	322,935	322,935	0	0.0	3,853	3,812	-41	-1.1	1.19	1.18
Res Non-Hmstd	35,817	35,817	0	0.0	486	482	-4	-0.9	1.36	1.35
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
Seasn'l Rec'l	2,698	2,698	0	0.0	34	34	0	0.3	1.27	1.27
Com/Ind: Low	10,934	10,934	0	0.0	281	310	29	10.4	2.57	2.83
Com/Ind High	53,913	53,913	0	0.0	1,814	2,008	194	10.7	3.37	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,548	5,548	0	0.0	187	207	20	10.7	3.37	3.73
Ag HGA	8,879	8,879	0	0.0	103	102	-1	-1.1	1.16	1.14
Ag Hmstd Land	7,964	7,964	0	0.0	33	33	0	0.4	0.41	0.41
Ag Non-Hmstd	10,604	10,604	0	0.0	115	116	0	0.3	1.09	1.09
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	459,292	459,292	0	0.0	6,906	7,103	197	2.9	1.50	1.55

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	5,041	5,041	0	0.0	County	44.40	41.47	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	39.66	43.14	0.00	0.00
(-) FD Contrib Tax Cap	0	759	759	0.0	School District	17.61	17.32	16.97	15.39
(=) Taxable Tax Capacity	5,041	4,282	-759	-15.1	Special District	6.98	7.05	0.00	0.00
FD Distrib Tax Cap	0	400	400	0.0	Total	108.65	108.97	16.97	15.39

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	166,300	166,300	0.0	1,847	1,825	-22	-1.2	1.11	1.1
Res Hmstd: Avg Val	249,400	249,400	0.0	2,972	2,940	-32	-1.1	1.19	1.18
Res Hmstd: Hi Val	332,400	332,400	0.0	4,096	4,054	-42	-1.0	1.23	1.22
Res Hmstd: Ex-Hi Val	498,700	498,700	0.0	6,265	6,202	-63	-1.0	1.26	1.24
Comm/Ind: Lo Val	150,000	150,000	0.0	3,849	4,249	400	10.4	2.57	2.83
Comm/Ind: Med Val	300,000	300,000	0.0	8,897	9,837	940	10.6	2.97	3.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,452	35,915	3,463	10.7	3.25	3.59

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	Alte
Res Homestead	3,366,238	3,366,238	0	0.0	44,612	42,151	-2,460	-5.5	1.33	1.25
Res Non-Hmstd	409,385	409,385	0	0.0	6,226	5,904	-322	-5.2	1.52	1.44
Apartments	79,026	79,026	0	0.0	1,358	1,290	-68	-5.0	1.72	1.63
Low-inc Apts	18,453	18,453	0	0.0	198	186	-12	-6.3	1.07	1.01
Seasn'l Rec'l	430	430	0	0.0	8	8	0	-4.6	1.85	1.76
Com/Ind: Low	95,918	95,918	0	0.0	2,675	2,762	88	3.3	2.79	2.88
Com/Ind High	887,715	887,715	0	0.0	32,517	33,586	1,069	3.3	3.66	3.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	42,552	42,552	0	0.0	1,543	1,598	55	3.6	3.63	3.76
Ag HGA	1,863	1,863	0	0.0	24	22	-2	-8.0	1.31	1.20
Ag Hmstd Land	2,087	2,087	0	0.0	12	11	-1	-4.8	0.57	0.54
Ag Non-Hmstd	16,298	16,298	0	0.0	194	189	-6	-2.8	1.19	1.16
Misc props	82,125	82,125	0	0.0	1,495	1,439	-57	-3.8	1.82	1.75
Total	5,002,090	5,002,090	0	0.0	90,862	89,147	-1,715	-1.9	1.82	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	57,233	57,233	0	0.0	County	44.40	41.47	0.00	0.00
(-) TIF Tax Capacity	1,806	1,806	0	0.0	City/Town	33.28	33.48	0.64	0.64
(-) FD Contrib Tax Cap	0	8,106	8,106	0.0	School District	31.96	31.70	26.97	22.50
(=) Taxable Tax Capacity	55,426	47,321	-8,106	-14.6	Special District	6.98	6.81	0.00	0.00
FD Distrib Tax Cap	0	8,281	8,281	0.0	Total	116.62	113.46	27.61	23.14

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	132,500	132,500		0.0	1,616	1,523	-93	-5.8	1.22	1.15
Res Hmstd: Avg Val	198,600	198,600		0.0	2,639	2,493	-145	-5.5	1.33	1.26
Res Hmstd: Hi Val	264,700	264,700		0.0	3,661	3,464	-198	-5.4	1.38	1.31
Res Hmstd: Ex-Hi Val	397,200	397,200		0.0	5,711	5,409	-303	-5.3	1.44	1.36
Apartment	300,000	300,000		0.0	5,201	4,949	-253	-4.9	1.73	1.65
Comm/Ind: Lo Val	150,000	150,000		0.0	4,188	4,309	121	2.9	2.79	2.87
Comm/Ind: Med Val	300,000	300,000		0.0	9,634	9,939	305	3.2	3.21	3.31
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	35,050	36,212	1,162	3.3	3.50	3.62

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	Alte
Res Homestead	288,181	288,181	0	0.0	4,364	4,243	-121	-2.8	1.51	1.47
Res Non-Hmstd	28,132	28,132	0	0.0	494	481	-13	-2.6	1.76	1.71
Apartments	28,918	28,918	0	0.0	612	597	-15	-2.4	2.11	2.06
Low-inc Apts	8,905	8,905	0	0.0	116	113	-3	-2.6	1.30	1.26
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	21,877	21,877	0	0.0	714	691	-24	-3.3	3.26	3.16
Com/Ind High	74,730	74,730	0	0.0	3,203	3,102	-101	-3.2	4.29	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,433	2,433	0	0.0	104	101	-3	-3.2	4.29	4.15
Ag HGA	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
Misc props	3,175	3,175	0	0.0	67	66	-2	-2.4	2.11	2.06
Total	456,350	456,350	0	0.0	9,674	9,393	-281	-2.9	2.12	2.06

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,099	5,099	0	0.0	County	44.40	41.47	0.00	0.00
(-) TIF Tax Capacity	118	118	0	0.0	City/Town	64.73	62.60	0.00	0.00
(-) FD Contrib Tax Cap	0	705	705	0.0	School District	36.07	38.99	19.85	17.42
(=) Taxable Tax Capacity	4,981	4,277	-705	-14.1	Special District	8.10	8.16	0.00	0.00
FD Distrib Tax Cap	0	1,042	1,042	0.0	Total	153.30	151.22	19.85	17.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	107,000	107,000		0.0	1,429	1,387	-42	-3.0	1.34	1.3
Res Hmstd: Avg Val	160,400	160,400		0.0	2,428	2,360	-67	-2.8	1.51	1.47
Res Hmstd: Hi Val	213,800	213,800		0.0	3,426	3,333	-92	-2.7	1.60	1.56
Res Hmstd: Ex-Hi Val	320,700	320,700		0.0	5,424	5,282	-143	-2.6	1.69	1.65
Apartment	300,000	300,000		0.0	6,344	6,194	-151	-2.4	2.11	2.06
Comm/Ind: Lo Val	150,000	150,000		0.0	4,897	4,735	-162	-3.3	3.26	3.16
Comm/Ind: Med Val	300,000	300,000		0.0	11,327	10,962	-365	-3.2	3.78	3.65
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	41,334	40,020	-1,315	-3.2	4.13	4.00

Carver County

Benton township

<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	Alte
Res Homestead	37,174	37,174	0	0.0	363	350	-13	-3.6	0.98	0.94
Res Non-Hmstd	4,083	4,083	0	0.0	44	43	-1	-3.3	1.08	1.05
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	1,477	1,477	0	0.0	33	36	3	9.1	2.25	2.45
Com/Ind High	2,068	2,068	0	0.0	61	66	6	9.6	2.93	3.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,070	4,070	0	0.0	119	131	12	9.7	2.93	3.21
Ag HGA	20,431	20,431	0	0.0	187	180	-7	-3.7	0.91	0.88
Ag Hmstd Land	68,504	68,504	0	0.0	297	290	-6	-2.2	0.43	0.42
Ag Non-Hmstd	12,721	12,721	0	0.0	113	111	-2	-2.0	0.89	0.87
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	150,528	150,528	0	0.0	1,217	1,208	-10	-0.8	0.81	0.80

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,208	1,208	0	0.0	County	43.84	43.35	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.98	15.99	0.00	0.00
(-) FD Contrib Tax Cap	0	44	44	0.0	School District	24.35	23.18	14.70	12.88
(=) Taxable Tax Capacity	1,208	1,164	-44	-3.6	Special District	4.53	4.43	0.00	0.00
FD Distrib Tax Cap	0	46	46	0.0	Total	88.70	86.95	14.70	12.88

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	164,200	164,200	164,200	0.0	1,499	1,444	-55	-3.6	0.91	0.88
Res Hmstd: Avg Val	246,200	246,200	246,200	0.0	2,412	2,327	-85	-3.5	0.98	0.95
Res Hmstd: Hi Val	328,200	328,200	328,200	0.0	3,325	3,209	-116	-3.5	1.01	0.98
Res Hmstd: Ex-Hi Val	492,400	492,400	492,400	0.0	5,091	4,916	-176	-3.5	1.03	1
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,366	3,674	307	9.1	2.24	2.45
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,781	8,508	727	9.3	2.59	2.84
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	28,384	31,066	2,682	9.4	2.84	3.11

Carver County

Camden township

<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	Alte
Res Homestead	50,428	50,428	0	0.0	558	538	-20	-3.5	1.11	1.07
Res Non-Hmstd	5,115	5,115	0	0.0	63	60	-2	-3.3	1.22	1.18
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	665	665	0	0.0	17	17	0	1.8	2.50	2.54
Com/Ind High	109	109	0	0.0	4	4	0	1.8	3.33	3.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,883	4,883	0	0.0	159	162	3	1.9	3.26	3.32
Ag HGA	18,395	18,395	0	0.0	188	181	-7	-3.7	1.02	0.98
Ag Hmstd Land	62,796	62,796	0	0.0	316	307	-9	-2.7	0.50	0.49
Ag Non-Hmstd	14,312	14,312	0	0.0	148	144	-3	-2.2	1.03	1.01
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	156,703	156,703	0	0.0	1,451	1,414	-37	-2.6	0.93	0.90

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,288	1,288	0	0.0	County	43.80	43.32	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	24.35	23.49	0.00	0.00
(-) FD Contrib Tax Cap	0	17	17	0.0	School District	29.24	28.26	14.73	13.07
(=) Taxable Tax Capacity	1,288	1,271	-17	-1.3	Special District	4.52	4.42	0.00	0.00
FD Distrib Tax Cap	0	62	62	0.0	Total	101.92	99.48	14.73	13.07

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	168,200	168,200	0.0	1,737	1,673	-63	-3.7	1.03	0.99
Res Hmstd: Avg Val	252,100	252,100	0.0	2,792	2,693	-100	-3.6	1.11	1.07
Res Hmstd: Hi Val	336,100	336,100	0.0	3,849	3,713	-136	-3.5	1.15	1.10
Res Hmstd: Ex-Hi Val	504,300	504,300	0.0	5,894	5,687	-207	-3.5	1.17	1.13
Comm/Ind: Lo Val	150,000	150,000	0.0	3,664	3,736	72	2.0	2.44	2.49
Comm/Ind: Med Val	300,000	300,000	0.0	8,476	8,652	176	2.1	2.83	2.88
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,932	31,595	662	2.1	3.09	3.16

Carver County

Dahlgren township

<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	Alte
Res Homestead	102,346	102,346	0	0.0	1,263	1,244	-19	-1.5	1.23	1.22
Res Non-Hmstd	14,906	14,906	0	0.0	201	199	-3	-1.4	1.35	1.33
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
Seasn'l Rec'l	1,853	1,853	0	0.0	29	29	0	-1.0	1.57	1.55
Com/Ind: Low	2,338	2,338	0	0.0	60	64	4	7.2	2.57	2.75
Com/Ind High	8,101	8,101	0	0.0	275	295	20	7.2	3.40	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,855	3,855	0	0.0	130	140	9	7.3	3.38	3.63
Ag HGA	20,352	20,352	0	0.0	228	225	-4	-1.7	1.12	1.10
Ag Hmstd Land	61,434	61,434	0	0.0	316	315	0	-0.1	0.51	0.51
Ag Non-Hmstd	23,868	23,868	0	0.0	251	251	0	0.1	1.05	1.05
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	239,051	239,051	0	0.0	2,754	2,762	7	0.3	1.15	1.16

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,197	2,197	0	0.0	County	43.84	43.35	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.93	16.13	0.00	0.00
(-) FD Contrib Tax Cap	0	103	103	0.0	School District	41.02	41.42	21.82	19.82
(=) Taxable Tax Capacity	2,197	2,094	-103	-4.7	Special District	4.53	4.43	0.00	0.00
FD Distrib Tax Cap	0	78	78	0.0	Total	105.32	105.33	21.82	19.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	199,600	199,600	199,600	0.0	2,335	2,295	-40	-1.7	1.17	1.15
Res Hmstd: Avg Val	299,300	299,300	299,300	0.0	3,697	3,637	-60	-1.6	1.24	1.22
Res Hmstd: Hi Val	398,900	398,900	398,900	0.0	5,057	4,978	-79	-1.6	1.27	1.25
Res Hmstd: Ex-Hi Val	598,600	598,600	598,600	0.0	7,870	7,751	-119	-1.5	1.31	1.29
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,847	4,127	280	7.3	2.56	2.75
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,867	9,530	663	7.5	2.96	3.18
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	32,295	34,746	2,451	7.6	3.23	3.47

Carver County

Hancock township

<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	Alte
Res Homestead	12,633	12,633	0	0.0	127	123	-4	-3.2	1.01	0.97
Res Non-Hmstd	1,061	1,061	0	0.0	11	11	0	-3.3	1.07	1.04
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	246	246	0	0.0	6	6	1	11.5	2.25	2.51
Com/Ind High	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	179	179	0	0.0	6	6	1	9.0	3.17	3.46
Ag HGA	9,516	9,516	0	0.0	91	88	-3	-3.1	0.95	0.92
Ag Hmstd Land	40,443	40,443	0	0.0	198	194	-4	-1.9	0.49	0.48
Ag Non-Hmstd	4,066	4,066	0	0.0	39	38	-1	-1.5	0.96	0.95
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	68,145	68,145	0	0.0	477	467	-11	-2.2	0.70	0.69

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	486	486	0	0.0	County	43.83	43.35	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.50	17.03	0.00	0.00
(-) FD Contrib Tax Cap	0	3	3	0.0	School District	28.58	28.02	13.60	11.88
(=) Taxable Tax Capacity	486	483	-3	-0.6	Special District	4.53	4.43	0.00	0.00
FD Distrib Tax Cap	0	20	20	0.0	Total	94.45	92.83	13.60	11.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	142,800	142,800	0.0	1,313	1,269	-44	-3.3	0.92	0.89
Res Hmstd: Avg Val	214,100	214,100	0.0	2,144	2,075	-69	-3.2	1.00	0.97
Res Hmstd: Hi Val	285,400	285,400	0.0	2,975	2,881	-93	-3.1	1.04	1.01
Res Hmstd: Ex-Hi Val	428,200	428,200	0.0	4,627	4,484	-143	-3.1	1.08	1.05

Carver County

Hollywood township

<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	Alte
Res Homestead	49,584	49,584	0	0.0	556	539	-17	-3.1	1.12	1.09
Res Non-Hmstd	5,749	5,749	0	0.0	71	68	-2	-3.0	1.23	1.19
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	2,259	2,259	0	0.0	56	58	2	3.1	2.47	2.55
Com/Ind High	2,334	2,334	0	0.0	76	78	3	3.3	3.25	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,015	3,015	0	0.0	99	102	3	3.0	3.29	3.39
Ag HGA	21,616	21,616	0	0.0	225	218	-7	-3.1	1.04	1.01
Ag Hmstd Land	69,165	69,165	0	0.0	336	328	-7	-2.2	0.49	0.47
Ag Non-Hmstd	17,943	17,943	0	0.0	190	186	-4	-2.0	1.06	1.04
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	171,665	171,665	0	0.0	1,608	1,578	-30	-1.9	0.94	0.92

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,381	1,381	0	0.0	County	43.83	43.35	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.39	13.01	0.00	0.00
(-) FD Contrib Tax Cap	0	29	29	0.0	School District	43.93	42.82	14.02	12.55
(=) Taxable Tax Capacity	1,381	1,352	-29	-2.1	Special District	4.53	4.43	0.00	0.00
FD Distrib Tax Cap	0	73	73	0.0	Total	105.69	103.61	14.02	12.55

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	153,100	153,100		0.0	1,585	1,535	-49	-3.1	1.04	1.00
Res Hmstd: Avg Val	229,600	229,600		0.0	2,573	2,495	-78	-3.0	1.12	1.09
Res Hmstd: Hi Val	306,000	306,000		0.0	3,561	3,454	-107	-3.0	1.16	1.13
Res Hmstd: Ex-Hi Val	459,100	459,100		0.0	5,496	5,333	-163	-3.0	1.2	1.16
Comm/Ind: Lo Val	150,000	150,000		0.0	3,738	3,848	109	2.9	2.49	2.57
Comm/Ind: Med Val	300,000	300,000		0.0	8,653	8,915	262	3.0	2.88	2.97
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	31,587	32,564	976	3.1	3.16	3.26

Carver County

Laketown township

<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	Alte
Res Homestead	175,548	175,548	0	0.0	2,104	2,049	-55	-2.6	1.20	1.17
Res Non-Hmstd	18,263	18,263	0	0.0	230	224	-6	-2.6	1.26	1.23
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
Seasn'l Rec'l	6,654	6,654	0	0.0	85	83	-2	-2.0	1.28	1.25
Com/Ind: Low	1,539	1,539	0	0.0	38	42	4	10.8	2.49	2.76
Com/Ind High	2,123	2,123	0	0.0	68	77	9	13.0	3.19	3.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,624	2,624	0	0.0	88	96	8	8.5	3.36	3.65
Ag HGA	15,478	15,478	0	0.0	181	176	-5	-2.7	1.17	1.14
Ag Hmstd Land	33,802	33,802	0	0.0	159	156	-3	-1.7	0.47	0.46
Ag Non-Hmstd	28,917	28,917	0	0.0	303	300	-4	-1.2	1.05	1.04
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	284,948	284,948	0	0.0	3,256	3,202	-54	-1.6	1.14	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	2,731	2,731	0	0.0	County	43.83	43.35	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.21	16.40	0.00	0.00
(-) FD Contrib Tax Cap	0	58	58	0.0	School District	37.48	37.39	17.65	15.97
(=) Taxable Tax Capacity	2,731	2,673	-58	-2.1	Special District	4.90	4.82	0.00	0.00
FD Distrib Tax Cap	0	201	201	0.0	Total	103.42	101.96	17.65	15.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	232,400	232,400	232,400	0.0	2,645	2,574	-71	-2.7	1.14	1.11
Res Hmstd: Avg Val	348,400	348,400	348,400	0.0	4,157	4,049	-109	-2.6	1.19	1.16
Res Hmstd: Hi Val	464,400	464,400	464,400	0.0	5,623	5,477	-146	-2.6	1.21	1.18
Res Hmstd: Ex-Hi Val	696,800	696,800	696,800	0.0	8,945	8,719	-226	-2.5	1.28	1.25
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,742	4,124	382	10.2	2.49	2.75
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,643	9,542	899	10.4	2.88	3.18
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	31,514	34,827	3,313	10.5	3.15	3.48

Carver County

San Francisco township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	68,043	68,043	0	0.0	875	859	-16	-1.8	1.29	1.26
Res Non-Hmstd	6,858	6,858	0	0.0	93	92	-2	-1.7	1.36	1.34
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
Seasn'l Rec'l	354	354	0	0.0	5	5	0	-0.4	1.33	1.32
Com/Ind: Low	805	805	0	0.0	21	23	1	6.8	2.66	2.84
Com/Ind High	210	210	0	0.0	7	8	1	7.5	3.44	3.70
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	8	9	1	6.1	3.59	3.81
Ag HGA	11,353	11,353	0	0.0	131	129	-2	-1.8	1.16	1.14
Ag Hmstd Land	31,914	31,914	0	0.0	165	164	-1	-0.4	0.52	0.51
Ag Non-Hmstd	11,823	11,823	0	0.0	132	132	-1	-0.4	1.12	1.11
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	131,590	131,590	0	0.0	1,438	1,420	-19	-1.3	1.09	1.08

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,136	1,136	0	0.0	County	43.83	43.35	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	23.83	23.02	0.00	0.00
(-) FD Contrib Tax Cap	0	10	10	0.0	School District	41.24	42.16	18.19	16.34
(=) Taxable Tax Capacity	1,136	1,126	-10	-0.9	Special District	4.53	4.43	0.00	0.00
FD Distrib Tax Cap	0	59	59	0.0	Total	113.44	112.96	18.19	16.34

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	196,500	196,500		0.0	2,365	2,320	-45	-1.9	1.20	1.18
Res Hmstd: Avg Val	294,600	294,600		0.0	3,756	3,688	-68	-1.8	1.28	1.25
Res Hmstd: Hi Val	392,600	392,600		0.0	5,146	5,055	-92	-1.8	1.31	1.29
Res Hmstd: Ex-Hi Val	589,100	589,100		0.0	8,007	7,868	-139	-1.7	1.36	1.34
Comm/Ind: Lo Val	150,000	150,000		0.0	3,975	4,252	277	7.0	2.65	2.83
Comm/Ind: Med Val	300,000	300,000		0.0	9,185	9,839	654	7.1	3.06	3.28
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	33,496	35,915	2,418	7.2	3.35	3.59

Carver County

Waconia township

<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	Alte
Res Homestead	97,098	97,098	0	0.0	1,021	994	-27	-2.6	1.05	1.02
Res Non-Hmstd	12,166	12,166	0	0.0	138	134	-4	-2.6	1.13	1.10
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
Seasn'l Rec'l	4,402	4,402	0	0.0	57	56	-1	-1.2	1.28	1.27
Com/Ind: Low	1,919	1,919	0	0.0	45	49	5	10.8	2.32	2.57
Com/Ind High	1,042	1,042	0	0.0	32	35	3	10.7	3.07	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,850	3,850	0	0.0	117	130	13	11.4	3.03	3.38
Ag HGA	15,998	15,998	0	0.0	159	154	-4	-2.7	0.99	0.97
Ag Hmstd Land	45,017	45,017	0	0.0	199	195	-3	-1.7	0.44	0.43
Ag Non-Hmstd	15,560	15,560	0	0.0	143	141	-2	-1.5	0.92	0.90
Misc props	83	83	0	0.0	1	1	0	-2.3	1.31	1.28
Total	197,133	197,133	0	0.0	1,910	1,891	-19	-1.0	0.97	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	1,794	1,794	0	0.0	County	43.83	43.35	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	9.86	9.71	0.00	0.00
(-) FD Contrib Tax Cap	0	49	49	0.0	School District	34.72	34.11	14.77	13.30
(=) Taxable Tax Capacity	1,794	1,746	-49	-2.7	Special District	4.53	4.43	0.00	0.00
FD Distrib Tax Cap	0	84	84	0.0	Total	92.95	91.59	14.77	13.30

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	211,700	211,700		0.0	2,111	2,054	-58	-2.7	1	0.97
Res Hmstd: Avg Val	317,400	317,400		0.0	3,338	3,250	-89	-2.7	1.05	1.02
Res Hmstd: Hi Val	423,000	423,000		0.0	4,557	4,437	-120	-2.6	1.08	1.05
Res Hmstd: Ex-Hi Val	634,700	634,700		0.0	7,150	6,966	-184	-2.6	1.13	1.1
Comm/Ind: Lo Val	150,000	150,000		0.0	3,463	3,847	384	11.1	2.31	2.56
Comm/Ind: Med Val	300,000	300,000		0.0	8,007	8,909	902	11.3	2.67	2.97
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	29,210	32,533	3,323	11.4	2.92	3.25

Carver County

Watertown township

<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	Alte
Res Homestead	90,313	90,313	0	0.0	1,075	1,050	-25	-2.3	1.19	1.16
Res Non-Hmstd	11,794	11,794	0	0.0	155	152	-3	-2.2	1.32	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
Seasn'l Rec'l	1,704	1,704	0	0.0	25	25	-1	-2.0	1.49	1.46
Com/Ind: Low	1,905	1,905	0	0.0	48	51	3	6.3	2.54	2.70
Com/Ind High	575	575	0	0.0	19	21	1	6.4	3.35	3.57
Publ U: Elec Gen	7,133	7,133	0	0.0	153	171	18	11.7	2.15	2.40
Publ U: Other	7,333	7,333	0	0.0	240	257	17	7.1	3.27	3.50
Ag HGA	26,604	26,604	0	0.0	304	297	-7	-2.3	1.14	1.12
Ag Hmstd Land	57,236	57,236	0	0.0	273	270	-4	-1.3	0.48	0.47
Ag Non-Hmstd	21,083	21,083	0	0.0	230	227	-3	-1.2	1.09	1.08
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	225,679	225,679	0	0.0	2,523	2,520	-3	-0.1	1.12	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	2,097	2,097	0	0.0	County	43.83	43.35	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	16.74	17.16	0.00	0.00
(-) FD Contrib Tax Cap	0	114	114	0.0	School District	42.86	42.03	14.08	12.59
(=) Taxable Tax Capacity	2,097	1,983	-114	-5.4	Special District	4.54	4.43	0.00	0.00
FD Distrib Tax Cap	0	74	74	0.0	Total	107.97	106.97	14.08	12.59

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	196,900	196,900		0.0	2,193	2,145	-47	-2.2	1.11	1.09
Res Hmstd: Avg Val	295,200	295,200		0.0	3,488	3,415	-73	-2.1	1.18	1.16
Res Hmstd: Hi Val	393,400	393,400		0.0	4,782	4,684	-98	-2.1	1.22	1.19
Res Hmstd: Ex-Hi Val	590,300	590,300		0.0	7,449	7,299	-150	-2.0	1.26	1.24
Comm/Ind: Lo Val	150,000	150,000		0.0	3,791	4,019	228	6.0	2.53	2.68
Comm/Ind: Med Val	300,000	300,000		0.0	8,775	9,314	539	6.1	2.92	3.10
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	32,033	34,025	1,992	6.2	3.20	3.40

Carver County

Young America township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	37,250	37,250	0	0.0	380	368	-11	-3.0	1.02	0.99
Res Non-Hmstd	4,143	4,143	0	0.0	47	45	-1	-2.8	1.13	1.09
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	1,562	1,562	0	0.0	36	40	4	10.0	2.33	2.57
Com/Ind High	6,365	6,365	0	0.0	145	166	21	14.6	2.28	2.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	813	813	0	0.0	25	28	3	10.4	3.06	3.38
Ag HGA	12,469	12,469	0	0.0	117	113	-4	-3.1	0.94	0.91
Ag Hmstd Land	58,550	58,550	0	0.0	289	285	-4	-1.5	0.49	0.49
Ag Non-Hmstd	15,548	15,548	0	0.0	147	145	-2	-1.4	0.95	0.93
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	136,700	136,700	0	0.0	1,186	1,191	5	0.4	0.87	0.87

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,146	1,146	0	0.0	County	43.83	43.35	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.94	23.48	0.00	0.00
(-) FD Contrib Tax Cap	0	63	63	0.0	School District	23.18	22.00	14.77	12.94
(=) Taxable Tax Capacity	1,146	1,084	-63	-5.5	Special District	4.51	4.40	0.00	0.00
FD Distrib Tax Cap	0	43	43	0.0	Total	94.47	93.23	14.77	12.94

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	147,900	147,900		0.0	1,390	1,347	-42	-3.1	0.94	0.91
Res Hmstd: Avg Val	221,700	221,700		0.0	2,258	2,193	-66	-2.9	1.02	0.99
Res Hmstd: Hi Val	295,600	295,600		0.0	3,129	3,039	-89	-2.9	1.06	1.03
Res Hmstd: Ex-Hi Val	443,400	443,400		0.0	4,844	4,708	-136	-2.8	1.09	1.06
Comm/Ind: Lo Val	150,000	150,000		0.0	3,497	3,852	355	10.2	2.33	2.57
Comm/Ind: Med Val	300,000	300,000		0.0	8,086	8,924	838	10.4	2.7	2.97
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	29,502	32,592	3,090	10.5	2.95	3.26

Carver County

Carver city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	277,839	277,839	0	0.0	4,565	4,360	-205	-4.5	1.64	1.57
Res Non-Hmstd	31,504	31,504	0	0.0	586	560	-26	-4.4	1.86	1.78
Apartments	543	543	0	0.0	11	11	0	-4.3	2.10	2.01
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	2,423	2,423	0	0.0	79	76	-3	-3.5	3.24	3.13
Com/Ind High	749	749	0	0.0	32	31	-1	-3.4	4.25	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,465	2,465	0	0.0	105	101	-4	-3.4	4.25	4.10
Ag HGA	645	645	0	0.0	11	10	0	-4.5	1.69	1.62
Ag Hmstd Land	1,426	1,426	0	0.0	10	10	0	-4.0	0.71	0.68
Ag Non-Hmstd	6,911	6,911	0	0.0	103	99	-4	-3.7	1.49	1.44
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	324,505	324,505	0	0.0	5,502	5,258	-243	-4.4	1.70	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	3,145	3,145	0	0.0	County	43.82	43.34	0.00	0.00
(-) TIF Tax Capacity	1	1	0	0.0	City/Town	57.88	52.06	0.00	0.00
(-) FD Contrib Tax Cap	0	36	36	0.0	School District	43.20	44.06	24.03	21.85
(=) Taxable Tax Capacity	3,144	3,108	-36	-1.1	Special District	4.27	4.20	0.00	0.00
FD Distrib Tax Cap	0	526	526	0.0	Total	149.17	143.66	24.03	21.85

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	165,500	165,500		0.0	2,533	2,418	-115	-4.5	1.53	1.46
Res Hmstd: Avg Val	248,100	248,100		0.0	4,075	3,892	-183	-4.5	1.64	1.57
Res Hmstd: Hi Val	330,700	330,700		0.0	5,616	5,366	-250	-4.5	1.7	1.62
Res Hmstd: Ex-Hi Val	496,200	496,200		0.0	8,594	8,212	-382	-4.4	1.73	1.66
Apartment	300,000	300,000		0.0	6,315	6,043	-272	-4.3	2.10	2.01
Comm/Ind: Lo Val	150,000	150,000		0.0	4,867	4,696	-171	-3.5	3.24	3.13
Comm/Ind: Med Val	300,000	300,000		0.0	11,236	10,849	-387	-3.4	3.75	3.62
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	40,958	39,560	-1,398	-3.4	4.1	3.96

Carver County

Chaska 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	Alte
Res Homestead	1,413,839	1,413,839	0	0.0	19,039	18,867	-172	-0.9	1.35	1.33
Res Non-Hmstd	159,530	159,530	0	0.0	2,374	2,356	-17	-0.7	1.49	1.48
Apartments	89,512	89,512	0	0.0	1,538	1,530	-8	-0.5	1.72	1.71
Low-inc Apts	16,187	16,187	0	0.0	173	171	-1	-0.8	1.07	1.06
Seasn'l Rec'l	580	580	0	0.0	9	9	0	-0.1	1.57	1.57
Com/Ind: Low	39,524	39,524	0	0.0	1,099	1,149	51	4.6	2.78	2.91
Com/Ind High	341,139	341,139	0	0.0	12,371	12,977	606	4.9	3.63	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,235	8,235	0	0.0	299	313	15	4.9	3.63	3.80
Ag HGA	2,825	2,825	0	0.0	38	38	0	-0.9	1.34	1.33
Ag Hmstd Land	9,017	9,017	0	0.0	54	54	0	0.8	0.60	0.60
Ag Non-Hmstd	28,309	28,309	0	0.0	335	338	3	0.9	1.18	1.19
Misc props	11,431	11,431	0	0.0	203	202	-1	-0.5	1.78	1.77
Total	2,120,128	2,120,128	0	0.0	37,530	38,005	475	1.3	1.77	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	24,250	24,250	0	0.0	County	43.83	43.35	0.00	0.00
(-) TIF Tax Capacity	4,906	4,906	0	0.0	City/Town	24.60	25.26	0.00	0.00
(-) FD Contrib Tax Cap	0	2,984	2,984	0.0	School District	43.22	44.07	24.03	21.85
(=) Taxable Tax Capacity	19,344	16,360	-2,984	-15.4	Special District	6.54	6.54	0.00	0.00
FD Distrib Tax Cap	0	3,202	3,202	0.0	Total	118.19	119.23	24.03	21.85

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	159,400	159,400	0.0	1,996	1,976	-21	-1.0	1.25	1.24
Res Hmstd: Avg Val	239,000	239,000	0.0	3,213	3,184	-29	-0.9	1.34	1.33
Res Hmstd: Hi Val	318,600	318,600	0.0	4,430	4,392	-37	-0.8	1.39	1.38
Res Hmstd: Ex-Hi Val	478,000	478,000	0.0	6,798	6,743	-55	-0.8	1.42	1.41
Apartment	300,000	300,000	0.0	5,153	5,126	-27	-0.5	1.72	1.71
Comm/Ind: Lo Val	150,000	150,000	0.0	4,170	4,362	192	4.6	2.78	2.91
Comm/Ind: Med Val	300,000	300,000	0.0	9,610	10,068	458	4.8	3.20	3.36
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,995	36,697	1,702	4.9	3.5	3.67

Carver County

Cologne 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	Alte
Res Homestead	83,564	83,564	0	0.0	1,246	1,162	-84	-6.7	1.49	1.39
Res Non-Hmstd	12,270	12,270	0	0.0	225	211	-15	-6.6	1.84	1.72
Apartments	595	595	0	0.0	12	11	-1	-6.6	2.06	1.92
Low-inc Apts	626	626	0	0.0	8	7	-1	-6.7	1.26	1.17
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	4,057	4,057	0	0.0	130	123	-7	-5.2	3.21	3.04
Com/Ind High	4,761	4,761	0	0.0	201	191	-10	-5.2	4.23	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,189	1,189	0	0.0	50	48	-3	-5.2	4.23	4.01
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	839	839	0	0.0	12	11	-1	-6.2	1.42	1.33
Ag Non-Hmstd	1,606	1,606	0	0.0	25	23	-1	-6.1	1.53	1.44
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	109,508	109,508	0	0.0	1,910	1,788	-122	-6.4	1.74	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	1,085	1,085	0	0.0	County	43.83	43.35	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	81.22	73.75	0.00	0.00
(-) FD Contrib Tax Cap	0	68	68	0.0	School District	23.45	22.20	14.69	12.84
(=) Taxable Tax Capacity	1,085	1,018	-68	-6.3	Special District	4.53	4.43	0.00	0.00
FD Distrib Tax Cap	0	240	240	0.0	Total	153.04	143.73	14.69	12.84

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	116,800	116,800	0.0	1,550	1,445	-106	-6.8	1.33	1.24
Res Hmstd: Avg Val	175,200	175,200	0.0	2,610	2,434	-176	-6.7	1.49	1.39
Res Hmstd: Hi Val	233,500	233,500	0.0	3,668	3,423	-246	-6.7	1.57	1.47
Res Hmstd: Ex-Hi Val	350,400	350,400	0.0	5,790	5,404	-386	-6.7	1.65	1.54
Apartment	300,000	300,000	0.0	6,180	5,775	-405	-6.6	2.06	1.92
Comm/Ind: Lo Val	150,000	150,000	0.0	4,814	4,561	-252	-5.2	3.21	3.04
Comm/Ind: Med Val	300,000	300,000	0.0	11,159	10,579	-580	-5.2	3.72	3.53
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,769	38,661	-2,108	-5.2	4.08	3.87

Carver County

Hamburg 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	Alte
Res Homestead	21,532	21,532	0	0.0	422	360	-62	-14.6	1.96	1.67
Res Non-Hmstd	2,030	2,030	0	0.0	51	43	-7	-14.7	2.51	2.14
Apartments	793	793	0	0.0	24	20	-3	-14.7	2.99	2.55
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	846	846	0	0.0	37	30	-7	-18.6	4.32	3.52
Com/Ind High	956	956	0	0.0	55	44	-10	-18.6	5.71	4.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	327	327	0	0.0	19	15	-3	-18.6	5.71	4.65
Ag HGA	70	70	0	0.0	1	1	0	-14.6	1.51	1.29
Ag Hmstd Land	3	3	0	0.0	0	0	0	-15.1	1.23	1.04
Ag 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
Total	26,556	26,556	0	0.0	607	514	-93	-15.4	2.29	1.94

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	242	242	0	0.0	County	43.51	43.01	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	14	14	0.0	School District	23.05	21.77	14.69	12.84
(=) Taxable Tax Capacity	242	228	-14	-5.7	Special District	4.53	4.43	0.00	0.00
FD Distrib Tax Cap	0	114	114	0.0	Total	227.13	193.50	14.69	12.84

Tax Burdens on Hypothetical Properties

	Estimated 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	1,370	1,170	-200	-14.6	1.62	1.38
Res Hmstd: Avg Val	126,700	126,700	0.0	2,477	2,114	-363	-14.6	1.96	1.67
Res Hmstd: Hi Val	168,800	168,800	0.0	3,581	3,056	-525	-14.7	2.12	1.81
Res Hmstd: Ex-Hi Val	253,300	253,300	0.0	5,797	4,947	-850	-14.7	2.29	1.95
Apartment	300,000	300,000	0.0	8,958	7,641	-1,317	-14.7	2.99	2.55
Comm/Ind: Lo Val	150,000	150,000	0.0	6,481	5,279	-1,202	-18.6	4.32	3.52
Comm/Ind: Med Val	300,000	300,000	0.0	15,048	12,252	-2,796	-18.6	5.02	4.08
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	55,030	44,797	-10,233	-18.6	5.50	4.48

Carver County

Mayer 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	Alte
Res Homestead	99,009	99,009	0	0.0	1,596	1,498	-98	-6.2	1.61	1.51
Res Non-Hmstd	16,990	16,990	0	0.0	340	320	-21	-6.1	2.00	1.88
Apartments	718	718	0	0.0	16	15	-1	-6.0	2.22	2.09
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	5,271	5,271	0	0.0	179	166	-13	-7.4	3.40	3.15
Com/Ind High	4,263	4,263	0	0.0	191	177	-14	-7.3	4.49	4.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,275	1,275	0	0.0	57	53	-4	-7.3	4.49	4.16
Ag HGA	99	99	0	0.0	1	1	0	-6.2	1.33	1.25
Ag Hmstd Land	304	304	0	0.0	2	2	0	-6.4	0.74	0.69
Ag Non-Hmstd	520	520	0	0.0	9	8	0	-5.7	1.67	1.57
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	128,447	128,447	0	0.0	2,393	2,241	-152	-6.4	1.86	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	1,272	1,272	0	0.0	County	43.79	43.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	73.45	65.72	0.00	0.00
(-) FD Contrib Tax Cap	0	78	78	0.0	School District	44.77	43.58	13.94	12.44
(=) Taxable Tax Capacity	1,272	1,194	-78	-6.1	Special District	4.53	4.43	0.00	0.00
FD Distrib Tax Cap	0	302	302	0.0	Total	166.55	157.03	13.94	12.44

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	121,000	121,000	121,000	0.0	1,745	1,637	-108	-6.2	1.44	1.35
Res Hmstd: Avg Val	181,300	181,300	181,300	0.0	2,924	2,744	-180	-6.2	1.61	1.51
Res Hmstd: Hi Val	241,700	241,700	241,700	0.0	4,104	3,853	-252	-6.1	1.7	1.59
Res Hmstd: Ex-Hi Val	362,700	362,700	362,700	0.0	6,470	6,074	-395	-6.1	1.78	1.67
Apartment	300,000	300,000	300,000	0.0	6,664	6,262	-402	-6.0	2.22	2.09
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	5,106	4,730	-376	-7.4	3.40	3.15
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	11,845	10,975	-870	-7.3	3.95	3.66
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	43,293	40,118	-3,175	-7.3	4.33	4.01

Carver County

New Germany 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	Alte
Res Homestead	14,790	14,790	0	0.0	212	203	-9	-4.2	1.43	1.37
Res Non-Hmstd	9,211	9,211	0	0.0	195	187	-8	-4.0	2.12	2.04
Apartments	568	568	0	0.0	13	12	-1	-4.0	2.20	2.12
Low-inc Apts	51	51	0	0.0	1	1	0	-4.1	1.34	1.29
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	1,293	1,293	0	0.0	44	41	-3	-5.8	3.38	3.18
Com/Ind High	1,089	1,089	0	0.0	49	46	-3	-5.8	4.46	4.20
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	13	13	-1	-5.8	4.46	4.20
Ag HGA	256	256	0	0.0	4	4	0	-4.2	1.46	1.40
Ag Hmstd Land	741	741	0	0.0	5	5	0	-4.2	0.71	0.68
Ag Non-Hmstd	995	995	0	0.0	16	16	-1	-3.6	1.64	1.59
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	29,294	29,294	0	0.0	552	527	-24	-4.4	1.88	1.80

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	297	297	0	0.0	County	43.84	43.35	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	81.27	76.51	0.00	0.00
(-) FD Contrib Tax Cap	0	18	18	0.0	School District	34.80	34.26	14.81	13.35
(=) Taxable Tax Capacity	297	279	-18	-6.0	Special District	4.53	4.43	0.00	0.00
FD Distrib Tax Cap	0	57	57	0.0	Total	164.44	158.55	14.81	13.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,200	82,200	82,200	0.0	983	940	-43	-4.4	1.2	1.14
Res Hmstd: Avg Val	123,300	123,300	123,300	0.0	1,780	1,705	-75	-4.2	1.44	1.38
Res Hmstd: Hi Val	164,300	164,300	164,300	0.0	2,576	2,468	-108	-4.2	1.57	1.50
Res Hmstd: Ex-Hi Val	246,500	246,500	246,500	0.0	4,171	3,999	-172	-4.1	1.69	1.62
Apartment	300,000	300,000	300,000	0.0	6,611	6,346	-265	-4.0	2.20	2.12
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	5,072	4,777	-296	-5.8	3.38	3.18
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	11,761	11,078	-683	-5.8	3.92	3.69
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	42,976	40,487	-2,488	-5.8	4.3	4.05

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	Alte
Res Homestead	151,219	151,219	0	0.0	1,885	1,751	-134	-7.1	1.25	1.16
Res Non-Hmstd	19,280	19,280	0	0.0	297	276	-21	-7.0	1.54	1.43
Apartments	7,429	7,429	0	0.0	132	122	-9	-6.9	1.77	1.65
Low-inc Apts	2,283	2,283	0	0.0	25	23	-2	-7.0	1.09	1.01
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	12,678	12,678	0	0.0	363	361	-2	-0.4	2.86	2.85
Com/Ind High	24,845	24,845	0	0.0	934	932	-3	-0.3	3.76	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,919	2,919	0	0.0	110	109	0	-0.3	3.76	3.75
Ag HGA	260	260	0	0.0	3	3	0	-7.1	1.19	1.11
Ag Hmstd Land	896	896	0	0.0	5	5	0	-7.5	0.55	0.51
Ag Non-Hmstd	566	566	0	0.0	7	7	0	-6.4	1.29	1.21
Misc props	128	128	0	0.0	2	2	0	-6.9	1.77	1.65
Total	222,504	222,504	0	0.0	3,763	3,591	-171	-4.6	1.69	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	2,352	2,352	0	0.0	County	43.83	43.35	0.00	0.00
(-) TIF Tax Capacity	59	35	-24	-41.1	City/Town	55.65	49.51	1.01	1.01
(-) FD Contrib Tax Cap	0	306	306	0.0	School District	23.45	22.20	14.69	12.84
(=) Taxable Tax Capacity	2,293	2,011	-282	-12.3	Special District	6.14	5.70	0.00	0.00
FD Distrib Tax Cap	0	703	703	0.0	Total	129.07	120.75	15.70	13.85

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	100,500	100,500	100,500	0.0	1,091	1,012	-79	-7.2	1.09	1.01
Res Hmstd: Avg Val	150,600	150,600	150,600	0.0	1,874	1,741	-133	-7.1	1.24	1.16
Res Hmstd: Hi Val	200,800	200,800	200,800	0.0	2,660	2,471	-188	-7.1	1.32	1.23
Res Hmstd: Ex-Hi Val	301,200	301,200	301,200	0.0	4,230	3,932	-298	-7.0	1.40	1.31
Apartment	300,000	300,000	300,000	0.0	5,311	4,944	-367	-6.9	1.77	1.65
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,290	4,271	-19	-0.4	2.86	2.85
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,930	9,896	-35	-0.3	3.31	3.3
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	36,255	36,146	-108	-0.3	3.63	3.61

Carver County

Victoria city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	850,479	850,479	0	0.0	13,008	12,721	-287	-2.2	1.53	1.50
Res Non-Hmstd	92,545	92,545	0	0.0	1,492	1,460	-33	-2.2	1.61	1.58
Apartments	5,028	5,028	0	0.0	96	94	-2	-1.9	1.90	1.87
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	5,933	5,933	0	0.0	100	98	-1	-1.3	1.68	1.66
Com/Ind: Low	5,462	5,462	0	0.0	162	163	2	1.0	2.96	2.99
Com/Ind High	15,063	15,063	0	0.0	586	592	6	1.0	3.89	3.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,679	5,679	0	0.0	222	224	2	1.0	3.91	3.95
Ag HGA	849	849	0	0.0	12	12	0	-2.3	1.46	1.42
Ag Hmstd Land	2,078	2,078	0	0.0	27	27	-1	-2.0	1.31	1.28
Ag Non-Hmstd	4,248	4,248	0	0.0	55	55	-1	-1.3	1.30	1.29
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	987,363	987,363	0	0.0	15,760	15,446	-314	-2.0	1.60	1.56

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	10,215	10,215	0	0.0	County	43.84	43.35	0.00	0.00
(-) TIF Tax Capacity	294	294	0	0.0	City/Town	40.83	39.29	0.00	0.00
(-) FD Contrib Tax Cap	0	196	196	0.0	School District	39.30	39.87	23.47	21.53
(=) Taxable Tax Capacity	9,921	9,725	-196	-2.0	Special District	5.28	5.23	0.00	0.00
FD Distrib Tax Cap	0	616	616	0.0	Total	129.24	127.74	23.47	21.53

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	246,500	246,500	0.0	3,570	3,487	-82	-2.3	1.45	1.41
Res Hmstd: Avg Val	369,600	369,600	0.0	5,593	5,467	-126	-2.3	1.51	1.48
Res Hmstd: Hi Val	492,600	492,600	0.0	7,522	7,353	-169	-2.2	1.53	1.49
Res Hmstd: Ex-Hi Val	739,100	739,100	0.0	12,059	11,797	-262	-2.2	1.63	1.6
Apartment	300,000	300,000	0.0	5,550	5,436	-114	-2.1	1.85	1.81
Comm/Ind: Lo Val	150,000	150,000	0.0	4,410	4,473	63	1.4	2.94	2.98
Comm/Ind: Med Val	300,000	300,000	0.0	10,172	10,330	157	1.5	3.39	3.44
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,064	37,660	596	1.6	3.71	3.77

Carver County

Waconia 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	Alte
Res Homestead	721,138	721,138	0	0.0	9,626	9,442	-184	-1.9	1.33	1.31
Res Non-Hmstd	95,281	95,281	0	0.0	1,451	1,425	-26	-1.8	1.52	1.50
Apartments	15,512	15,512	0	0.0	269	265	-5	-1.7	1.74	1.71
Low-inc Apts	8,672	8,672	0	0.0	92	91	-2	-1.9	1.06	1.04
Seasn'l Rec'l	3,150	3,150	0	0.0	46	45	0	-0.9	1.46	1.44
Com/Ind: Low	28,903	28,903	0	0.0	816	835	19	2.4	2.82	2.89
Com/Ind High	127,806	127,806	0	0.0	4,746	4,866	120	2.5	3.71	3.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,881	7,881	0	0.0	292	299	7	2.5	3.70	3.80
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	325	325	0	0.0	6	5	0	-1.7	1.71	1.69
Ag Non-Hmstd	540	540	0	0.0	7	7	0	-0.9	1.27	1.26
Misc props	199	199	0	0.0	5	5	0	-1.4	2.36	2.33
Total	1,009,409	1,009,409	0	0.0	17,355	17,285	-70	-0.4	1.72	1.71

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	11,211	11,211	0	0.0	County	43.83	43.35	0.00	0.00
(-) TIF Tax Capacity	19	19	0	0.0	City/Town	43.98	43.93	0.00	0.00
(-) FD Contrib Tax Cap	0	1,302	1,302	0.0	School District	34.80	34.25	14.81	13.35
(=) Taxable Tax Capacity	11,193	9,890	-1,302	-11.6	Special District	4.53	4.43	0.00	0.00
FD Distrib Tax Cap	0	1,378	1,378	0.0	Total	127.14	125.96	14.81	13.35

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	155,800	155,800		0.0	1,916	1,878	-38	-2.0	1.23	1.21
Res Hmstd: Avg Val	233,600	233,600		0.0	3,110	3,050	-60	-1.9	1.33	1.31
Res Hmstd: Hi Val	311,400	311,400		0.0	4,303	4,222	-81	-1.9	1.38	1.36
Res Hmstd: Ex-Hi Val	467,300	467,300		0.0	6,633	6,510	-123	-1.9	1.42	1.39
Apartment	300,000	300,000		0.0	5,212	5,124	-88	-1.7	1.74	1.71
Comm/Ind: Lo Val	150,000	150,000		0.0	4,233	4,333	101	2.4	2.82	2.89
Comm/Ind: Med Val	300,000	300,000		0.0	9,803	10,044	242	2.5	3.27	3.35
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	35,795	36,696	901	2.5	3.58	3.67

Carver County

Watertown 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	Alte
Res Homestead	186,749	186,749	0	0.0	2,883	2,687	-196	-6.8	1.54	1.44
Res Non-Hmstd	30,314	30,314	0	0.0	572	533	-39	-6.8	1.89	1.76
Apartments	7,289	7,289	0	0.0	156	145	-10	-6.7	2.14	1.99
Low-inc Apts	756	756	0	0.0	10	9	-1	-6.8	1.31	1.22
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	8,128	8,128	0	0.0	268	252	-16	-5.9	3.30	3.10
Com/Ind High	12,272	12,272	0	0.0	532	501	-31	-5.9	4.33	4.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,136	2,136	0	0.0	93	87	-5	-5.9	4.33	4.08
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	76	76	0	0.0	1	1	0	-6.6	0.78	0.73
Ag Non-Hmstd	740	740	0	0.0	12	11	-1	-6.6	1.57	1.47
Misc props	1,925	1,925	0	0.0	41	38	-3	-6.7	2.14	1.99
Total	250,384	250,384	0	0.0	4,566	4,264	-302	-6.6	1.82	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	2,498	2,498	0	0.0	County	43.84	43.36	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	61.75	53.56	3.68	3.68
(-) FD Contrib Tax Cap	0	154	154	0.0	School District	44.83	43.64	13.94	12.44
(=) Taxable Tax Capacity	2,498	2,344	-154	-6.2	Special District	6.41	5.96	0.00	0.00
FD Distrib Tax Cap	0	835	835	0.0	Total	156.82	146.52	17.62	16.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	113,500	113,500	0.0	1,556	1,450	-106	-6.8	1.37	1.28
Res Hmstd: Avg Val	170,200	170,200	0.0	2,625	2,447	-178	-6.8	1.54	1.44
Res Hmstd: Hi Val	226,900	226,900	0.0	3,694	3,444	-251	-6.8	1.63	1.52
Res Hmstd: Ex-Hi Val	340,500	340,500	0.0	5,836	5,441	-395	-6.8	1.71	1.6
Apartment	300,000	300,000	0.0	6,410	5,978	-432	-6.7	2.14	1.99
Comm/Ind: Lo Val	150,000	150,000	0.0	4,943	4,650	-293	-5.9	3.3	3.1
Comm/Ind: Med Val	300,000	300,000	0.0	11,445	10,769	-676	-5.9	3.82	3.59
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,790	39,325	-2,465	-5.9	4.18	3.93

Carver County

Chanhassen 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	Alte
Res Homestead	2,429,394	2,429,394	0	0.0	32,973	32,992	19	0.1	1.36	1.36
Res Non-Hmstd	246,916	246,916	0	0.0	3,647	3,653	5	0.2	1.48	1.48
Apartments	42,063	42,063	0	0.0	738	740	2	0.3	1.75	1.76
Low-inc Apts	3,251	3,251	0	0.0	35	35	0	0.0	1.09	1.09
Seasn'l Rec'l	6,675	6,675	0	0.0	98	99	1	0.7	1.47	1.48
Com/Ind: Low	37,751	37,751	0	0.0	1,063	1,113	50	4.7	2.82	2.95
Com/Ind High	369,187	369,187	0	0.0	13,560	14,238	678	5.0	3.67	3.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	21,828	21,828	0	0.0	783	831	48	6.1	3.59	3.81
Ag HGA	2,273	2,273	0	0.0	35	35	0	0.1	1.54	1.54
Ag Hmstd Land	4,397	4,397	0	0.0	49	49	0	0.8	1.11	1.12
Ag Non-Hmstd	10,032	10,032	0	0.0	121	123	2	1.8	1.20	1.22
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,173,767	3,173,767	0	0.0	53,103	53,908	806	1.5	1.67	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	35,806	35,806	0	0.0	County	43.83	43.35	0.00	0.00
(-) TIF Tax Capacity	470	470	0	0.0	City/Town	26.68	28.34	1.09	1.09
(-) FD Contrib Tax Cap	0	3,435	3,435	0.0	School District	37.10	37.05	23.81	22.07
(=) Taxable Tax Capacity	35,336	31,901	-3,435	-9.7	Special District	6.67	6.78	0.00	0.00
FD Distrib Tax Cap	0	1,941	1,941	0.0	Total	114.29	115.53	24.90	23.16

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	222,600	222,600	0.0	2,902	2,888	-13	-0.5	1.30	1.3
Res Hmstd: Avg Val	333,700	333,700	0.0	4,562	4,545	-18	-0.4	1.37	1.36
Res Hmstd: Hi Val	444,900	444,900	0.0	6,193	6,170	-22	-0.4	1.39	1.39
Res Hmstd: Ex-Hi Val	667,500	667,500	0.0	9,770	9,741	-28	-0.3	1.46	1.46
Apartment	300,000	300,000	0.0	5,033	5,027	-6	-0.1	1.68	1.68
Comm/Ind: Lo Val	150,000	150,000	0.0	4,095	4,340	245	6.0	2.73	2.89
Comm/Ind: Med Val	300,000	300,000	0.0	9,431	10,011	581	6.2	3.14	3.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,330	36,477	2,147	6.3	3.43	3.65

Cook County

Tofte township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	25,358	25,358	0	0.0	131	132	2	1.3	0.52	0.52
Res Non-Hmstd	2,487	2,487	0	0.0	16	16	0	1.1	0.65	0.66
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
Seasn'l Rec'l	87,533	87,533	0	0.0	641	648	7	1.0	0.73	0.74
Com/Ind: Low	2,166	2,166	0	0.0	36	42	5	14.4	1.68	1.93
Com/Ind High	3,540	3,540	0	0.0	78	90	11	14.5	2.22	2.54
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 HGA	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	1.2	0.78	0.79
Ag Non-Hmstd	8,297	8,297	0	0.0	46	46	1	1.4	0.55	0.56
Misc props	172	172	0	0.0	1	1	0	1.1	0.64	0.65
Total	129,554	129,554	0	0.0	950	976	26	2.7	0.73	0.75

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,346	1,346	0	0.0	County	34.04	34.51	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.78	12.94	0.00	0.00
(-) FD Contrib Tax Cap	0	19	19	0.0	School District	2.41	2.45	8.46	8.42
(=) Taxable Tax Capacity	1,346	1,327	-19	-1.4	Special District	6.24	6.34	0.00	0.00
FD Distrib Tax Cap	0	1	1	0.0	Total	55.48	56.23	8.46	8.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	179,900	179,900		0.0	744	755	11	1.5	0.41	0.42
Res Hmstd: Avg Val	269,800	269,800		0.0	1,363	1,382	18	1.4	0.51	0.51
Res Hmstd: Hi Val	359,600	359,600		0.0	1,982	2,008	26	1.3	0.55	0.56
Res Hmstd: Ex-Hi Val	539,600	539,600		0.0	3,215	3,255	40	1.2	0.6	0.60
Seas Rec: Lo Val	50,000	50,000		0.0	319	322	4	1.2	0.64	0.64
Seas Rec: Hi Val	150,000	150,000		0.0	1,048	1,059	11	1.1	0.7	0.71
Comm/Ind: Lo Val	150,000	150,000		0.0	2,525	2,888	362	14.4	1.68	1.93
Comm/Ind: Med Val	300,000	300,000		0.0	5,850	6,696	846	14.5	1.95	2.23
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	21,364	24,466	3,102	14.5	2.14	2.45

Cook County

Lutsen township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	53,970	53,970	0	0.0	246	249	3	1.3	0.46	0.46
Res Non-Hmstd	3,783	3,783	0	0.0	22	22	0	1.1	0.57	0.58
Apartments	269	269	0	0.0	2	2	0	1.1	0.66	0.67
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	209,021	209,021	0	0.0	1,372	1,385	14	1.0	0.66	0.66
Com/Ind: Low	2,782	2,782	0	0.0	43	51	8	18.7	1.55	1.84
Com/Ind High	6,930	6,930	0	0.0	141	168	27	19.0	2.03	2.42
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	29	35	6	18.9	1.95	2.32
Ag HGA	979	979	0	0.0	4	4	0	1.6	0.37	0.38
Ag Hmstd Land	824	824	0	0.0	1	1	0	3.6	0.08	0.08
Ag Non-Hmstd	19,641	19,641	0	0.0	91	92	1	1.4	0.46	0.47
Misc props	193	193	0	0.0	1	1	0	1.1	0.66	0.67
Total	299,903	299,903	0	0.0	1,950	2,009	59	3.0	0.65	0.67

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,146	3,146	0	0.0	County	34.04	34.51	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	4.34	4.39	0.00	0.00
(-) FD Contrib Tax Cap	0	41	41	0.0	School District	2.41	2.45	8.46	8.42
(=) Taxable Tax Capacity	3,146	3,105	-41	-1.3	Special District	5.54	5.61	0.00	0.00
FD Distrib Tax Cap	0	2	2	0.0	Total	46.33	46.96	8.46	8.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	219,600	219,600	0.0	832	844	12	1.4	0.38	0.38
Res Hmstd: Avg Val	329,200	329,200	0.0	1,478	1,498	19	1.3	0.45	0.45
Res Hmstd: Hi Val	438,800	438,800	0.0	2,114	2,141	26	1.2	0.48	0.49
Res Hmstd: Ex-Hi Val	658,400	658,400	0.0	3,501	3,543	42	1.2	0.53	0.54
Apartment	300,000	300,000	0.0	1,991	2,014	23	1.1	0.66	0.67
Seas Rec: Lo Val	50,000	50,000	0.0	273	276	3	1.2	0.55	0.55
Seas Rec: Hi Val	150,000	150,000	0.0	910	920	10	1.0	0.61	0.61
Comm/Ind: Lo Val	150,000	150,000	0.0	2,319	2,753	434	18.7	1.55	1.84
Comm/Ind: Med Val	300,000	300,000	0.0	5,369	6,382	1,013	18.9	1.79	2.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	19,603	23,317	3,714	18.9	1.96	2.33

Cook County

Schroeder township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	23,592	23,592	0	0.0	95	97	1	1.5	0.40	0.41
Res Non-Hmstd	543	543	0	0.0	3	3	0	1.2	0.53	0.53
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
Seasn'l Rec'l	63,063	63,063	0	0.0	418	423	4	1.1	0.66	0.67
Com/Ind: Low	1,137	1,137	0	0.0	17	22	4	25.0	1.51	1.89
Com/Ind High	580	580	0	0.0	12	14	3	25.4	1.99	2.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,759	10,759	0	0.0	213	267	54	25.4	1.98	2.48
Ag HGA	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	1.3	0.64	0.64
Ag Non-Hmstd	23,720	23,720	0	0.0	103	104	2	1.5	0.43	0.44
Misc props	54	54	0	0.0	0	0	0	1.3	0.64	0.64
Total	123,452	123,452	0	0.0	861	930	69	8.0	0.70	0.75

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,378	1,378	0	0.0	County	34.04	34.51	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	1.67	1.74	0.00	0.00
(-) FD Contrib Tax Cap	0	62	62	0.0	School District	2.41	2.45	8.46	8.42
(=) Taxable Tax Capacity	1,378	1,317	-62	-4.5	Special District	5.94	6.02	0.00	0.00
FD Distrib Tax Cap	0	1	1	0.0	Total	44.05	44.72	8.46	8.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	189,600	189,600		0.0	592	602	11	1.8	0.31	0.32
Res Hmstd: Avg Val	284,300	284,300		0.0	1,126	1,144	17	1.5	0.4	0.40
Res Hmstd: Hi Val	379,000	379,000		0.0	1,661	1,685	24	1.4	0.44	0.44
Res Hmstd: Ex-Hi Val	568,600	568,600		0.0	2,746	2,783	37	1.4	0.48	0.49
Seas Rec: Lo Val	50,000	50,000		0.0	262	265	3	1.3	0.52	0.53
Seas Rec: Hi Val	150,000	150,000		0.0	876	886	10	1.1	0.58	0.59
Comm/Ind: Lo Val	150,000	150,000		0.0	2,268	2,836	568	25.0	1.51	1.89
Comm/Ind: Med Val	300,000	300,000		0.0	5,250	6,574	1,325	25.2	1.75	2.19
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	19,165	24,022	4,857	25.3	1.92	2.40

Cook County

Grand Marais city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	75,272	75,272	0	0.0	538	544	6	1.1	0.72	0.72
Res Non-Hmstd	16,201	16,201	0	0.0	165	167	2	0.9	1.02	1.03
Apartments	1,223	1,223	0	0.0	15	15	0	1.0	1.21	1.22
Low-inc Apts	1,902	1,902	0	0.0	14	14	0	0.9	0.74	0.74
Seasn'l Rec'l	33,470	33,470	0	0.0	366	369	3	0.9	1.09	1.10
Com/Ind: Low	13,484	13,484	0	0.0	297	323	27	9.1	2.20	2.40
Com/Ind High	15,034	15,034	0	0.0	436	476	40	9.2	2.90	3.17
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	0	1	0	9.2	2.90	3.17
Ag HGA	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	1.0	1.21	1.22
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	175	175	0	0.0	2	2	0	1.0	1.37	1.38
Total	156,780	156,780	0	0.0	1,834	1,912	78	4.3	1.17	1.22

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,710	1,710	0	0.0	County	33.22	33.49	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	48.67	49.41	0.00	0.00
(-) FD Contrib Tax Cap	0	122	122	0.0	School District	2.41	2.29	8.46	8.42
(=) Taxable Tax Capacity	1,710	1,588	-122	-7.2	Special District	5.54	5.61	0.00	0.00
FD Distrib Tax Cap	0	32	32	0.0	Total	89.85	90.79	8.46	8.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	117,600	117,600	0.0	627	635	8	1.3	0.53	0.54
Res Hmstd: Avg Val	176,300	176,300	0.0	1,251	1,265	14	1.1	0.71	0.72
Res Hmstd: Hi Val	235,000	235,000	0.0	1,876	1,896	20	1.1	0.8	0.81
Res Hmstd: Ex-Hi Val	352,600	352,600	0.0	3,127	3,159	32	1.0	0.89	0.9
Apartment	300,000	300,000	0.0	3,623	3,657	34	1.0	1.21	1.22
Seas Rec: Lo Val	50,000	50,000	0.0	491	495	5	1.0	0.98	0.99
Seas Rec: Hi Val	150,000	150,000	0.0	1,563	1,577	14	0.9	1.04	1.05
Comm/Ind: Lo Val	150,000	150,000	0.0	3,298	3,598	299	9.1	2.2	2.4
Comm/Ind: Med Val	300,000	300,000	0.0	7,654	8,352	698	9.1	2.55	2.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	27,981	30,540	2,559	9.1	2.8	3.05

Crow Wing County

Bay Lake township

<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	Alte
Res Homestead	130,401	130,401	0	0.0	757	757	0	0.0	0.58	0.58
Res Non-Hmstd	6,437	6,437	0	0.0	43	43	0	0.0	0.67	0.67
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
Seasn'l Rec'l	359,288	359,288	0	0.0	2,708	2,712	4	0.1	0.75	0.75
Com/Ind: Low	2,571	2,571	0	0.0	44	54	10	22.1	1.72	2.10
Com/Ind High	3,396	3,396	0	0.0	77	94	17	21.9	2.26	2.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,053	3,053	0	0.0	73	74	2	2.5	2.38	2.44
Ag HGA	1,952	1,952	0	0.0	7	7	0	0.0	0.38	0.38
Ag Hmstd Land	4,736	4,736	0	0.0	7	7	0	0.3	0.15	0.15
Ag Non-Hmstd	13,315	13,315	0	0.0	75	75	0	0.2	0.57	0.57
Misc props	60	60	0	0.0	0	0	0	0.0	0.83	0.83
Total	525,208	525,208	0	0.0	3,792	3,824	33	0.9	0.72	0.73

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,409	5,409	0	0.0	County	32.36	32.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	6.01	6.04	0.00	0.00
(-) FD Contrib Tax Cap	0	32	32	0.0	School District	16.22	16.28	8.98	8.90
(=) Taxable Tax Capacity	5,409	5,376	-32	-0.6	Special District	1.23	1.23	0.00	0.00
FD Distrib Tax Cap	0	3	3	0.0	Total	55.81	55.93	8.98	8.90

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	211,200	211,200		0.0	977	977	1	0.1	0.46	0.46
Res Hmstd: Avg Val	316,600	316,600		0.0	1,713	1,714	1	0.1	0.54	0.54
Res Hmstd: Hi Val	422,000	422,000		0.0	2,444	2,446	1	0.1	0.58	0.58
Res Hmstd: Ex-Hi Val	633,100	633,100		0.0	3,998	4,000	3	0.1	0.63	0.63
Seas Rec: Lo Val	50,000	50,000		0.0	320	321	1	0.2	0.64	0.64
Seas Rec: Hi Val	150,000	150,000		0.0	1,053	1,054	2	0.2	0.70	0.70
Comm/Ind: Lo Val	150,000	150,000		0.0	2,541	2,912	372	14.6	1.69	1.94
Comm/Ind: Med Val	300,000	300,000		0.0	5,883	6,751	868	14.8	1.96	2.25
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	21,481	24,665	3,183	14.8	2.15	2.47

Crow Wing County

2ND ASSESSMENT UNORG

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	4,067	4,067	0	0.0	15	15	0	-0.1	0.36	0.36
Res Non-Hmstd	798	798	0	0.0	5	5	0	0.0	0.60	0.60
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
Seasn'l Rec'l	6,259	6,259	0	0.0	43	43	0	0.0	0.69	0.69
Com/Ind: Low	239	239	0	0.0	4	4	0	4.1	1.65	1.71
Com/Ind High	333	333	0	0.0	7	8	0	4.1	2.18	2.27
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	2	0	4.1	2.18	2.27
Ag HGA	2,154	2,154	0	0.0	7	7	0	-0.1	0.34	0.34
Ag Hmstd Land	5,317	5,317	0	0.0	9	9	0	0.1	0.17	0.17
Ag Non-Hmstd	6,205	6,205	0	0.0	34	34	0	0.0	0.55	0.55
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	25,445	25,445	0	0.0	126	127	1	0.4	0.50	0.50

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	224	224	0	0.0	County	32.36	32.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.21	19.21	0.00	0.00
(-) FD Contrib Tax Cap	0	1	1	0.0	School District	2.85	2.86	4.47	4.42
(=) Taxable Tax Capacity	224	223	-1	-0.3	Special District	1.23	1.23	0.00	0.00
FD Distrib Tax Cap	0	2	2	0.0	Total	55.65	55.68	4.47	4.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	117,900	117,900	117,900	0.0	271	271	0	-0.1	0.23	0.23
Res Hmstd: Avg Val	176,800	176,800	176,800	0.0	655	654	-1	-0.1	0.37	0.37
Res Hmstd: Hi Val	235,700	235,700	235,700	0.0	1,038	1,038	-1	-0.1	0.44	0.44
Res Hmstd: Ex-Hi Val	353,600	353,600	353,600	0.0	1,806	1,805	-1	-0.1	0.51	0.51
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	320	320	0	0.0	0.64	0.64
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,050	1,051	0	0.0	0.70	0.70
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	2,469	2,570	101	4.1	1.65	1.71
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	5,739	5,975	236	4.1	1.91	1.99
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	21,000	21,864	864	4.1	2.10	2.19

Crow Wing County

Deerwood township

<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	Alte
Res Homestead	121,677	121,677	0	0.0	643	643	0	0.0	0.53	0.53
Res Non-Hmstd	4,856	4,856	0	0.0	35	35	0	0.0	0.72	0.72
Apartments	307	307	0	0.0	3	3	0	0.1	0.83	0.84
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	72,916	72,916	0	0.0	559	560	1	0.2	0.77	0.77
Com/Ind: Low	2,507	2,507	0	0.0	44	52	8	19.3	1.75	2.09
Com/Ind High	2,289	2,289	0	0.0	53	63	10	19.6	2.31	2.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	618	618	0	0.0	14	17	3	19.6	2.30	2.75
Ag HGA	4,958	4,958	0	0.0	21	21	0	0.0	0.43	0.43
Ag Hmstd Land	9,467	9,467	0	0.0	16	16	0	0.3	0.17	0.17
Ag Non-Hmstd	15,143	15,143	0	0.0	90	90	0	0.2	0.59	0.59
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	234,737	234,737	0	0.0	1,477	1,500	23	1.5	0.63	0.64

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,274	2,274	0	0.0	County	32.36	32.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.31	12.36	0.00	0.00
(-) FD Contrib Tax Cap	0	26	26	0.0	School District	14.08	14.14	8.48	8.37
(=) Taxable Tax Capacity	2,274	2,248	-26	-1.2	Special District	1.23	1.23	0.00	0.00
FD Distrib Tax Cap	0	20	20	0.0	Total	59.98	60.10	8.48	8.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	163,300	163,300		0.0	693	693	0	0.0	0.42	0.42
Res Hmstd: Avg Val	244,900	244,900		0.0	1,296	1,296	0	0.0	0.53	0.53
Res Hmstd: Hi Val	326,400	326,400		0.0	1,898	1,898	0	0.0	0.58	0.58
Res Hmstd: Ex-Hi Val	489,700	489,700		0.0	3,063	3,063	1	0.0	0.63	0.63
Apartment	300,000	300,000		0.0	2,504	2,505	1	0.1	0.83	0.83
Seas Rec: Lo Val	50,000	50,000		0.0	341	342	1	0.2	0.68	0.68
Seas Rec: Hi Val	150,000	150,000		0.0	1,115	1,117	2	0.2	0.74	0.74
Comm/Ind: Lo Val	150,000	150,000		0.0	2,627	3,134	507	19.3	1.75	2.09
Comm/Ind: Med Val	300,000	300,000		0.0	6,087	7,271	1,184	19.5	2.03	2.42
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	22,234	26,576	4,343	19.5	2.22	2.66

Crow Wing County

Fairfield township

<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	Alte
Res Homestead	29,652	29,652	0	0.0	171	171	0	0.1	0.58	0.58
Res Non-Hmstd	1,465	1,465	0	0.0	11	11	0	0.1	0.76	0.76
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
Seasn'l Rec'l	35,408	35,408	0	0.0	291	291	1	0.2	0.82	0.82
Com/Ind: Low	1,148	1,148	0	0.0	21	26	4	21.0	1.85	2.24
Com/Ind High	63	63	0	0.0	2	2	0	21.7	2.45	2.98
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	3	4	1	17.7	2.43	2.86
Ag HGA	2,107	2,107	0	0.0	10	10	0	0.1	0.49	0.49
Ag Hmstd Land	4,195	4,195	0	0.0	8	8	0	0.4	0.18	0.18
Ag Non-Hmstd	20,800	20,800	0	0.0	138	138	0	0.3	0.66	0.66
Misc props	1	1	0	0.0	0	0	0	0.1	2.45	2.45
Total	94,972	94,972	0	0.0	655	661	7	1.0	0.69	0.70

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	908	908	0	0.0	County	32.36	32.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.28	19.38	0.00	0.00
(-) FD Contrib Tax Cap	0	7	7	0.0	School District	13.84	13.89	7.54	7.45
(=) Taxable Tax Capacity	908	901	-7	-0.8	Special District	1.23	1.23	0.00	0.00
FD Distrib Tax Cap	0	3	3	0.0	Total	66.71	66.87	7.54	7.45

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	151,000	151,000		0.0	674	674	1	0.1	0.45	0.45
Res Hmstd: Avg Val	226,400	226,400		0.0	1,279	1,280	1	0.1	0.56	0.57
Res Hmstd: Hi Val	301,700	301,700		0.0	1,883	1,885	2	0.1	0.62	0.62
Res Hmstd: Ex-Hi Val	452,700	452,700		0.0	3,071	3,074	3	0.1	0.68	0.68
Seas Rec: Lo Val	50,000	50,000		0.0	375	376	1	0.2	0.75	0.75
Seas Rec: Hi Val	150,000	150,000		0.0	1,216	1,219	2	0.2	0.81	0.81
Comm/Ind: Lo Val	150,000	150,000		0.0	2,764	3,338	574	20.7	1.84	2.23
Comm/Ind: Med Val	300,000	300,000		0.0	6,412	7,750	1,339	20.9	2.14	2.58
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	23,434	28,344	4,909	20.9	2.34	2.83

Crow Wing County

Irondale township

<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	Alte
Res Homestead	65,172	65,172	0	0.0	460	456	-4	-0.8	0.71	0.70
Res Non-Hmstd	3,478	3,478	0	0.0	38	38	0	-0.6	1.10	1.10
Apartments	798	798	0	0.0	10	10	0	-0.6	1.25	1.25
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	23,826	23,826	0	0.0	257	256	-1	-0.5	1.08	1.07
Com/Ind: Low	1,065	1,065	0	0.0	24	25	1	2.4	2.26	2.31
Com/Ind High	5,738	5,738	0	0.0	171	175	4	2.4	2.98	3.05
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,036	1,036	0	0.0	31	32	1	2.4	2.97	3.04
Ag HGA	2,707	2,707	0	0.0	16	16	0	-0.9	0.60	0.60
Ag Hmstd Land	4,861	4,861	0	0.0	13	13	0	-0.9	0.27	0.26
Ag Non-Hmstd	6,359	6,359	0	0.0	60	59	0	-0.6	0.94	0.93
Misc props	4	4	0	0.0	0	0	0	-0.4	2.98	2.97
Total	115,043	115,043	0	0.0	1,080	1,079	0	0.0	0.94	0.94

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,115	1,115	0	0.0	County	32.36	32.38	0.00	0.00
(-) TIF Tax Capacity	7	7	0	0.0	City/Town	45.91	45.31	0.00	0.00
(-) FD Contrib Tax Cap	0	13	13	0.0	School District	14.09	14.15	8.48	8.37
(=) Taxable Tax Capacity	1,109	1,096	-13	-1.2	Special District	1.23	1.23	0.00	0.00
FD Distrib Tax Cap	0	31	31	0.0	Total	93.58	93.07	8.48	8.37

Tax Burdens on Hypothetical Properties

	Estimated 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	562	556	-6	-1.0	0.51	0.50
Res Hmstd: Avg Val	166,300	166,300	166,300	0.0	1,174	1,164	-9	-0.8	0.71	0.70
Res Hmstd: Hi Val	221,600	221,600	221,600	0.0	1,785	1,772	-13	-0.7	0.81	0.8
Res Hmstd: Ex-Hi Val	332,500	332,500	332,500	0.0	3,010	2,990	-21	-0.7	0.91	0.9
Apartment	300,000	300,000	300,000	0.0	3,764	3,741	-23	-0.6	1.25	1.25
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	509	507	-3	-0.5	1.02	1.01
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,619	1,612	-8	-0.5	1.08	1.07
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,383	3,464	81	2.4	2.26	2.31
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,851	8,040	189	2.4	2.62	2.68
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	28,702	29,395	693	2.4	2.87	2.94

Crow Wing County

Little Pine township

<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	Alte
Res Homestead	4,673	4,673	0	0.0	26	26	0	-0.2	0.57	0.57
Res Non-Hmstd	717	717	0	0.0	6	6	0	-0.1	0.82	0.82
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
Seasn'l Rec'l	7,692	7,692	0	0.0	66	66	0	0.0	0.85	0.85
Com/Ind: Low	4	4	0	0.0	0	0	0	-0.1	1.95	1.95
Com/Ind High	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	365	365	0	0.0	9	9	0	0.0	2.58	2.57
Ag HGA	697	697	0	0.0	4	4	0	-0.2	0.62	0.62
Ag Hmstd Land	1,375	1,375	0	0.0	4	4	0	0.0	0.26	0.26
Ag Non-Hmstd	10,137	10,137	0	0.0	74	74	0	0.0	0.73	0.73
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	25,659	25,659	0	0.0	190	190	0	0.0	0.74	0.74

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	247	247	0	0.0	County	32.36	32.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.75	25.68	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.09	14.15	8.48	8.37
(=) Taxable Tax Capacity	247	247	0	0.0	Special District	1.23	1.23	0.00	0.00
FD Distrib Tax Cap	0	1	1	0.0	Total	73.43	73.44	8.48	8.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	119,900	119,900		0.0	498	497	-1	-0.3	0.42	0.41
Res Hmstd: Avg Val	179,700	179,700		0.0	1,027	1,026	-2	-0.2	0.57	0.57
Res Hmstd: Hi Val	239,600	239,600		0.0	1,558	1,555	-2	-0.2	0.65	0.65
Res Hmstd: Ex-Hi Val	359,500	359,500		0.0	2,619	2,615	-4	-0.1	0.73	0.73
Seas Rec: Lo Val	50,000	50,000		0.0	408	408	0	0.0	0.82	0.82
Seas Rec: Hi Val	150,000	150,000		0.0	1,317	1,317	0	0.0	0.88	0.88

Crow Wing County

Mission township

<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	Alte
Res Homestead	104,864	104,864	0	0.0	633	634	1	0.2	0.60	0.60
Res Non-Hmstd	5,170	5,170	0	0.0	39	39	0	0.2	0.75	0.75
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
Seasn'l Rec'l	144,110	144,110	0	0.0	1,163	1,166	3	0.3	0.81	0.81
Com/Ind: Low	2,748	2,748	0	0.0	49	58	10	19.5	1.78	2.12
Com/Ind High	1,217	1,217	0	0.0	29	35	6	21.7	2.35	2.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,796	2,796	0	0.0	64	77	13	20.2	2.28	2.75
Ag HGA	681	681	0	0.0	3	3	0	0.2	0.47	0.47
Ag Hmstd Land	1,650	1,650	0	0.0	3	3	0	0.5	0.21	0.21
Ag Non-Hmstd	26,939	26,939	0	0.0	167	168	1	0.4	0.62	0.62
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	290,176	290,176	0	0.0	2,149	2,183	34	1.6	0.74	0.75

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,949	2,949	0	0.0	County	32.36	32.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.04	15.20	0.00	0.00
(-) FD Contrib Tax Cap	0	36	36	0.0	School District	14.07	14.13	8.39	8.28
(=) Taxable Tax Capacity	2,949	2,913	-36	-1.2	Special District	0.94	0.94	0.00	0.00
FD Distrib Tax Cap	0	6	6	0.0	Total	62.41	62.64	8.39	8.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	210,100	210,100		0.0	1,083	1,085	2	0.2	0.52	0.52
Res Hmstd: Avg Val	314,900	314,900		0.0	1,884	1,888	4	0.2	0.6	0.6
Res Hmstd: Hi Val	419,800	419,800		0.0	2,682	2,688	5	0.2	0.64	0.64
Res Hmstd: Ex-Hi Val	629,800	629,800		0.0	4,372	4,380	8	0.2	0.69	0.7
Seas Rec: Lo Val	50,000	50,000		0.0	353	354	1	0.3	0.71	0.71
Seas Rec: Hi Val	150,000	150,000		0.0	1,152	1,155	4	0.3	0.77	0.77
Comm/Ind: Lo Val	150,000	150,000		0.0	2,680	3,218	538	20.1	1.79	2.15
Comm/Ind: Med Val	300,000	300,000		0.0	6,212	7,467	1,255	20.2	2.07	2.49
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	22,692	27,295	4,603	20.3	2.27	2.73

Crow Wing County

Perry Lake township

<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	Alte
Res Homestead	18,947	18,947	0	0.0	89	89	0	0.0	0.47	0.47
Res Non-Hmstd	649	649	0	0.0	4	4	0	0.0	0.68	0.68
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
Seasn'l Rec'l	10,289	10,289	0	0.0	72	72	0	0.2	0.70	0.70
Com/Ind: Low	656	656	0	0.0	11	13	2	20.3	1.70	2.04
Com/Ind High	283	283	0	0.0	6	8	1	20.6	2.23	2.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	265	265	0	0.0	6	7	1	20.6	2.23	2.69
Ag HGA	2,408	2,408	0	0.0	11	11	0	0.0	0.45	0.45
Ag Hmstd Land	6,159	6,159	0	0.0	12	12	0	0.3	0.20	0.20
Ag Non-Hmstd	9,899	9,899	0	0.0	55	55	0	0.2	0.55	0.55
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	49,555	49,555	0	0.0	266	271	5	1.9	0.54	0.55

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	455	455	0	0.0	County	32.36	32.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	8.64	8.67	0.00	0.00
(-) FD Contrib Tax Cap	0	6	6	0.0	School District	14.09	14.15	8.48	8.37
(=) Taxable Tax Capacity	455	449	-6	-1.2	Special District	1.23	1.23	0.00	0.00
FD Distrib Tax Cap	0	5	5	0.0	Total	56.32	56.43	8.48	8.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	133,100	133,100	133,100	0.0	430	430	0	-0.1	0.32	0.32
Res Hmstd: Avg Val	199,500	199,500	199,500	0.0	894	894	0	0.0	0.45	0.45
Res Hmstd: Hi Val	266,000	266,000	266,000	0.0	1,359	1,359	0	0.0	0.51	0.51
Res Hmstd: Ex-Hi Val	399,000	399,000	399,000	0.0	2,288	2,288	0	0.0	0.57	0.57
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	323	323	1	0.2	0.65	0.65
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,060	1,062	2	0.2	0.71	0.71
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	2,544	3,061	517	20.3	1.7	2.04
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	5,895	7,101	1,206	20.5	1.96	2.37
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	21,529	25,953	4,424	20.5	2.15	2.6

Crow Wing County

Rabbit Lake township

<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	Alte
Res Homestead	21,946	21,946	0	0.0	134	134	0	0.0	0.61	0.61
Res Non-Hmstd	1,049	1,049	0	0.0	8	8	0	0.0	0.79	0.79
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
Seasn'l Rec'l	19,793	19,793	0	0.0	181	181	0	0.1	0.92	0.92
Com/Ind: Low	491	491	0	0.0	9	10	2	18.0	1.79	2.11
Com/Ind High	272	272	0	0.0	6	8	1	18.1	2.37	2.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	279	279	0	0.0	7	8	1	11.1	2.47	2.74
Ag HGA	3,513	3,513	0	0.0	16	16	0	0.0	0.44	0.44
Ag Hmstd Land	8,601	8,601	0	0.0	18	18	0	0.1	0.21	0.21
Ag Non-Hmstd	8,250	8,250	0	0.0	57	57	0	0.1	0.69	0.69
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	64,195	64,195	0	0.0	437	440	4	0.9	0.68	0.69

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	588	588	0	0.0	County	32.36	32.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.90	28.92	0.00	0.00
(-) FD Contrib Tax Cap	0	5	5	0.0	School District	9.74	9.83	6.68	6.60
(=) Taxable Tax Capacity	588	584	-5	-0.8	Special District	1.23	1.23	0.00	0.00
FD Distrib Tax Cap	0	4	4	0.0	Total	72.22	72.36	6.68	6.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	149,400	149,400		0.0	692	692	0	0.1	0.46	0.46
Res Hmstd: Avg Val	223,900	223,900		0.0	1,328	1,329	1	0.1	0.59	0.59
Res Hmstd: Hi Val	298,500	298,500		0.0	1,965	1,967	1	0.1	0.66	0.66
Res Hmstd: Ex-Hi Val	447,900	447,900		0.0	3,219	3,222	2	0.1	0.72	0.72
Seas Rec: Lo Val	50,000	50,000		0.0	402	403	1	0.2	0.80	0.81
Seas Rec: Hi Val	150,000	150,000		0.0	1,299	1,301	2	0.2	0.87	0.87
Comm/Ind: Lo Val	150,000	150,000		0.0	2,875	3,268	393	13.7	1.92	2.18
Comm/Ind: Med Val	300,000	300,000		0.0	6,676	7,593	917	13.7	2.23	2.53
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	24,411	27,774	3,364	13.8	2.44	2.78

Crow Wing County

Ross Lake township

<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	Alte
Res Homestead	17,796	17,796	0	0.0	65	65	0	-0.1	0.37	0.37
Res Non-Hmstd	1,432	1,432	0	0.0	8	8	0	-0.1	0.54	0.54
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
Seasn'l Rec'l	64,636	64,636	0	0.0	395	395	0	0.1	0.61	0.61
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	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	335	335	0	0.0	7	7	0	0.0	2.04	2.04
Ag HGA	437	437	0	0.0	1	1	0	-0.1	0.21	0.21
Ag Hmstd Land	1,696	1,696	0	0.0	2	2	0	0.1	0.13	0.13
Ag Non-Hmstd	14,551	14,551	0	0.0	66	66	0	0.1	0.45	0.45
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	100,882	100,882	0	0.0	543	543	0	0.0	0.54	0.54

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	989	989	0	0.0	County	32.36	32.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	9.29	9.29	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.61	4.63	5.10	5.04
(=) Taxable Tax Capacity	989	989	0	0.0	Special District	0.18	0.18	0.00	0.00
FD Distrib Tax Cap	0	1	1	0.0	Total	46.44	46.47	5.10	5.04

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	156,200	156,200	0.0	408	407	-1	-0.1	0.26	0.26
Res Hmstd: Avg Val	234,200	234,200	0.0	842	842	-1	-0.1	0.36	0.36
Res Hmstd: Hi Val	312,100	312,100	0.0	1,276	1,275	-1	-0.1	0.41	0.41
Res Hmstd: Ex-Hi Val	468,300	468,300	0.0	2,124	2,123	-1	-0.1	0.45	0.45
Seas Rec: Lo Val	50,000	50,000	0.0	273	274	0	0.1	0.55	0.55
Seas Rec: Hi Val	150,000	150,000	0.0	912	913	0	0.0	0.61	0.61

Crow Wing County

Wolford township

<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	Alte
Res Homestead	32,874	32,874	0	0.0	173	173	0	-0.3	0.53	0.53
Res Non-Hmstd	1,379	1,379	0	0.0	10	10	0	-0.2	0.72	0.72
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
Seasn'l Rec'l	28,551	28,551	0	0.0	221	221	0	0.0	0.77	0.77
Com/Ind: Low	87	87	0	0.0	2	2	0	-0.1	1.77	1.77
Com/Ind High	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	282	282	0	0.0	7	7	0	-0.1	2.33	2.33
Ag HGA	366	366	0	0.0	1	1	0	-0.4	0.33	0.32
Ag Hmstd Land	754	754	0	0.0	2	2	0	-0.1	0.22	0.22
Ag Non-Hmstd	7,120	7,120	0	0.0	43	43	0	-0.1	0.61	0.61
Misc props	4	4	0	0.0	0	0	0	-0.1	2.20	2.20
Total	71,416	71,416	0	0.0	458	457	-1	-0.1	0.64	0.64

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	696	696	0	0.0	County	32.36	32.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.50	13.39	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.09	14.15	8.48	8.37
(=) Taxable Tax Capacity	696	696	0	0.0	Special District	1.23	1.23	0.00	0.00
FD Distrib Tax Cap	0	6	6	0.0	Total	61.18	61.15	8.48	8.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	162,400	162,400		0.0	678	675	-2	-0.3	0.42	0.42
Res Hmstd: Avg Val	243,500	243,500		0.0	1,287	1,284	-3	-0.3	0.53	0.53
Res Hmstd: Hi Val	324,600	324,600		0.0	1,897	1,892	-5	-0.2	0.58	0.58
Res Hmstd: Ex-Hi Val	487,000	487,000		0.0	3,077	3,070	-7	-0.2	0.63	0.63
Seas Rec: Lo Val	50,000	50,000		0.0	347	347	0	0.0	0.69	0.69
Seas Rec: Hi Val	150,000	150,000		0.0	1,133	1,133	0	0.0	0.76	0.76

Crow Wing County

Crosby city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	54,604	54,604	0	0.0	539	514	-26	-4.8	0.99	0.94
Res Non-Hmstd	11,896	11,896	0	0.0	227	219	-8	-3.6	1.91	1.84
Apartments	13,448	13,448	0	0.0	306	295	-11	-3.6	2.28	2.20
Low-inc Apts	948	948	0	0.0	13	13	0	-3.6	1.38	1.33
Seasn'l Rec'l	5,840	5,840	0	0.0	104	100	-3	-3.4	1.78	1.72
Com/Ind: Low	10,270	10,270	0	0.0	358	337	-21	-5.8	3.48	3.28
Com/Ind High	7,324	7,324	0	0.0	338	318	-20	-5.8	4.62	4.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,624	2,624	0	0.0	119	112	-7	-5.8	4.55	4.28
Ag HGA	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	-3.6	2.28	2.20
Ag Non-Hmstd	670	670	0	0.0	12	11	0	-3.7	1.75	1.69
Misc props	272	272	0	0.0	7	6	0	-3.6	2.39	2.31
Total	107,899	107,899	0	0.0	2,024	1,926	-97	-4.8	1.88	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	1,114	1,114	0	0.0	County	31.43	31.41	0.00	0.00
(-) TIF Tax Capacity	149	149	0	-0.3	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	90	90	0.0	School District	13.64	13.65	8.48	8.37
(=) Taxable Tax Capacity	965	876	-89	-9.2	Special District	1.17	1.17	0.00	0.00
FD Distrib Tax Cap	0	148	148	0.0	Total	175.46	169.01	8.48	8.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,200	57,200		0.0	336	313	-23	-6.8	0.59	0.55
Res Hmstd: Avg Val	85,700	85,700		0.0	743	706	-37	-5.0	0.87	0.82
Res Hmstd: Hi Val	114,300	114,300		0.0	1,314	1,257	-58	-4.4	1.15	1.1
Res Hmstd: Ex-Hi Val	171,500	171,500		0.0	2,457	2,358	-98	-4.0	1.43	1.38
Apartment	300,000	300,000		0.0	6,834	6,589	-245	-3.6	2.28	2.2
Seas Rec: Lo Val	50,000	50,000		0.0	919	886	-32	-3.5	1.84	1.77
Seas Rec: Hi Val	150,000	150,000		0.0	2,847	2,751	-97	-3.4	1.9	1.83
Comm/Ind: Lo Val	150,000	150,000		0.0	5,225	4,922	-304	-5.8	3.48	3.28
Comm/Ind: Med Val	300,000	300,000		0.0	12,150	11,442	-708	-5.8	4.05	3.81
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	44,464	41,870	-2,594	-5.8	4.45	4.19

Crow Wing County

Cuyuna 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	Alte
Res Homestead	17,315	17,315	0	0.0	132	131	-2	-1.3	0.76	0.75
Res Non-Hmstd	3,450	3,450	0	0.0	42	41	0	-1.1	1.21	1.20
Apartments	191	191	0	0.0	2	2	0	-1.1	1.31	1.29
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	7,628	7,628	0	0.0	86	85	-1	-0.9	1.12	1.11
Com/Ind: Low	240	240	0	0.0	6	6	0	4.6	2.32	2.42
Com/Ind High	6	6	0	0.0	0	0	0	4.7	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	176	176	0	0.0	5	6	0	4.7	3.06	3.20
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1	1	0	0.0	0	0	0	-1.1	1.31	1.29
Ag Non-Hmstd	1,128	1,128	0	0.0	11	11	0	-1.1	0.98	0.97
Misc props	5	5	0	0.0	0	0	0	-0.7	3.06	3.04
Total	30,141	30,141	0	0.0	285	282	-3	-0.9	0.94	0.94

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	290	290	0	0.0	County	32.36	32.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	50.01	48.91	0.00	0.00
(-) FD Contrib Tax Cap	0	1	1	0.0	School District	14.09	14.15	8.47	8.36
(=) Taxable Tax Capacity	290	288	-1	-0.5	Special District	1.23	1.23	0.00	0.00
FD Distrib Tax Cap	0	10	10	0.0	Total	97.69	96.66	8.47	8.36

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	109,000	109,000	109,000	0.0	599	590	-10	-1.6	0.55	0.54
Res Hmstd: Avg Val	163,400	163,400	163,400	0.0	1,225	1,208	-16	-1.3	0.75	0.74
Res Hmstd: Hi Val	217,800	217,800	217,800	0.0	1,850	1,827	-23	-1.2	0.85	0.84
Res Hmstd: Ex-Hi Val	326,700	326,700	326,700	0.0	3,102	3,065	-36	-1.2	0.95	0.94
Apartment	300,000	300,000	300,000	0.0	3,918	3,876	-42	-1.1	1.31	1.29
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	530	525	-5	-1.0	1.06	1.05
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,681	1,665	-15	-0.9	1.12	1.11
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,475	3,636	161	4.6	2.32	2.42
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,066	8,442	375	4.7	2.69	2.81
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	29,492	30,870	1,378	4.7	2.95	3.09

Crow Wing County

Deerwood 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	Alte
Res Homestead	27,746	27,746	0	0.0	302	316	14	4.6	1.09	1.14
Res Non-Hmstd	3,538	3,538	0	0.0	52	54	2	4.1	1.48	1.54
Apartments	861	861	0	0.0	15	15	1	4.1	1.71	1.78
Low-inc Apts	881	881	0	0.0	9	10	0	4.1	1.04	1.08
Seasn'l Rec'l	10,978	10,978	0	0.0	164	171	6	4.0	1.49	1.55
Com/Ind: Low	4,393	4,393	0	0.0	123	128	5	3.9	2.80	2.91
Com/Ind High	5,067	5,067	0	0.0	188	195	7	3.9	3.71	3.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,010	1,010	0	0.0	37	39	1	3.9	3.69	3.84
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	36	36	0	0.0	0	0	0	4.1	0.73	0.76
Ag Non-Hmstd	127	127	0	0.0	2	2	0	4.4	1.30	1.36
Misc props	270	270	0	0.0	5	5	0	4.1	1.71	1.78
Total	54,906	54,906	0	0.0	897	935	38	4.2	1.63	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	610	610	0	0.0	County	32.29	32.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	82.50	88.18	0.00	0.00
(-) FD Contrib Tax Cap	0	51	51	0.0	School District	14.01	14.06	8.48	8.37
(=) Taxable Tax Capacity	610	559	-51	-8.4	Special District	1.23	1.23	0.00	0.00
FD Distrib Tax Cap	0	14	14	0.0	Total	130.03	135.78	8.48	8.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,200	120,200	120,200	0.0	1,031	1,084	53	5.1	0.86	0.90
Res Hmstd: Avg Val	180,200	180,200	180,200	0.0	1,933	2,022	90	4.6	1.07	1.12
Res Hmstd: Hi Val	240,200	240,200	240,200	0.0	2,834	2,960	126	4.5	1.18	1.23
Res Hmstd: Ex-Hi Val	360,300	360,300	360,300	0.0	4,638	4,838	200	4.3	1.29	1.34
Apartment	300,000	300,000	300,000	0.0	5,130	5,343	212	4.1	1.71	1.78
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	691	720	29	4.2	1.38	1.44
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	2,166	2,252	86	4.0	1.44	1.50
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,203	4,367	164	3.9	2.80	2.91
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,764	10,147	383	3.9	3.25	3.38
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	35,717	37,122	1,405	3.9	3.57	3.71

Crow Wing County

Ironton 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	Alte
Res Homestead	14,029	14,029	0	0.0	149	142	-7	-4.8	1.06	1.01
Res Non-Hmstd	2,776	2,776	0	0.0	64	62	-2	-3.5	2.32	2.24
Apartments	602	602	0	0.0	17	16	-1	-3.5	2.75	2.66
Low-inc Apts	1,706	1,706	0	0.0	28	27	-1	-3.5	1.67	1.61
Seasn'l Rec'l	154	154	0	0.0	3	3	0	-3.5	2.22	2.14
Com/Ind: Low	2,783	2,783	0	0.0	113	101	-12	-10.2	4.06	3.64
Com/Ind High	853	853	0	0.0	46	41	-5	-10.3	5.38	4.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	388	388	0	0.0	21	19	-2	-10.3	5.38	4.83
Ag HGA	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	230	230	0	0.0	5	5	0	-3.6	2.14	2.06
Misc props	180	180	0	0.0	7	6	0	-3.2	3.62	3.50
Total	23,700	23,700	0	0.0	453	423	-30	-6.6	1.91	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	216	216	0	0.0	County	31.62	31.56	0.00	0.00
(-) TIF Tax Capacity	7	7	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	21	21	0.0	School District	13.21	13.17	8.48	8.37
(=) Taxable Tax Capacity	209	188	-21	-9.9	Special District	1.23	1.23	0.00	0.00
FD Distrib Tax Cap	0	39	39	0.0	Total	213.60	205.92	8.48	8.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,300	50,300	0.0	372	348	-24	-6.4	0.74	0.69
Res Hmstd: Avg Val	75,400	75,400	0.0	715	680	-36	-5.0	0.95	0.90
Res Hmstd: Hi Val	100,500	100,500	0.0	1,315	1,258	-57	-4.3	1.31	1.25
Res Hmstd: Ex-Hi Val	150,800	150,800	0.0	2,528	2,429	-99	-3.9	1.68	1.61
Apartment	300,000	300,000	0.0	8,264	7,973	-291	-3.5	2.75	2.66
Comm/Ind: Lo Val	150,000	150,000	0.0	6,083	5,461	-622	-10.2	4.06	3.64
Comm/Ind: Med Val	300,000	300,000	0.0	14,152	12,700	-1,452	-10.3	4.72	4.23
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	51,805	46,483	-5,322	-10.3	5.18	4.65

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	Alte
Res Homestead	3,613	3,613	0	0.0	15	14	0	-1.8	0.41	0.40
Res Non-Hmstd	440	440	0	0.0	5	5	0	-1.0	1.13	1.12
Apartments	191	191	0	0.0	3	3	0	-1.0	1.37	1.35
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	755	755	0	0.0	9	9	0	-0.8	1.16	1.15
Com/Ind: Low	54	54	0	0.0	1	1	0	1.0	2.39	2.41
Com/Ind High	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	1,921	1,921	0	0.0	60	61	1	1.1	3.13	3.16
Ag HGA	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	-0.9	1.03	1.02
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,257	7,257	0	0.0	95	96	0	0.2	1.31	1.32

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	81	81	0	0.0	County	32.36	32.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	54.89	53.84	0.00	0.00
(-) FD Contrib Tax Cap	0	3	3	0.0	School District	14.09	14.15	8.48	8.37
(=) Taxable Tax Capacity	81	79	-3	-3.2	Special District	1.23	1.23	0.00	0.00
FD Distrib Tax Cap	0	5	5	0.0	Total	102.57	101.60	8.48	8.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,200	60,200	60,200	0.0	143	142	-1	-1.0	0.24	0.24
Res Hmstd: Avg Val	90,300	90,300	90,300	0.0	389	382	-7	-1.8	0.43	0.42
Res Hmstd: Hi Val	120,400	120,400	120,400	0.0	751	741	-10	-1.4	0.62	0.62
Res Hmstd: Ex-Hi Val	180,700	180,700	180,700	0.0	1,476	1,459	-18	-1.2	0.82	0.81
Apartment	300,000	300,000	300,000	0.0	4,101	4,061	-40	-1.0	1.37	1.35
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	554	549	-5	-0.9	1.11	1.1
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,754	1,739	-15	-0.8	1.17	1.16

Crow Wing County

Trommald city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	3,759	3,759	0	0.0	19	19	0	-2.0	0.51	0.50
Res Non-Hmstd	871	871	0	0.0	9	9	0	-1.4	1.05	1.03
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
Seasn'l Rec'l	1,355	1,355	0	0.0	13	13	0	-1.3	0.97	0.96
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	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	167	167	0	0.0	5	5	0	1.5	2.87	2.91
Ag HGA	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	-4.5	0.14	0.13
Ag Non-Hmstd	1,570	1,570	0	0.0	14	14	0	-1.4	0.88	0.87
Misc props	0	0	0	0.0	0	0	0	-0.9	2.87	2.84
Total	7,784	7,784	0	0.0	60	59	-1	-1.4	0.77	0.76

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	73	73	0	0.0	County	32.36	32.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	40.52	39.16	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.09	14.15	8.48	8.36
(=) Taxable Tax Capacity	73	73	0	-0.3	Special District	1.23	1.23	0.00	0.00
FD Distrib Tax Cap	0	3	3	0.0	Total	88.19	86.92	8.48	8.36

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	66,000	66,000	66,000	0.0	138	136	-2	-1.4	0.21	0.21
Res Hmstd:Avg Val	98,900	98,900	98,900	0.0	391	381	-10	-2.6	0.4	0.39
Res Hmstd: Hi Val	131,800	131,800	131,800	0.0	735	720	-15	-2.1	0.56	0.55
Res Hmstd: Ex-Hi Val	197,800	197,800	197,800	0.0	1,426	1,401	-25	-1.8	0.72	0.71
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	482	476	-6	-1.3	0.96	0.95
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,538	1,519	-19	-1.2	1.03	1.01

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	Alte
Res Homestead	82,390	82,390	0	0.0	562	565	3	0.6	0.68	0.69
Res Non-Hmstd	8,994	8,994	0	0.0	81	81	0	0.5	0.90	0.90
Apartments	683	683	0	0.0	7	7	0	0.5	1.06	1.07
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	154,246	154,246	0	0.0	1,455	1,463	8	0.6	0.94	0.95
Com/Ind: Low	5,014	5,014	0	0.0	101	117	16	15.7	2.02	2.34
Com/Ind High	2,623	2,623	0	0.0	70	81	11	15.9	2.67	3.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	759	759	0	0.0	19	22	3	15.8	2.53	2.93
Ag HGA	445	445	0	0.0	3	3	0	0.6	0.62	0.62
Ag Hmstd Land	741	741	0	0.0	2	2	0	1.1	0.24	0.24
Ag Non-Hmstd	14,316	14,316	0	0.0	108	109	1	0.7	0.76	0.76
Misc props	23	23	0	0.0	0	0	0	0.5	1.06	1.07
Total	270,233	270,233	0	0.0	2,409	2,451	43	1.8	0.89	0.91

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,709	2,709	0	0.0	County	32.36	32.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.39	30.85	0.00	0.00
(-) FD Contrib Tax Cap	0	47	47	0.0	School District	14.09	14.15	8.48	8.37
(=) Taxable Tax Capacity	2,709	2,662	-47	-1.7	Special District	1.23	1.23	0.00	0.00
FD Distrib Tax Cap	0	7	7	0.0	Total	78.06	78.60	8.48	8.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	152,700	152,700		0.0	848	854	5	0.6	0.56	0.56
Res Hmstd: Avg Val	228,900	228,900		0.0	1,561	1,570	9	0.6	0.68	0.69
Res Hmstd: Hi Val	305,100	305,100		0.0	2,274	2,287	12	0.5	0.75	0.75
Res Hmstd: Ex-Hi Val	457,800	457,800		0.0	3,672	3,692	19	0.5	0.80	0.81
Apartment	300,000	300,000		0.0	3,182	3,199	17	0.5	1.06	1.07
Seas Rec: Lo Val	50,000	50,000		0.0	432	434	3	0.6	0.86	0.87
Seas Rec: Hi Val	150,000	150,000		0.0	1,386	1,395	8	0.6	0.92	0.93
Comm/Ind: Lo Val	150,000	150,000		0.0	3,034	3,510	476	15.7	2.02	2.34
Comm/Ind: Med Val	300,000	300,000		0.0	7,036	8,148	1,112	15.8	2.35	2.72
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	25,715	29,793	4,078	15.9	2.57	2.98

Dakota County

Castle Rock township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	90,459	90,459	0	0.0	1,035	998	-37	-3.6	1.14	1.10
Res Non-Hmstd	10,515	10,515	0	0.0	131	127	-4	-3.1	1.25	1.21
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	4,269	4,269	0	0.0	106	115	9	8.2	2.49	2.69
Com/Ind High	6,297	6,297	0	0.0	205	223	17	8.4	3.26	3.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,511	5,511	0	0.0	181	194	13	7.2	3.28	3.52
Ag HGA	21,686	21,686	0	0.0	242	233	-9	-3.6	1.12	1.08
Ag Hmstd Land	70,573	70,573	0	0.0	421	413	-8	-1.9	0.60	0.58
Ag Non-Hmstd	20,220	20,220	0	0.0	202	199	-4	-1.9	1.00	0.98
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	229,529	229,529	0	0.0	2,524	2,501	-23	-0.9	1.10	1.09

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,142	2,142	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	14.61	14.77	0.00	0.00
(-) FD Contrib Tax Cap	0	114	114	0.0	School District	49.87	47.88	18.08	15.86
(=) Taxable Tax Capacity	2,142	2,028	-114	-5.3	Special District	3.98	3.88	0.00	0.00
FD Distrib Tax Cap	0	103	103	0.0	Total	99.91	97.92	18.63	16.41

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	170,400	170,400	170,400	0.0	1,801	1,734	-67	-3.7	1.06	1.02
Res Hmstd: Avg Val	255,500	255,500	255,500	0.0	2,886	2,782	-105	-3.6	1.13	1.09
Res Hmstd: Hi Val	340,600	340,600	340,600	0.0	3,972	3,830	-142	-3.6	1.17	1.12
Res Hmstd: Ex-Hi Val	511,100	511,100	511,100	0.0	6,086	5,871	-215	-3.5	1.19	1.15
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,678	3,977	299	8.1	2.45	2.65
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,488	9,197	709	8.4	2.83	3.07
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	30,935	33,557	2,622	8.5	3.09	3.36

Dakota County

Douglas township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	48,513	48,513	0	0.0	520	497	-22	-4.3	1.07	1.02
Res Non-Hmstd	4,511	4,511	0	0.0	52	50	-2	-3.9	1.15	1.10
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
Seasn'l Rec'l	1,761	1,761	0	0.0	20	20	0	-0.3	1.11	1.11
Com/Ind: Low	836	836	0	0.0	19	22	3	16.3	2.29	2.67
Com/Ind High	756	756	0	0.0	21	27	6	28.6	2.80	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,715	1,715	0	0.0	50	60	10	20.8	2.91	3.51
Ag HGA	17,349	17,349	0	0.0	179	171	-7	-4.0	1.03	0.99
Ag Hmstd Land	78,332	78,332	0	0.0	387	381	-5	-1.4	0.49	0.49
Ag Non-Hmstd	9,541	9,541	0	0.0	77	76	-1	-1.3	0.81	0.80
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	163,315	163,315	0	0.0	1,324	1,305	-18	-1.4	0.81	0.80

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	1,354	1,354	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	20.76	20.79	0.00	0.00
(-) FD Contrib Tax Cap	0	34	34	0.0	School District	25.41	24.41	27.35	24.16
(=) Taxable Tax Capacity	1,354	1,320	-34	-2.5	Special District	3.82	3.73	0.00	0.00
FD Distrib Tax Cap	0	43	43	0.0	Total	81.45	80.33	27.90	24.71

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	184,900	184,900	0.0	1,854	1,777	-77	-4.2	1.00	0.96
Res Hmstd: Avg Val	277,200	277,200	0.0	2,931	2,813	-118	-4.0	1.06	1.01
Res Hmstd: Hi Val	369,500	369,500	0.0	4,008	3,849	-159	-4.0	1.08	1.04
Res Hmstd: Ex-Hi Val	554,400	554,400	0.0	6,173	5,933	-240	-3.9	1.11	1.07
Comm/Ind: Lo Val	150,000	150,000	0.0	3,401	4,082	681	20.0	2.27	2.72
Comm/Ind: Med Val	300,000	300,000	0.0	7,796	9,401	1,604	20.6	2.6	3.13
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,308	34,222	5,914	20.9	2.83	3.42

Dakota County

Empire township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	155,307	155,307	0	0.0	2,042	1,963	-79	-3.9	1.31	1.26
Res Non-Hmstd	21,719	21,719	0	0.0	316	305	-11	-3.6	1.45	1.40
Apartments	520	520	0	0.0	9	9	0	-3.5	1.72	1.66
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	1,456	1,456	0	0.0	25	24	-1	-3.5	1.72	1.66
Com/Ind: Low	3,327	3,327	0	0.0	87	92	5	5.4	2.63	2.77
Com/Ind High	11,221	11,221	0	0.0	365	397	32	8.8	3.25	3.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	18,424	18,424	0	0.0	646	676	31	4.8	3.50	3.67
Ag HGA	6,876	6,876	0	0.0	86	82	-3	-3.7	1.24	1.20
Ag Hmstd Land	24,267	24,267	0	0.0	158	155	-3	-1.9	0.65	0.64
Ag Non-Hmstd	30,054	30,054	0	0.0	334	328	-5	-1.6	1.11	1.09
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	273,170	273,170	0	0.0	4,068	4,032	-35	-0.9	1.49	1.48

Tax Base

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alter	Change	Pctg Chng	Base	Alter
Total Tax Capacity	2,842	2,842	0	0.0	County	31.45	31.40	0.55	0.55	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.80	30.78	0.00	0.00	
(-) FD Contrib Tax Cap	0	253	253	0.0	School District	51.34	50.14	17.83	15.05	
(=) Taxable Tax Capacity	2,842	2,589	-253	-8.9	Special District	4.17	4.06	0.00	0.00	
FD Distrib Tax Cap	0	280	280	0.0	Total	117.77	116.39	18.38	15.60	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	150,400	150,400	0.0	1,768	1,709	-59	-3.4	1.18	1.14	
Res Hmstd: Avg Val	225,400	225,400	0.0	2,869	2,778	-91	-3.2	1.27	1.23	
Res Hmstd: Hi Val	300,500	300,500	0.0	3,971	3,848	-124	-3.1	1.32	1.28	
Res Hmstd: Ex-Hi Val	450,800	450,800	0.0	6,137	5,950	-187	-3.1	1.36	1.32	
Apartment	300,000	300,000	0.0	4,968	4,833	-135	-2.7	1.66	1.61	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,075	4,229	153	3.8	2.72	2.82	
Comm/Ind: Med Val	300,000	300,000	0.0	9,418	9,789	372	3.9	3.14	3.26	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,347	35,738	1,391	4.1	3.43	3.57	

Dakota County

Eureka township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	111,720	111,720	0	0.0	1,240	1,211	-29	-2.3	1.11	1.08
Res Non-Hmstd	14,650	14,650	0	0.0	176	173	-3	-2.0	1.20	1.18
Apartments	270	270	0	0.0	4	4	0	0.4	1.45	1.46
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	2,519	2,519	0	0.0	61	67	5	8.7	2.44	2.65
Com/Ind High	3,542	3,542	0	0.0	114	124	10	8.6	3.22	3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	19,334	19,334	0	0.0	635	682	48	7.5	3.28	3.53
Ag HGA	23,930	23,930	0	0.0	269	262	-6	-2.3	1.12	1.10
Ag Hmstd Land	52,231	52,231	0	0.0	265	263	-2	-0.7	0.51	0.50
Ag Non-Hmstd	32,126	32,126	0	0.0	312	310	-2	-0.7	0.97	0.97
Misc props	6,337	6,337	0	0.0	95	94	-1	-1.5	1.51	1.48
Total	266,658	266,658	0	0.0	3,172	3,191	19	0.6	1.19	1.20

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,680	2,680	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.90	18.55	0.00	0.00
(-) FD Contrib Tax Cap	0	184	184	0.0	School District	41.60	40.08	21.38	19.11
(=) Taxable Tax Capacity	2,680	2,497	-184	-6.9	Special District	4.04	3.93	0.00	0.00
FD Distrib Tax Cap	0	98	98	0.0	Total	94.99	93.96	21.93	19.66

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	196,100	196,100		0.0	2,107	2,044	-63	-3.0	1.07	1.04
Res Hmstd: Avg Val	294,000	294,000		0.0	3,335	3,239	-96	-2.9	1.13	1.10
Res Hmstd: Hi Val	391,900	391,900		0.0	4,563	4,434	-129	-2.8	1.16	1.13
Res Hmstd: Ex-Hi Val	588,000	588,000		0.0	7,084	6,888	-196	-2.8	1.20	1.17
Apartment	300,000	300,000		0.0	4,220	4,113	-107	-2.5	1.41	1.37
Comm/Ind: Lo Val	150,000	150,000		0.0	3,616	3,960	343	9.5	2.41	2.64
Comm/Ind: Med Val	300,000	300,000		0.0	8,328	9,141	812	9.8	2.78	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	30,318	33,319	3,001	9.9	3.03	3.33

Dakota County

Greenvale township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	51,433	51,433	0	0.0	588	588	0	0.0	1.14	1.14
Res Non-Hmstd	7,122	7,122	0	0.0	85	85	0	0.0	1.20	1.20
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	635	635	0	0.0	15	17	2	14.6	2.35	2.69
Com/Ind High	911	911	0	0.0	27	32	4	15.2	3.01	3.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,518	8,518	0	0.0	257	296	39	15.2	3.01	3.47
Ag HGA	15,241	15,241	0	0.0	169	169	0	0.0	1.11	1.11
Ag Hmstd Land	52,259	52,259	0	0.0	225	226	0	0.2	0.43	0.43
Ag Non-Hmstd	17,364	17,364	0	0.0	142	142	0	0.2	0.82	0.82
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	153,483	153,483	0	0.0	1,508	1,554	46	3.0	0.98	1.01

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	1,379	1,379	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.36	12.53	0.00	0.00
(-) FD Contrib Tax Cap	0	75	75	0.0	School District	34.04	34.13	35.57	35.41
(=) Taxable Tax Capacity	1,379	1,304	-75	-5.4	Special District	3.65	3.57	0.00	0.00
FD Distrib Tax Cap	0	56	56	0.0	Total	81.50	81.63	36.12	35.96

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	189,500	189,500		0.0	2,064	2,064	-1	0.0	1.09	1.09
Res Hmstd: Avg Val	284,200	284,200		0.0	3,248	3,247	-1	0.0	1.14	1.14
Res Hmstd: Hi Val	378,800	378,800		0.0	4,430	4,429	-1	0.0	1.17	1.17
Res Hmstd: Ex-Hi Val	568,300	568,300		0.0	6,824	6,822	-2	0.0	1.20	1.20
Comm/Ind: Lo Val	150,000	150,000		0.0	3,526	4,040	514	14.6	2.35	2.69
Comm/Ind: Med Val	300,000	300,000		0.0	8,046	9,246	1,200	14.9	2.68	3.08
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	29,141	33,542	4,401	15.1	2.91	3.35

Dakota County

Hampton township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	57,789	57,789	0	0.0	550	529	-21	-3.8	0.95	0.92
Res Non-Hmstd	5,384	5,384	0	0.0	54	52	-2	-3.3	1.00	0.97
Apartments	480	480	0	0.0	6	6	0	-5.2	1.35	1.28
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	1,487	1,487	0	0.0	32	35	3	9.2	2.13	2.32
Com/Ind High	1,167	1,167	0	0.0	34	37	3	8.3	2.89	3.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,764	2,764	0	0.0	75	83	8	10.4	2.71	3.00
Ag HGA	21,701	21,701	0	0.0	200	193	-8	-3.8	0.92	0.89
Ag Hmstd Land	73,937	73,937	0	0.0	318	312	-6	-2.0	0.43	0.42
Ag Non-Hmstd	15,866	15,866	0	0.0	123	121	-2	-1.7	0.77	0.76
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	180,573	180,573	0	0.0	1,392	1,366	-26	-1.8	0.77	0.76

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,525	1,525	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	18.49	18.07	0.00	0.00
(-) FD Contrib Tax Cap	0	24	24	0.0	School District	23.78	22.90	19.69	17.55
(=) Taxable Tax Capacity	1,525	1,501	-24	-1.6	Special District	3.88	3.78	0.00	0.00
FD Distrib Tax Cap	0	61	61	0.0	Total	77.61	76.15	20.24	18.10

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	187,100	187,100	187,100	0.0	1,672	1,608	-64	-3.8	0.89	0.86
Res Hmstd: Avg Val	280,500	280,500	280,500	0.0	2,652	2,552	-99	-3.7	0.95	0.91
Res Hmstd: Hi Val	374,000	374,000	374,000	0.0	3,632	3,498	-134	-3.7	0.97	0.94
Res Hmstd: Ex-Hi Val	561,100	561,100	561,100	0.0	5,609	5,405	-204	-3.6	1	0.96
Apartment	300,000	300,000	300,000	0.0	3,518	3,399	-119	-3.4	1.17	1.13
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,200	3,492	292	9.1	2.13	2.33
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,365	8,057	692	9.4	2.46	2.69
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	26,803	29,362	2,559	9.5	2.68	2.94

Dakota County

Marshan township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	85,501	85,501	0	0.0	929	880	-48	-5.2	1.09	1.03
Res Non-Hmstd	6,670	6,670	0	0.0	79	75	-4	-4.9	1.18	1.12
Apartments	1,045	1,045	0	0.0	14	13	-1	-4.6	1.32	1.26
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	3,598	3,598	0	0.0	47	45	-2	-4.5	1.32	1.26
Com/Ind: Low	2,879	2,879	0	0.0	66	77	12	18.1	2.28	2.69
Com/Ind High	4,153	4,153	0	0.0	122	145	23	19.3	2.93	3.49
Publ U: Elec Gen	1,253	1,253	0	0.0	24	31	7	29.6	1.90	2.47
Publ U: Other	3,783	3,783	0	0.0	111	132	21	19.3	2.93	3.49
Ag HGA	17,288	17,288	0	0.0	186	176	-10	-5.2	1.07	1.02
Ag Hmstd Land	74,543	74,543	0	0.0	383	377	-6	-1.7	0.51	0.51
Ag Non-Hmstd	13,471	13,471	0	0.0	106	104	-2	-1.6	0.78	0.77
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	214,184	214,184	0	0.0	2,065	2,056	-9	-0.4	0.96	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	1,984	1,984	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.88	16.26	0.00	0.00
(-) FD Contrib Tax Cap	0	111	111	0.0	School District	26.89	25.41	33.05	28.63
(=) Taxable Tax Capacity	1,984	1,873	-111	-5.6	Special District	4.22	4.10	0.00	0.00
FD Distrib Tax Cap	0	75	75	0.0	Total	78.44	77.18	33.60	29.18

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	184,000	184,000	0.0	1,899	1,797	-102	-5.4	1.03	0.98
Res Hmstd: Avg Val	275,800	275,800	0.0	2,993	2,837	-155	-5.2	1.09	1.03
Res Hmstd: Hi Val	367,700	367,700	0.0	4,087	3,879	-209	-5.1	1.11	1.05
Res Hmstd: Ex-Hi Val	551,600	551,600	0.0	6,281	5,966	-315	-5.0	1.14	1.08
Apartment	300,000	300,000	0.0	3,949	3,769	-180	-4.6	1.32	1.26
Comm/Ind: Lo Val	150,000	150,000	0.0	3,419	4,037	618	18.1	2.28	2.69
Comm/Ind: Med Val	300,000	300,000	0.0	7,810	9,274	1,465	18.8	2.60	3.09
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,299	33,714	5,415	19.1	2.83	3.37

Dakota County

Nininger township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	72,045	72,045	0	0.0	781	736	-45	-5.8	1.08	1.02
Res Non-Hmstd	9,551	9,551	0	0.0	111	105	-6	-5.5	1.16	1.10
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
Seasn'l Rec'l	3,495	3,495	0	0.0	45	43	-2	-5.0	1.28	1.22
Com/Ind: Low	473	473	0	0.0	11	13	2	16.7	2.27	2.65
Com/Ind High	616	616	0	0.0	18	21	3	17.9	2.92	3.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,805	5,805	0	0.0	169	200	30	17.9	2.92	3.44
Ag HGA	6,526	6,526	0	0.0	69	65	-4	-5.8	1.06	1.00
Ag Hmstd Land	23,142	23,142	0	0.0	104	101	-3	-2.6	0.45	0.44
Ag Non-Hmstd	5,527	5,527	0	0.0	43	42	-1	-2.4	0.78	0.76
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	127,180	127,180	0	0.0	1,351	1,325	-26	-1.9	1.06	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	1,231	1,231	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.44	15.20	0.00	0.00
(-) FD Contrib Tax Cap	0	62	62	0.0	School District	26.89	25.41	33.05	28.63
(=) Taxable Tax Capacity	1,231	1,169	-62	-5.0	Special District	4.21	4.10	0.00	0.00
FD Distrib Tax Cap	0	87	87	0.0	Total	77.99	76.10	33.60	29.18

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	189,200	189,200	189,200	0.0	1,954	1,838	-116	-5.9	1.03	0.97
Res Hmstd: Avg Val	283,600	283,600	283,600	0.0	3,074	2,897	-177	-5.8	1.08	1.02
Res Hmstd: Hi Val	378,100	378,100	378,100	0.0	4,194	3,956	-238	-5.7	1.11	1.05
Res Hmstd: Ex-Hi Val	567,300	567,300	567,300	0.0	6,462	6,101	-361	-5.6	1.14	1.08
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,409	3,978	569	16.7	2.27	2.65
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,786	9,137	1,351	17.4	2.6	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	28,213	33,211	4,998	17.7	2.82	3.32

Dakota County

Randolph township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	70,252	70,252	0	0.0	513	505	-8	-1.5	0.73	0.72
Res Non-Hmstd	9,630	9,630	0	0.0	77	76	-1	-1.4	0.80	0.79
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
Seasn'l Rec'l	3,041	3,041	0	0.0	26	26	0	-1.1	0.85	0.84
Com/Ind: Low	1,340	1,340	0	0.0	24	31	6	26.4	1.82	2.30
Com/Ind High	2,824	2,824	0	0.0	68	86	18	26.8	2.39	3.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,451	3,451	0	0.0	83	105	22	26.8	2.39	3.04
Ag HGA	3,520	3,520	0	0.0	25	25	0	-1.5	0.71	0.70
Ag Hmstd Land	13,094	13,094	0	0.0	57	56	-1	-0.9	0.44	0.43
Ag Non-Hmstd	12,537	12,537	0	0.0	79	78	-1	-0.8	0.63	0.63
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	119,690	119,690	0	0.0	951	987	36	3.8	0.79	0.82

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	1,230	1,230	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	6.50	6.63	0.00	0.00
(-) FD Contrib Tax Cap	0	60	60	0.0	School District	21.35	20.84	10.66	10.09
(=) Taxable Tax Capacity	1,230	1,170	-60	-4.9	Special District	3.65	3.57	0.00	0.00
FD Distrib Tax Cap	0	45	45	0.0	Total	62.96	62.44	11.22	10.64

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	223,200	223,200	223,200	0.0	1,548	1,524	-24	-1.5	0.69	0.68
Res Hmstd: Avg Val	334,600	334,600	334,600	0.0	2,437	2,401	-36	-1.5	0.73	0.72
Res Hmstd: Hi Val	446,000	446,000	446,000	0.0	3,308	3,259	-49	-1.5	0.74	0.73
Res Hmstd: Ex-Hi Val	669,100	669,100	669,100	0.0	5,230	5,154	-76	-1.4	0.78	0.77
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	2,735	3,456	721	26.4	1.82	2.30
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	6,326	8,010	1,685	26.6	2.11	2.67
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	23,082	29,264	6,183	26.8	2.31	2.93

Dakota County

Ravenna township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	185,892	185,892	0	0.0	2,011	1,871	-140	-7.0	1.08	1.01
Res Non-Hmstd	12,400	12,400	0	0.0	148	139	-10	-6.7	1.20	1.12
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
Seasn'l Rec'l	289	289	0	0.0	4	3	0	-6.0	1.23	1.16
Com/Ind: Low	264	264	0	0.0	6	7	1	11.4	2.29	2.55
Com/Ind High	1,261	1,261	0	0.0	37	42	5	12.3	2.94	3.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,108	1,108	0	0.0	33	37	4	12.3	2.94	3.31
Ag HGA	4,165	4,165	0	0.0	44	41	-3	-7.0	1.07	0.99
Ag Hmstd Land	14,126	14,126	0	0.0	57	55	-3	-4.7	0.40	0.39
Ag Non-Hmstd	7,563	7,563	0	0.0	60	57	-2	-4.2	0.79	0.76
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	227,068	227,068	0	0.0	2,401	2,252	-149	-6.2	1.06	0.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,134	2,134	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	16.73	15.08	0.00	0.00
(-) FD Contrib Tax Cap	0	18	18	0.0	School District	26.89	25.41	33.05	28.63
(=) Taxable Tax Capacity	2,134	2,116	-18	-0.9	Special District	4.23	4.11	0.00	0.00
FD Distrib Tax Cap	0	276	276	0.0	Total	79.30	76.00	33.60	29.18

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	167,300	167,300	0.0	1,713	1,591	-122	-7.1	1.02	0.95
Res Hmstd: Avg Val	250,900	250,900	0.0	2,717	2,528	-189	-7.0	1.08	1.01
Res Hmstd: Hi Val	334,400	334,400	0.0	3,719	3,463	-256	-6.9	1.11	1.04
Res Hmstd: Ex-Hi Val	501,700	501,700	0.0	5,668	5,280	-388	-6.8	1.13	1.05
Comm/Ind: Lo Val	150,000	150,000	0.0	3,438	3,829	390	11.4	2.29	2.55
Comm/Ind: Med Val	300,000	300,000	0.0	7,855	8,788	933	11.9	2.62	2.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,465	31,930	3,464	12.2	2.85	3.19

Dakota County

Sciota township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	23,431	23,431	0	0.0	208	204	-3	-1.6	0.89	0.87
Res Non-Hmstd	2,762	2,762	0	0.0	31	31	0	-1.2	1.12	1.11
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	905	905	0	0.0	18	22	3	19.2	1.99	2.38
Com/Ind High	622	622	0	0.0	16	19	3	19.5	2.62	3.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	446	446	0	0.0	12	14	2	19.5	2.62	3.13
Ag HGA	7,703	7,703	0	0.0	69	68	-1	-1.4	0.90	0.89
Ag Hmstd Land	36,393	36,393	0	0.0	161	159	-2	-1.3	0.44	0.44
Ag Non-Hmstd	4,030	4,030	0	0.0	32	32	0	-1.0	0.80	0.79
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	76,293	76,293	0	0.0	547	549	2	0.3	0.72	0.72

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	615	615	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.88	17.42	0.00	0.00
(-) FD Contrib Tax Cap	0	14	14	0.0	School District	24.72	24.44	16.69	16.22
(=) Taxable Tax Capacity	615	602	-14	-2.2	Special District	3.65	3.57	0.00	0.00
FD Distrib Tax Cap	0	30	30	0.0	Total	77.70	76.83	17.24	16.77

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	156,300	156,300	156,300	0.0	1,304	1,285	-19	-1.5	0.83	0.82
Res Hmstd: Avg Val	234,300	234,300	234,300	0.0	2,099	2,069	-30	-1.4	0.9	0.88
Res Hmstd: Hi Val	312,300	312,300	312,300	0.0	2,894	2,853	-41	-1.4	0.93	0.91
Res Hmstd: Ex-Hi Val	468,600	468,600	468,600	0.0	4,449	4,386	-63	-1.4	0.95	0.94
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,157	3,705	549	17.4	2.10	2.47
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,280	8,562	1,282	17.6	2.43	2.85
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	26,521	31,227	4,706	17.7	2.65	3.12

Dakota County

Vermillion township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	79,424	79,424	0	0.0	904	856	-48	-5.3	1.14	1.08
Res Non-Hmstd	7,058	7,058	0	0.0	87	83	-4	-5.0	1.24	1.18
Apartments	2,160	2,160	0	0.0	33	32	-1	-4.2	1.55	1.48
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	2,843	2,843	0	0.0	68	73	5	6.8	2.40	2.57
Com/Ind High	1,982	1,982	0	0.0	61	66	5	7.5	3.10	3.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,460	3,460	0	0.0	105	114	9	8.7	3.03	3.29
Ag HGA	19,187	19,187	0	0.0	213	201	-12	-5.5	1.11	1.05
Ag Hmstd Land	67,788	67,788	0	0.0	320	311	-8	-2.6	0.47	0.46
Ag Non-Hmstd	23,311	23,311	0	0.0	203	198	-5	-2.5	0.87	0.85
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	207,212	207,212	0	0.0	1,994	1,934	-61	-3.0	0.96	0.93

Tax Base

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Change	Pctg Chng	Base	Alter
Total Tax Capacity	1,821	1,821	0	0.0	County	31.45	31.40	0.55	0.55	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.07	18.65	0.00	0.00	
(-) FD Contrib Tax Cap	0	44	44	0.0	School District	33.35	31.75	28.40	24.49	
(=) Taxable Tax Capacity	1,821	1,777	-44	-2.4	Special District	4.21	4.10	0.00	0.00	
FD Distrib Tax Cap	0	90	90	0.0	Total	88.08	85.89	28.95	25.04	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	172,600	172,600	0.0	1,829	1,728	-100	-5.5	1.06	1.00	
Res Hmstd: Avg Val	258,700	258,700	0.0	2,905	2,750	-155	-5.3	1.12	1.06	
Res Hmstd: Hi Val	344,900	344,900	0.0	3,982	3,773	-209	-5.2	1.15	1.09	
Res Hmstd: Ex-Hi Val	517,400	517,400	0.0	6,093	5,777	-316	-5.2	1.18	1.12	
Apartment	300,000	300,000	0.0	4,171	3,972	-199	-4.8	1.39	1.32	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,566	3,824	258	7.2	2.38	2.55	
Comm/Ind: Med Val	300,000	300,000	0.0	8,176	8,798	622	7.6	2.73	2.93	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,689	32,010	2,321	7.8	2.97	3.20	

Dakota County

Waterford township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	30,739	30,739	0	0.0	338	338	0	0.1	1.10	1.10
Res Non-Hmstd	4,561	4,561	0	0.0	56	56	0	0.1	1.23	1.23
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	2,586	2,586	0	0.0	61	70	9	15.0	2.35	2.70
Com/Ind High	4,317	4,317	0	0.0	131	151	20	15.5	3.02	3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	666	666	0	0.0	19	23	3	17.1	2.89	3.38
Ag HGA	8,849	8,849	0	0.0	96	96	0	0.1	1.08	1.08
Ag Hmstd Land	26,161	26,161	0	0.0	119	119	0	0.3	0.45	0.46
Ag Non-Hmstd	10,729	10,729	0	0.0	87	87	0	0.3	0.81	0.81
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	88,608	88,608	0	0.0	905	939	34	3.7	1.02	1.06

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	823	823	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.37	13.76	0.00	0.00
(-) FD Contrib Tax Cap	0	54	54	0.0	School District	32.73	32.72	34.03	33.84
(=) Taxable Tax Capacity	823	768	-54	-6.6	Special District	3.65	3.57	0.00	0.00
FD Distrib Tax Cap	0	38	38	0.0	Total	81.21	81.45	34.58	34.39

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	146,500	146,500	146,500	0.0	1,501	1,501	0	0.0	1.02	1.02
Res Hmstd: Avg Val	219,600	219,600	219,600	0.0	2,401	2,402	1	0.0	1.09	1.09
Res Hmstd: Hi Val	292,700	292,700	292,700	0.0	3,301	3,302	1	0.0	1.13	1.13
Res Hmstd: Ex-Hi Val	439,100	439,100	439,100	0.0	5,084	5,087	2	0.0	1.16	1.16
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,496	4,032	536	15.3	2.33	2.69
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,985	9,237	1,252	15.7	2.66	3.08
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	28,931	33,524	4,594	15.9	2.89	3.35

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	Alte
Res Homestead	6,728	6,728	0	0.0	65	64	-1	-1.3	0.96	0.95
Res Non-Hmstd	2,564	2,564	0	0.0	29	28	0	-0.7	1.12	1.11
Apartments	250	250	0	0.0	3	3	0	-0.3	1.27	1.27
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	1,947	1,947	0	0.0	44	50	6	14.6	2.24	2.57
Com/Ind High	4,430	4,430	0	0.0	128	148	20	15.4	2.90	3.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,141	1,141	0	0.0	33	38	5	15.4	2.90	3.35
Ag HGA	306	306	0	0.0	3	3	0	-1.0	1.04	1.03
Ag Hmstd Land	2,437	2,437	0	0.0	13	14	0	2.7	0.55	0.56
Ag Non-Hmstd	809	809	0	0.0	7	7	0	2.7	0.81	0.83
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	20,612	20,612	0	0.0	325	355	31	9.5	1.58	1.72

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	257	257	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	16.33	19.21	0.00	0.00
(-) FD Contrib Tax Cap	0	52	52	0.0	School District	28.97	28.41	25.26	22.13
(=) Taxable Tax Capacity	257	205	-52	-20.2	Special District	4.19	4.08	0.00	0.00
FD Distrib Tax Cap	0	18	18	0.0	Total	80.94	83.10	25.81	22.69

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,100	115,100	115,100	0.0	1,011	994	-17	-1.7	0.88	0.86
Res Hmstd: Avg Val	172,500	172,500	172,500	0.0	1,666	1,644	-21	-1.3	0.97	0.95
Res Hmstd: Hi Val	230,000	230,000	230,000	0.0	2,321	2,296	-26	-1.1	1.01	1
Res Hmstd: Ex-Hi Val	345,100	345,100	345,100	0.0	3,634	3,599	-34	-0.9	1.05	1.04
Apartment	300,000	300,000	300,000	0.0	3,809	3,797	-13	-0.3	1.27	1.27
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,358	3,849	491	14.6	2.24	2.57
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,707	8,868	1,161	15.1	2.57	2.96
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	28,001	32,289	4,288	15.3	2.80	3.23

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	Alte
Res Homestead	1,170,340	1,170,340	0	0.0	19,267	17,716	-1,551	-8.0	1.65	1.51
Res Non-Hmstd	114,153	114,153	0	0.0	2,201	2,026	-174	-7.9	1.93	1.78
Apartments	16,426	16,426	0	0.0	368	339	-29	-7.8	2.24	2.07
Low-inc Apts	8,540	8,540	0	0.0	117	108	-9	-8.0	1.37	1.26
Seasn'l Rec'l	1,294	1,294	0	0.0	29	27	-2	-7.8	2.24	2.07
Com/Ind: Low	19,359	19,359	0	0.0	663	609	-53	-8.0	3.42	3.15
Com/Ind High	83,848	83,848	0	0.0	3,778	3,479	-299	-7.9	4.51	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	34,769	34,769	0	0.0	1,565	1,441	-124	-7.9	4.50	4.14
Ag HGA	2,529	2,529	0	0.0	42	39	-3	-8.0	1.66	1.53
Ag Hmstd Land	14,124	14,124	0	0.0	143	132	-10	-7.3	1.01	0.94
Ag Non-Hmstd	9,325	9,325	0	0.0	153	142	-11	-7.1	1.64	1.52
Misc props	291	291	0	0.0	9	8	-1	-6.9	2.97	2.76
Total	1,474,998	1,474,998	0	0.0	28,333	26,067	-2,266	-8.0	1.92	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	14,786	14,786	0	0.0	County	31.44	31.39	0.55	0.55
(-) TIF Tax Capacity	137	137	0	0.0	City/Town	72.24	63.00	0.00	0.00
(-) FD Contrib Tax Cap	0	1,051	1,051	0.0	School District	57.59	55.19	16.73	14.01
(=) Taxable Tax Capacity	14,649	13,598	-1,051	-7.2	Special District	4.22	4.11	0.00	0.00
FD Distrib Tax Cap	0	3,618	3,618	0.0	Total	165.50	153.68	17.28	14.56

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	124,200	124,200		0.0	1,839	1,689	-150	-8.2	1.48	1.36
Res Hmstd: Avg Val	186,300	186,300		0.0	3,066	2,820	-247	-8.1	1.65	1.51
Res Hmstd: Hi Val	248,300	248,300		0.0	4,292	3,948	-344	-8.0	1.73	1.59
Res Hmstd: Ex-Hi Val	372,500	372,500		0.0	6,747	6,210	-538	-8.0	1.81	1.67
Apartment	300,000	300,000		0.0	6,725	6,200	-525	-7.8	2.24	2.07
Comm/Ind: Lo Val	150,000	150,000		0.0	5,133	4,722	-411	-8.0	3.42	3.15
Comm/Ind: Med Val	300,000	300,000		0.0	11,891	10,945	-946	-8.0	3.96	3.65
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	43,427	39,987	-3,440	-7.9	4.34	4

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	Alte
Res Homestead	34,150	34,150	0	0.0	455	428	-27	-5.9	1.33	1.25
Res Non-Hmstd	4,159	4,159	0	0.0	64	61	-4	-5.6	1.54	1.46
Apartments	2,092	2,092	0	0.0	37	35	-2	-5.4	1.75	1.66
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	1,954	1,954	0	0.0	55	56	2	2.8	2.80	2.88
Com/Ind High	1,029	1,029	0	0.0	37	39	1	3.3	3.63	3.74
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	12	12	0	3.3	3.63	3.74
Ag HGA	157	157	0	0.0	2	2	0	-6.0	1.30	1.22
Ag Hmstd Land	1,081	1,081	0	0.0	7	7	0	-3.3	0.68	0.66
Ag Non-Hmstd	1,472	1,472	0	0.0	17	16	-1	-3.5	1.13	1.09
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	46,426	46,426	0	0.0	686	656	-30	-4.4	1.48	1.41

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	451	451	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	50.77	48.43	0.00	0.00
(-) FD Contrib Tax Cap	0	21	21	0.0	School District	26.80	25.33	32.82	28.43
(=) Taxable Tax Capacity	451	430	-21	-4.7	Special District	4.22	4.11	0.00	0.00
FD Distrib Tax Cap	0	117	117	0.0	Total	113.25	109.26	33.37	28.98

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	118,600	118,600		0.0	1,438	1,349	-89	-6.2	1.21	1.14
Res Hmstd: Avg Val	177,900	177,900		0.0	2,368	2,227	-140	-5.9	1.33	1.25
Res Hmstd: Hi Val	237,100	237,100		0.0	3,296	3,104	-192	-5.8	1.39	1.31
Res Hmstd: Ex-Hi Val	355,700	355,700		0.0	5,156	4,860	-296	-5.7	1.45	1.37
Apartment	300,000	300,000		0.0	5,248	4,967	-281	-5.4	1.75	1.66
Comm/Ind: Lo Val	150,000	150,000		0.0	4,199	4,318	119	2.8	2.8	2.88
Comm/Ind: Med Val	300,000	300,000		0.0	9,630	9,930	299	3.1	3.21	3.31
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	34,977	36,119	1,142	3.3	3.5	3.61

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	Alte
Res Homestead	2,131,887	2,131,887	0	0.0	26,372	25,706	-666	-2.5	1.24	1.21
Res Non-Hmstd	175,059	175,059	0	0.0	2,447	2,389	-58	-2.4	1.40	1.36
Apartments	202,152	202,152	0	0.0	3,185	3,128	-57	-1.8	1.58	1.55
Low-inc Apts	11,700	11,700	0	0.0	114	112	-2	-2.1	0.97	0.95
Seasn'l Rec'l	811	811	0	0.0	13	13	0	-1.8	1.58	1.55
Com/Ind: Low	42,922	42,922	0	0.0	1,124	1,192	68	6.1	2.62	2.78
Com/Ind High	348,344	348,344	0	0.0	11,903	12,685	782	6.6	3.42	3.64
Publ U: Elec Gen	20,857	20,857	0	0.0	502	547	45	9.0	2.41	2.62
Publ U: Other	69,913	69,913	0	0.0	2,427	2,568	141	5.8	3.47	3.67
Ag HGA	5,477	5,477	0	0.0	75	73	-2	-2.5	1.37	1.33
Ag Hmstd Land	6,492	6,492	0	0.0	33	32	0	-1.4	0.51	0.50
Ag Non-Hmstd	15,438	15,438	0	0.0	172	169	-2	-1.3	1.11	1.10
Misc props	24,388	24,388	0	0.0	392	383	-9	-2.4	1.61	1.57
Total	3,055,437	3,055,437	0	0.0	48,760	48,998	238	0.5	1.60	1.60

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	34,286	34,286	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	1,969	1,969	0	0.0	City/Town	46.29	45.32	0.00	0.00
(-) FD Contrib Tax Cap	0	3,691	3,691	0.0	School District	27.85	28.26	20.04	17.62
(=) Taxable Tax Capacity	32,317	28,626	-3,691	-11.4	Special District	5.01	5.01	0.00	0.00
FD Distrib Tax Cap	0	4,551	4,551	0.0	Total	110.60	109.98	20.59	18.17

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	152,200	152,200		0.0	1,736	1,692	-45	-2.6	1.14	1.11
Res Hmstd: Avg Val	228,100	228,100		0.0	2,808	2,739	-68	-2.4	1.23	1.20
Res Hmstd: Hi Val	304,100	304,100		0.0	3,880	3,789	-92	-2.4	1.28	1.25
Res Hmstd: Ex-Hi Val	456,300	456,300		0.0	5,986	5,848	-139	-2.3	1.31	1.28
Apartment	300,000	300,000		0.0	4,765	4,670	-96	-2.0	1.59	1.56
Comm/Ind: Lo Val	150,000	150,000		0.0	3,947	4,179	231	5.9	2.63	2.79
Comm/Ind: Med Val	300,000	300,000		0.0	9,108	9,660	552	6.1	3.04	3.22
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	33,189	35,238	2,049	6.2	3.32	3.52

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	Alte
Res Homestead	3,987,924	3,987,924	0	0.0	50,905	49,268	-1,637	-3.2	1.28	1.24
Res Non-Hmstd	401,158	401,158	0	0.0	5,615	5,441	-174	-3.1	1.40	1.36
Apartments	67,708	67,708	0	0.0	1,078	1,050	-29	-2.7	1.59	1.55
Low-inc Apts	4,805	4,805	0	0.0	48	46	-1	-2.9	0.99	0.96
Seasn'l Rec'l	2,932	2,932	0	0.0	44	43	-1	-2.3	1.49	1.46
Com/Ind: Low	60,096	60,096	0	0.0	1,585	1,679	95	6.0	2.64	2.79
Com/Ind High	605,313	605,313	0	0.0	20,829	22,147	1,317	6.3	3.44	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	46,838	46,838	0	0.0	1,628	1,722	94	5.8	3.47	3.68
Ag HGA	5,858	5,858	0	0.0	76	74	-2	-3.0	1.30	1.26
Ag Hmstd Land	11,015	11,015	0	0.0	69	68	-1	-1.5	0.63	0.62
Ag Non-Hmstd	43,933	43,933	0	0.0	515	506	-9	-1.8	1.17	1.15
Misc props	30,651	30,651	0	0.0	557	537	-20	-3.6	1.82	1.75
Total	5,268,232	5,268,232	0	0.0	82,949	82,579	-370	-0.4	1.57	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	57,641	57,641	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	862	862	0	0.0	City/Town	40.01	39.01	0.78	0.78
(-) FD Contrib Tax Cap	0	5,592	5,592	0.0	School District	34.04	33.61	21.47	18.95
(=) Taxable Tax Capacity	56,779	51,188	-5,592	-9.8	Special District	5.45	5.42	0.00	0.00
FD Distrib Tax Cap	0	7,195	7,195	0.0	Total	110.96	109.44	22.80	20.28

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	168,800	168,800		0.0	2,013	1,948	-65	-3.2	1.19	1.15
Res Hmstd: Avg Val	253,100	253,100		0.0	3,225	3,125	-100	-3.1	1.27	1.23
Res Hmstd: Hi Val	337,300	337,300		0.0	4,435	4,300	-135	-3.0	1.31	1.27
Res Hmstd: Ex-Hi Val	506,100	506,100		0.0	6,787	6,582	-205	-3.0	1.34	1.30
Apartment	300,000	300,000		0.0	4,845	4,713	-132	-2.7	1.62	1.57
Comm/Ind: Lo Val	150,000	150,000		0.0	3,989	4,210	221	5.5	2.66	2.81
Comm/Ind: Med Val	300,000	300,000		0.0	9,193	9,722	529	5.8	3.06	3.24
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	33,479	35,444	1,965	5.9	3.35	3.54

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	Alte
Res Homestead	16,106	16,106	0	0.0	187	194	7	3.9	1.16	1.21
Res Non-Hmstd	5,988	5,988	0	0.0	76	79	3	4.1	1.27	1.32
Apartments	602	602	0	0.0	9	9	0	4.3	1.42	1.48
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	1,572	1,572	0	0.0	38	43	4	11.5	2.44	2.72
Com/Ind High	3,987	3,987	0	0.0	127	142	15	11.8	3.19	3.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	484	484	0	0.0	15	17	2	11.8	3.19	3.57
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	35	35	0	0.0	0	1	0	4.3	1.42	1.48
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	385	385	0	0.0	8	8	0	3.8	1.98	2.06
Total	29,157	29,157	0	0.0	460	493	32	7.0	1.58	1.69

Tax Base

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	351	351	0	0.0	County	31.40	31.34	0.55	0.55	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.30	46.62	0.00	0.00	
(-) FD Contrib Tax Cap	0	42	42	0.0	School District	19.14	21.77	17.82	16.49	
(=) Taxable Tax Capacity	351	309	-42	-11.9	Special District	5.39	5.44	0.00	0.00	
FD Distrib Tax Cap	0	17	17	0.0	Total	99.23	105.16	18.37	17.05	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	185,600	185,600		0.0	1,979	2,052	73	3.7	1.07	1.11
Res Hmstd: Avg Val	278,300	278,300		0.0	3,152	3,273	121	3.8	1.13	1.18
Res Hmstd: Hi Val	370,900	370,900		0.0	4,323	4,492	169	3.9	1.17	1.21
Res Hmstd: Ex-Hi Val	556,600	556,600		0.0	6,686	6,951	265	4.0	1.20	1.25
Apartment	300,000	300,000		0.0	4,272	4,455	183	4.3	1.42	1.48
Comm/Ind: Lo Val	150,000	150,000		0.0	3,658	4,078	420	11.5	2.44	2.72
Comm/Ind: Med Val	300,000	300,000		0.0	8,444	9,430	986	11.7	2.81	3.14
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	30,778	34,407	3,629	11.8	3.08	3.44

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	Alte
Res Homestead	4,687	4,687	0	0.0	69	59	-9	-13.6	1.46	1.26
Res Non-Hmstd	532	532	0	0.0	9	8	-1	-13.6	1.77	1.53
Apartments	350	350	0	0.0	7	6	-1	-13.7	2.00	1.73
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	312	312	0	0.0	10	9	-1	-5.2	3.10	2.94
Com/Ind High	70	70	0	0.0	3	3	0	-5.0	4.03	3.82
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	-5.0	4.03	3.82
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	247	247	0	0.0	2	2	0	-14.4	0.89	0.76
Ag Non-Hmstd	21	21	0	0.0	0	0	0	-13.8	1.33	1.15
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,247	6,247	0	0.0	101	88	-13	-12.5	1.62	1.42

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	58	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	71.40	54.66	0.00	0.00
(-) FD Contrib Tax Cap	0	3	3	0.0	School District	26.89	25.41	33.05	28.63
(=) Taxable Tax Capacity	58	56	-3	-4.4	Special District	3.65	3.57	0.00	0.00
FD Distrib Tax Cap	0	24	24	0.0	Total	133.39	115.04	33.60	29.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	100,800	100,800	100,800	0.0	1,308	1,130	-178	-13.6	1.3	1.12
Res Hmstd: Avg Val	151,200	151,200	151,200	0.0	2,210	1,909	-301	-13.6	1.46	1.26
Res Hmstd: Hi Val	201,500	201,500	201,500	0.0	3,110	2,686	-424	-13.6	1.54	1.33
Res Hmstd: Ex-Hi Val	302,400	302,400	302,400	0.0	4,916	4,246	-670	-13.6	1.63	1.40
Apartment	300,000	300,000	300,000	0.0	6,010	5,189	-821	-13.7	2.00	1.73
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,656	4,412	-244	-5.2	3.10	2.94
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	10,695	10,148	-546	-5.1	3.56	3.38
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	38,878	36,919	-1,959	-5.0	3.89	3.69

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	Alte
Res Homestead	22,307	22,307	0	0.0	198	192	-7	-3.3	0.89	0.86
Res Non-Hmstd	3,499	3,499	0	0.0	37	36	-1	-3.3	1.05	1.02
Apartments	185	185	0	0.0	2	2	0	-3.2	1.23	1.19
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	1,334	1,334	0	0.0	30	32	3	9.7	2.22	2.43
Com/Ind High	685	685	0	0.0	18	20	2	10.8	2.68	2.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	522	522	0	0.0	15	17	2	9.9	2.92	3.21
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	304	304	0	0.0	1	1	0	-3.7	0.45	0.43
Ag Non-Hmstd	1,219	1,219	0	0.0	11	11	0	-3.0	0.89	0.86
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	30,056	30,056	0	0.0	312	311	-2	-0.6	1.04	1.03

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	292	292	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	32.66	30.61	0.00	0.00
(-) FD Contrib Tax Cap	0	14	14	0.0	School District	21.34	20.83	10.65	10.08
(=) Taxable Tax Capacity	292	278	-14	-4.8	Special District	3.65	3.57	0.00	0.00
FD Distrib Tax Cap	0	74	74	0.0	Total	89.11	86.40	11.21	10.63

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	113,600	113,600		0.0	899	869	-30	-3.3	0.79	0.76
Res Hmstd: Avg Val	170,300	170,300		0.0	1,513	1,463	-50	-3.3	0.89	0.86
Res Hmstd: Hi Val	227,000	227,000		0.0	2,127	2,057	-70	-3.3	0.94	0.91
Res Hmstd: Ex-Hi Val	340,600	340,600		0.0	3,358	3,248	-110	-3.3	0.99	0.95
Apartment	300,000	300,000		0.0	3,678	3,559	-119	-3.2	1.23	1.19
Comm/Ind: Lo Val	150,000	150,000		0.0	3,323	3,647	323	9.7	2.22	2.43
Comm/Ind: Med Val	300,000	300,000		0.0	7,698	8,456	757	9.8	2.57	2.82
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	28,114	30,897	2,783	9.9	2.81	3.09

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	Alte
Res Homestead	1,494,665	1,494,665	0	0.0	19,581	18,937	-644	-3.3	1.31	1.27
Res Non-Hmstd	128,120	128,120	0	0.0	1,854	1,797	-57	-3.1	1.45	1.40
Apartments	21,070	21,070	0	0.0	353	344	-10	-2.8	1.68	1.63
Low-inc Apts	8,646	8,646	0	0.0	90	88	-3	-3.2	1.05	1.01
Seasn'l Rec'l	2,093	2,093	0	0.0	34	33	-1	-2.6	1.61	1.56
Com/Ind: Low	18,040	18,040	0	0.0	491	513	22	4.5	2.72	2.85
Com/Ind High	255,474	255,474	0	0.0	8,981	9,450	469	5.2	3.52	3.70
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	1,427	1,500	73	5.1	3.53	3.71
Ag HGA	4,465	4,465	0	0.0	58	56	-2	-3.3	1.31	1.26
Ag Hmstd Land	11,287	11,287	0	0.0	63	63	-1	-1.4	0.56	0.55
Ag Non-Hmstd	37,641	37,641	0	0.0	427	423	-5	-1.1	1.14	1.12
Misc props	7,362	7,362	0	0.0	130	126	-4	-2.7	1.76	1.71
Total	2,029,322	2,029,322	0	0.0	33,490	33,328	-162	-0.5	1.65	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	22,303	22,303	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	584	584	0	0.0	City/Town	47.57	46.94	0.00	0.00
(-) FD Contrib Tax Cap	0	2,377	2,377	0.0	School District	28.84	28.40	24.89	21.81
(=) Taxable Tax Capacity	21,719	19,342	-2,377	-10.9	Special District	5.57	5.54	0.00	0.00
FD Distrib Tax Cap	0	2,805	2,805	0.0	Total	113.43	112.28	25.44	22.36

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	151,100	151,100	0.0	1,830	1,769	-61	-3.3	1.21	1.17
Res Hmstd: Avg Val	226,500	226,500	0.0	2,954	2,860	-94	-3.2	1.30	1.26
Res Hmstd: Hi Val	301,900	301,900	0.0	4,078	3,952	-127	-3.1	1.35	1.31
Res Hmstd: Ex-Hi Val	453,000	453,000	0.0	6,291	6,099	-192	-3.0	1.39	1.35
Apartment	300,000	300,000	0.0	5,017	4,881	-136	-2.7	1.67	1.63
Comm/Ind: Lo Val	150,000	150,000	0.0	4,084	4,268	184	4.5	2.72	2.85
Comm/Ind: Med Val	300,000	300,000	0.0	9,402	9,847	445	4.7	3.13	3.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,219	35,882	1,663	4.9	3.42	3.59

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	Alte
Res Homestead	895,534	895,534	0	0.0	13,086	11,250	-1,837	-14.0	1.46	1.26
Res Non-Hmstd	111,868	111,868	0	0.0	1,981	1,710	-271	-13.7	1.77	1.53
Apartments	61,872	61,872	0	0.0	1,240	1,078	-161	-13.0	2.00	1.74
Low-inc Apts	6,785	6,785	0	0.0	85	73	-12	-13.8	1.25	1.08
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	36,005	36,005	0	0.0	1,130	1,043	-87	-7.7	3.14	2.90
Com/Ind High	166,297	166,297	0	0.0	6,814	6,313	-502	-7.4	4.10	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,535	15,535	0	0.0	635	589	-46	-7.2	4.09	3.79
Ag HGA	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
Misc props	9,791	9,791	0	0.0	234	204	-30	-13.0	2.39	2.08
Total	1,303,687	1,303,687	0	0.0	25,206	22,260	-2,945	-11.7	1.93	1.71

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	13,976	13,976	0	0.0	County	28.68	28.63	0.55	0.55
(-) TIF Tax Capacity	1,967	1,480	-487	-24.8	City/Town	65.64	56.37	0.00	0.00
(-) FD Contrib Tax Cap	0	1,101	1,101	0.0	School District	39.14	32.22	25.82	19.53
(=) Taxable Tax Capacity	12,009	11,395	-614	-5.1	Special District	7.02	6.62	0.00	0.00
FD Distrib Tax Cap	0	3,782	3,782	0.0	Total	140.48	123.84	26.37	20.08

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,200	104,200	0.0	1,347	1,155	-193	-14.3	1.29	1.11
Res Hmstd: Avg Val	156,300	156,300	0.0	2,282	1,963	-320	-14.0	1.46	1.26
Res Hmstd: Hi Val	208,300	208,300	0.0	3,216	2,769	-447	-13.9	1.54	1.33
Res Hmstd: Ex-Hi Val	312,600	312,600	0.0	5,088	4,386	-702	-13.8	1.63	1.40
Apartment	300,000	300,000	0.0	6,059	5,246	-813	-13.4	2.02	1.75
Comm/Ind: Lo Val	150,000	150,000	0.0	4,706	4,345	-361	-7.7	3.14	2.9
Comm/Ind: Med Val	300,000	300,000	0.0	10,850	10,038	-812	-7.5	3.62	3.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,519	36,606	-2,913	-7.4	3.95	3.66

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	Alte
Res Homestead	26,377	26,377	0	0.0	356	332	-24	-6.7	1.35	1.26
Res Non-Hmstd	1,815	1,815	0	0.0	28	26	-2	-6.4	1.55	1.45
Apartments	425	425	0	0.0	8	7	0	-6.2	1.77	1.66
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	1,063	1,063	0	0.0	30	30	1	1.8	2.82	2.87
Com/Ind High	669	669	0	0.0	24	25	1	2.2	3.64	3.73
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	7	7	0	2.2	3.64	3.73
Ag HGA	164	164	0	0.0	2	2	0	-6.7	1.32	1.23
Ag Hmstd Land	1,955	1,955	0	0.0	16	15	-1	-4.7	0.80	0.76
Ag Non-Hmstd	100	100	0	0.0	1	1	0	-4.5	1.14	1.09
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	32,761	32,761	0	0.0	472	446	-26	-5.4	1.44	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	308	308	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	51.76	48.25	0.00	0.00
(-) FD Contrib Tax Cap	0	12	12	0.0	School District	26.89	25.41	33.05	28.63
(=) Taxable Tax Capacity	308	296	-12	-3.8	Special District	4.23	4.11	0.00	0.00
FD Distrib Tax Cap	0	63	63	0.0	Total	114.32	109.17	33.60	29.18

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	121,300	121,300		0.0	1,493	1,391	-103	-6.9	1.23	1.15
Res Hmstd: Avg Val	181,900	181,900		0.0	2,452	2,289	-164	-6.7	1.35	1.26
Res Hmstd: Hi Val	242,500	242,500		0.0	3,411	3,187	-224	-6.6	1.41	1.31
Res Hmstd: Ex-Hi Val	363,800	363,800		0.0	5,330	4,984	-346	-6.5	1.47	1.37
Apartment	300,000	300,000		0.0	5,295	4,969	-326	-6.2	1.77	1.66
Comm/Ind: Lo Val	150,000	150,000		0.0	4,226	4,302	76	1.8	2.82	2.87
Comm/Ind: Med Val	300,000	300,000		0.0	9,694	9,892	198	2.0	3.23	3.3
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	35,207	35,979	771	2.2	3.52	3.6

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	Alte
Res Homestead	909,064	909,064	0	0.0	11,348	11,213	-136	-1.2	1.25	1.23
Res Non-Hmstd	76,808	76,808	0	0.0	1,109	1,097	-12	-1.1	1.44	1.43
Apartments	171,851	171,851	0	0.0	2,906	2,879	-27	-0.9	1.69	1.68
Low-inc Apts	9,197	9,197	0	0.0	96	95	-1	-1.1	1.04	1.03
Seasn'l Rec'l	171	171	0	0.0	2	2	0	-0.1	1.36	1.36
Com/Ind: Low	34,931	34,931	0	0.0	964	1,000	37	3.8	2.76	2.86
Com/Ind High	233,905	233,905	0	0.0	8,462	8,799	337	4.0	3.62	3.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,389	10,389	0	0.0	376	391	15	4.0	3.62	3.76
Ag HGA	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	-0.9	1.69	1.68
Ag 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
Total	1,446,325	1,446,325	0	0.0	25,264	25,477	213	0.8	1.75	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	16,460	16,460	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	1,342	1,342	0	0.0	City/Town	64.93	62.14	0.00	0.00
(-) FD Contrib Tax Cap	0	2,023	2,023	0.0	School District	19.20	21.84	17.82	16.49
(=) Taxable Tax Capacity	15,118	13,095	-2,023	-13.4	Special District	5.01	5.01	0.00	0.00
FD Distrib Tax Cap	0	3,239	3,239	0.0	Total	120.59	120.39	18.37	17.05

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	119,700	119,700		0.0	1,344	1,327	-18	-1.3	1.12	1.11
Res Hmstd: Avg Val	179,500	179,500		0.0	2,240	2,213	-27	-1.2	1.25	1.23
Res Hmstd: Hi Val	239,300	239,300		0.0	3,136	3,100	-36	-1.1	1.31	1.3
Res Hmstd: Ex-Hi Val	359,000	359,000		0.0	4,929	4,875	-54	-1.1	1.37	1.36
Apartment	300,000	300,000		0.0	5,073	5,026	-47	-0.9	1.69	1.68
Comm/Ind: Lo Val	150,000	150,000		0.0	4,139	4,296	157	3.8	2.76	2.86
Comm/Ind: Med Val	300,000	300,000		0.0	9,565	9,939	373	3.9	3.19	3.31
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	34,890	36,272	1,382	4.0	3.49	3.63

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	Alte
Res Homestead	92,727	92,727	0	0.0	967	1,000	33	3.4	1.04	1.08
Res Non-Hmstd	12,135	12,135	0	0.0	131	136	5	3.5	1.08	1.12
Apartments	15,185	15,185	0	0.0	195	203	8	3.9	1.29	1.34
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	1,801	1,801	0	0.0	41	48	7	16.8	2.27	2.65
Com/Ind High	13,036	13,036	0	0.0	387	454	67	17.2	2.97	3.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,435	1,435	0	0.0	43	50	7	17.2	2.97	3.48
Ag HGA	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
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	136,318	136,318	0	0.0	1,764	1,891	126	7.2	1.29	1.39

Tax Base

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alter	Base	Alter	Base	Alter
Total Tax Capacity	1,534	1,534	0	0.0	County	31.45	31.40	0.55	0.55	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	32.47	34.92	0.00	0.00	
(-) FD Contrib Tax Cap	0	138	138	0.0	School District	19.20	21.84	17.82	16.49	
(=) Taxable Tax Capacity	1,534	1,396	-138	-9.0	Special District	5.06	5.06	0.00	0.00	
FD Distrib Tax Cap	0	34	34	0.0	Total	88.18	93.22	18.37	17.05	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	197,000	197,000	0.0	1,927	1,990	63	3.3	0.98	1.01
Res Hmstd: Avg Val	295,300	295,300	0.0	3,052	3,157	104	3.4	1.03	1.07
Res Hmstd: Hi Val	393,600	393,600	0.0	4,178	4,323	145	3.5	1.06	1.1
Res Hmstd: Ex-Hi Val	590,600	590,600	0.0	6,493	6,723	231	3.6	1.1	1.14
Apartment	300,000	300,000	0.0	3,858	4,007	149	3.9	1.29	1.34
Comm/Ind: Lo Val	150,000	150,000	0.0	3,410	3,981	571	16.8	2.27	2.65
Comm/Ind: Med Val	300,000	300,000	0.0	7,864	9,204	1,340	17.0	2.62	3.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,652	33,577	4,925	17.2	2.87	3.36

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	Alte
Res Homestead	8,839	8,839	0	0.0	104	100	-5	-4.5	1.18	1.13
Res Non-Hmstd	544	544	0	0.0	8	7	0	-4.0	1.41	1.36
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	999	999	0	0.0	25	27	2	7.9	2.52	2.72
Com/Ind High	559	559	0	0.0	18	20	2	8.7	3.25	3.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	473	473	0	0.0	15	17	1	8.7	3.25	3.53
Ag HGA	731	731	0	0.0	9	8	0	-4.5	1.17	1.12
Ag Hmstd Land	4,516	4,516	0	0.0	29	28	0	-1.1	0.64	0.63
Ag Non-Hmstd	149	149	0	0.0	1	1	0	-1.1	0.95	0.94
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	16,811	16,811	0	0.0	209	209	-1	-0.4	1.25	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	160	160	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	32.56	33.15	0.00	0.00
(-) FD Contrib Tax Cap	0	13	13	0.0	School District	26.89	25.41	33.05	28.63
(=) Taxable Tax Capacity	160	147	-13	-7.9	Special District	3.65	3.57	0.00	0.00
FD Distrib Tax Cap	0	12	12	0.0	Total	94.55	93.53	33.60	29.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	125,400	125,400		0.0	1,362	1,296	-66	-4.8	1.09	1.03
Res Hmstd: Avg Val	188,100	188,100		0.0	2,219	2,118	-100	-4.5	1.18	1.13
Res Hmstd: Hi Val	250,700	250,700		0.0	3,074	2,939	-135	-4.4	1.23	1.17
Res Hmstd: Ex-Hi Val	376,100	376,100		0.0	4,788	4,583	-205	-4.3	1.27	1.22
Comm/Ind: Lo Val	150,000	150,000		0.0	3,782	4,081	300	7.9	2.52	2.72
Comm/Ind: Med Val	300,000	300,000		0.0	8,656	9,377	721	8.3	2.89	3.13
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	31,401	34,090	2,689	8.6	3.14	3.41

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	Alte
Res Homestead	1,250,448	1,250,448	0	0.0	12,852	13,375	523	4.1	1.03	1.07
Res Non-Hmstd	93,493	93,493	0	0.0	1,005	1,047	42	4.2	1.07	1.12
Apartments	15,400	15,400	0	0.0	194	203	9	4.5	1.26	1.32
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	759	759	0	0.0	8	8	0	5.7	0.99	1.05
Com/Ind: Low	18,232	18,232	0	0.0	408	477	69	16.8	2.24	2.62
Com/Ind High	301,451	301,451	0	0.0	8,801	10,328	1,527	17.3	2.92	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	26,376	26,376	0	0.0	770	904	134	17.3	2.92	3.43
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	435	435	0	0.0	3	3	0	6.1	0.58	0.62
Ag 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
Total	1,706,594	1,706,594	0	0.0	24,040	26,344	2,303	9.6	1.41	1.54

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	20,201	20,201	0	0.0	County	31.45	31.40	0.55	0.55	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	29.24	32.30	1.54	1.54	
(-) FD Contrib Tax Cap	0	2,703	2,703	0.0	School District	19.20	21.84	17.82	16.49	
(=) Taxable Tax Capacity	20,201	17,497	-2,703	-13.4	Special District	5.02	5.01	0.00	0.00	
FD Distrib Tax Cap	0	860	860	0.0	Total	84.91	90.56	19.91	18.59	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	214,200	214,200		0.0	2,093	2,175	82	3.9	0.98	1.02
Res Hmstd: Avg Val	321,200	321,200		0.0	3,296	3,430	134	4.1	1.03	1.07
Res Hmstd: Hi Val	428,100	428,100		0.0	4,488	4,672	185	4.1	1.05	1.09
Res Hmstd: Ex-Hi Val	642,300	642,300		0.0	7,035	7,333	298	4.2	1.1	1.14
Apartment	300,000	300,000		0.0	3,782	3,954	172	4.5	1.26	1.32
Comm/Ind: Lo Val	150,000	150,000		0.0	3,359	3,924	565	16.8	2.24	2.62
Comm/Ind: Med Val	300,000	300,000		0.0	7,739	9,063	1,324	17.1	2.58	3.02
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	28,176	33,046	4,869	17.3	2.82	3.30

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	Alte
Res Homestead	138,817	138,817	0	0.0	1,466	1,487	21	1.4	1.06	1.07
Res Non-Hmstd	19,244	19,244	0	0.0	212	215	3	1.5	1.10	1.12
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	97	97	0	0.0	3	3	0	1.4	2.79	2.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,162	1,162	0	0.0	32	33	0	1.4	2.79	2.83
Ag HGA	128	128	0	0.0	1	1	0	0.9	0.82	0.83
Ag Hmstd Land	579	579	0	0.0	3	3	0	2.9	0.49	0.50
Ag 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
Total	160,027	160,027	0	0.0	1,717	1,742	25	1.4	1.07	1.09

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,779	1,779	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	23.68	23.68	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.20	21.84	17.82	16.49
(=) Taxable Tax Capacity	1,779	1,779	0	0.0	Special District	5.01	5.01	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	79.34	81.93	18.37	17.05

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	538,700	538,700	538,700	0.0	5,340	5,411	71	1.3	0.99	1.00
Res Hmstd: Avg Val	807,600	807,600	807,600	0.0	8,501	8,623	122	1.4	1.05	1.07
Res Hmstd: Hi Val	1,076,600	1,076,600	1,076,600	0.0	11,663	11,836	173	1.5	1.08	1.1
Res Hmstd: Ex-Hi Val	1,615,300	1,615,300	1,615,300	0.0	17,995	18,271	276	1.5	1.11	1.13
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,211	3,249	38	1.2	2.14	2.17
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,400	7,496	96	1.3	2.47	2.5
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	26,949	27,315	365	1.4	2.69	2.73

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	Alte
Res Homestead	3,166,316	3,166,316	0	0.0	39,140	38,585	-555	-1.4	1.24	1.22
Res Non-Hmstd	276,071	276,071	0	0.0	3,725	3,684	-41	-1.1	1.35	1.33
Apartments	437,586	437,586	0	0.0	6,948	6,903	-45	-0.7	1.59	1.58
Low-inc Apts	43,062	43,062	0	0.0	430	425	-5	-1.2	1.00	0.99
Seasn'l Rec'l	974	974	0	0.0	12	12	0	1.3	1.26	1.27
Com/Ind: Low	94,175	94,175	0	0.0	2,450	2,655	204	8.3	2.60	2.82
Com/Ind High	1,220,800	1,220,800	0	0.0	41,215	44,772	3,556	8.6	3.38	3.67
Publ U: Elec Gen	59,639	59,639	0	0.0	1,387	1,574	187	13.5	2.33	2.64
Publ U: Other	89,607	89,607	0	0.0	3,012	3,282	269	8.9	3.36	3.66
Ag HGA	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	-0.7	1.61	1.59
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	23,301	23,301	0	0.0	370	369	-2	-0.5	1.59	1.58
Total	5,411,551	5,411,551	0	0.0	98,692	102,261	3,569	3.6	1.82	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	66,449	66,449	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	3,026	3,026	0	0.0	City/Town	41.54	43.18	0.00	0.00
(-) FD Contrib Tax Cap	0	10,980	10,980	0.0	School District	23.75	24.36	29.97	26.25
(=) Taxable Tax Capacity	63,423	52,443	-10,980	-17.3	Special District	5.86	5.90	0.00	0.00
FD Distrib Tax Cap	0	8,693	8,693	0.0	Total	102.61	104.85	30.52	26.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	133,700	133,700		0.0	1,521	1,496	-25	-1.7	1.14	1.12
Res Hmstd: Avg Val	200,400	200,400		0.0	2,471	2,437	-34	-1.4	1.23	1.22
Res Hmstd: Hi Val	267,200	267,200		0.0	3,422	3,379	-42	-1.2	1.28	1.26
Res Hmstd: Ex-Hi Val	400,900	400,900		0.0	5,325	5,266	-59	-1.1	1.33	1.31
Apartment	300,000	300,000		0.0	4,763	4,736	-27	-0.6	1.59	1.58
Comm/Ind: Lo Val	150,000	150,000		0.0	3,917	4,229	313	8.0	2.61	2.82
Comm/Ind: Med Val	300,000	300,000		0.0	8,986	9,734	748	8.3	3	3.24
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	32,643	35,425	2,782	8.5	3.26	3.54

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	Alte
Res Homestead	3,306,480	3,306,480	0	0.0	43,850	42,021	-1,829	-4.2	1.33	1.27
Res Non-Hmstd	260,116	260,116	0	0.0	3,755	3,604	-151	-4.0	1.44	1.39
Apartments	164,437	164,437	0	0.0	2,795	2,689	-106	-3.8	1.70	1.64
Low-inc Apts	20,508	20,508	0	0.0	218	209	-9	-4.1	1.06	1.02
Seasn'l Rec'l	880	880	0	0.0	13	13	0	-3.1	1.52	1.47
Com/Ind: Low	35,343	35,343	0	0.0	971	1,015	44	4.6	2.75	2.87
Com/Ind High	475,386	475,386	0	0.0	16,931	17,779	848	5.0	3.56	3.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	47,310	47,310	0	0.0	1,683	1,768	85	5.0	3.56	3.74
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	496	496	0	0.0	3	3	0	-2.7	0.67	0.65
Ag Non-Hmstd	11,441	11,441	0	0.0	128	125	-3	-2.4	1.12	1.09
Misc props	19,546	19,546	0	0.0	338	325	-13	-3.7	1.73	1.66
Total	4,341,941	4,341,941	0	0.0	70,687	69,552	-1,135	-1.6	1.63	1.60

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	46,538	46,538	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	2,624	2,624	0	0.0	City/Town	46.05	44.06	4.17	4.17
(-) FD Contrib Tax Cap	0	4,417	4,417	0.0	School District	28.89	28.35	25.33	22.20
(=) Taxable Tax Capacity	43,913	39,497	-4,417	-10.1	Special District	5.50	5.47	0.00	0.00
FD Distrib Tax Cap	0	6,657	6,657	0.0	Total	111.90	109.27	30.05	26.92

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	142,600	142,600	0.0	1,751	1,675	-76	-4.3	1.23	1.17
Res Hmstd: Avg Val	213,800	213,800	0.0	2,833	2,715	-118	-4.2	1.33	1.27
Res Hmstd: Hi Val	285,000	285,000	0.0	3,916	3,755	-161	-4.1	1.37	1.32
Res Hmstd: Ex-Hi Val	427,600	427,600	0.0	6,070	5,823	-246	-4.1	1.42	1.36
Apartment	300,000	300,000	0.0	5,098	4,905	-193	-3.8	1.7	1.64
Comm/Ind: Lo Val	150,000	150,000	0.0	4,119	4,308	190	4.6	2.75	2.87
Comm/Ind: Med Val	300,000	300,000	0.0	9,460	9,918	458	4.8	3.15	3.31
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,385	36,095	1,710	5.0	3.44	3.61

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	Alte
Res Homestead	4,503,884	4,503,884	0	0.0	52,589	52,174	-416	-0.8	1.17	1.16
Res Non-Hmstd	312,384	312,384	0	0.0	3,912	3,899	-13	-0.3	1.25	1.25
Apartments	364,420	364,420	0	0.0	5,146	5,202	56	1.1	1.41	1.43
Low-inc Apts	3,340	3,340	0	0.0	31	31	0	-0.6	0.93	0.93
Seasn'l Rec'l	2,220	2,220	0	0.0	32	32	0	0.8	1.43	1.44
Com/Ind: Low	86,188	86,188	0	0.0	2,064	2,328	264	12.8	2.39	2.70
Com/Ind High	1,532,552	1,532,552	0	0.0	47,411	53,889	6,479	13.7	3.09	3.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	63,526	63,526	0	0.0	2,025	2,266	241	11.9	3.19	3.57
Ag HGA	89	89	0	0.0	1	1	0	-2.1	0.93	0.91
Ag Hmstd Land	551	551	0	0.0	3	3	0	1.1	0.62	0.62
Ag Non-Hmstd	458	458	0	0.0	4	4	0	2.6	0.95	0.98
Misc props	54	54	0	0.0	1	1	0	-0.2	2.05	2.04
Total	6,869,666	6,869,666	0	0.0	113,220	119,831	6,611	5.8	1.65	1.74

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	83,083	83,083	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	1,366	1,060	-305	-22.4	City/Town	32.18	34.53	1.64	1.64
(-) FD Contrib Tax Cap	0	13,244	13,244	0.0	School District	25.30	26.09	24.38	21.56
(=) Taxable Tax Capacity	81,718	68,779	-12,938	-15.8	Special District	5.02	5.02	0.00	0.00
FD Distrib Tax Cap	0	7,553	7,553	0.0	Total	93.95	97.04	26.58	23.76

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	157,500	157,500		0.0	1,682	1,679	-3	-0.2	1.07	1.07
Res Hmstd: Avg Val	236,200	236,200		0.0	2,697	2,698	2	0.1	1.14	1.14
Res Hmstd: Hi Val	314,800	314,800		0.0	3,710	3,716	6	0.2	1.18	1.18
Res Hmstd: Ex-Hi Val	472,400	472,400		0.0	5,694	5,707	13	0.2	1.21	1.21
Apartment	300,000	300,000		0.0	4,320	4,352	32	0.7	1.44	1.45
Comm/Ind: Lo Val	150,000	150,000		0.0	3,663	4,093	430	11.7	2.44	2.73
Comm/Ind: Med Val	300,000	300,000		0.0	8,413	9,431	1,018	12.1	2.80	3.14
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	30,582	34,343	3,761	12.3	3.06	3.43

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	Alte
Res Homestead	1,108,818	1,108,818	0	0.0	16,835	15,790	-1,044	-6.2	1.52	1.42
Res Non-Hmstd	116,075	116,075	0	0.0	2,046	1,924	-121	-5.9	1.76	1.66
Apartments	69,012	69,012	0	0.0	1,390	1,310	-79	-5.7	2.01	1.90
Low-inc Apts	6,880	6,880	0	0.0	87	81	-5	-6.0	1.26	1.18
Seasn'l Rec'l	191	191	0	0.0	4	4	0	-5.7	2.01	1.90
Com/Ind: Low	40,676	40,676	0	0.0	1,267	1,246	-21	-1.7	3.12	3.06
Com/Ind High	159,576	159,576	0	0.0	6,451	6,363	-88	-1.4	4.04	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,903	13,903	0	0.0	562	554	-8	-1.4	4.04	3.99
Ag HGA	535	535	0	0.0	8	8	-1	-6.2	1.52	1.42
Ag Hmstd Land	1,460	1,460	0	0.0	14	14	-1	-4.6	0.99	0.94
Ag Non-Hmstd	2,039	2,039	0	0.0	27	26	-1	-4.2	1.34	1.29
Misc props	12,601	12,601	0	0.0	256	241	-15	-5.7	2.03	1.91
Total	1,531,766	1,531,766	0	0.0	28,947	27,562	-1,384	-4.8	1.89	1.80

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	16,194	16,194	0	0.0	County	31.45	31.40	0.55	0.55
(-) TIF Tax Capacity	21	21	0	0.0	City/Town	69.82	65.99	0.00	0.00
(-) FD Contrib Tax Cap	0	1,561	1,561	0.0	School District	26.89	25.41	33.05	28.63
(=) Taxable Tax Capacity	16,173	14,612	-1,561	-9.7	Special District	6.05	5.75	0.00	0.00
FD Distrib Tax Cap	0	3,774	3,774	0.0	Total	134.21	128.54	33.60	29.18

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	118,400	118,400	0.0	1,630	1,526	-104	-6.4	1.38	1.29
Res Hmstd: Avg Val	177,500	177,500	0.0	2,693	2,526	-167	-6.2	1.52	1.42
Res Hmstd: Hi Val	236,600	236,600	0.0	3,757	3,527	-230	-6.1	1.59	1.49
Res Hmstd: Ex-Hi Val	354,900	354,900	0.0	5,885	5,529	-355	-6.0	1.66	1.56
Apartment	300,000	300,000	0.0	6,041	5,696	-345	-5.7	2.01	1.9
Comm/Ind: Lo Val	150,000	150,000	0.0	4,674	4,595	-79	-1.7	3.12	3.06
Comm/Ind: Med Val	300,000	300,000	0.0	10,738	10,577	-161	-1.5	3.58	3.53
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,036	38,489	-547	-1.4	3.90	3.85

Hennepin County

Hassan township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	215,283	215,283	0	0.0	2,386	2,423	37	1.5	1.11	1.13
Res Non-Hmstd	22,509	22,509	0	0.0	273	277	4	1.6	1.21	1.23
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	12,264	12,264	0	0.0	298	335	37	12.6	2.43	2.74
Com/Ind High	73,331	73,331	0	0.0	2,332	2,632	300	12.9	3.18	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,184	6,184	0	0.0	189	216	27	14.1	3.06	3.49
Ag HGA	8,850	8,850	0	0.0	94	95	1	1.5	1.06	1.07
Ag Hmstd Land	17,422	17,422	0	0.0	71	72	2	2.5	0.41	0.42
Ag Non-Hmstd	10,167	10,167	0	0.0	99	102	2	2.4	0.98	1.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	366,009	366,009	0	0.0	5,742	6,153	411	7.2	1.57	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	4,365	4,365	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	800	800	0.0	School District	43.51	43.94	17.23	16.75
(=) Taxable Tax Capacity	4,365	3,565	-800	-18.3	Special District	7.65	7.82	0.00	0.00
FD Distrib Tax Cap	0	238	238	0.0	Total	97.77	99.84	17.23	16.75

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	195,600	195,600		0.0	2,057	2,084	27	1.3	1.05	1.07
Res Hmstd: Avg Val	293,300	293,300		0.0	3,267	3,311	44	1.4	1.11	1.13
Res Hmstd: Hi Val	391,000	391,000		0.0	4,476	4,538	62	1.4	1.14	1.16
Res Hmstd: Ex-Hi Val	586,600	586,600		0.0	6,957	7,055	98	1.4	1.19	1.20
Comm/Ind: Lo Val	150,000	150,000		0.0	3,608	4,075	467	12.9	2.41	2.72
Comm/Ind: Med Val	300,000	300,000		0.0	8,333	9,424	1,091	13.1	2.78	3.14
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	30,383	34,389	4,006	13.2	3.04	3.44

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	Alte
Res Homestead	942,833	942,833	0	0.0	15,640	14,340	-1,300	-8.3	1.66	1.52
Res Non-Hmstd	153,190	153,190	0	0.0	3,068	2,819	-249	-8.1	2.00	1.84
Apartments	152,137	152,137	0	0.0	3,705	3,399	-306	-8.3	2.44	2.23
Low-inc Apts	16,507	16,507	0	0.0	241	223	-18	-7.5	1.46	1.35
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	29,428	29,428	0	0.0	1,068	975	-94	-8.8	3.63	3.31
Com/Ind High	333,734	333,734	0	0.0	15,975	14,507	-1,468	-9.2	4.79	4.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,733	16,733	0	0.0	787	720	-67	-8.5	4.70	4.30
Ag HGA	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	-8.4	2.48	2.27
Ag Non-Hmstd	168	168	0	0.0	3	3	0	-7.4	1.68	1.56
Misc props	457	457	0	0.0	14	13	-1	-6.0	3.01	2.83
Total	1,645,187	1,645,187	0	0.0	40,499	36,997	-3,503	-8.6	2.46	2.25

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	18,703	18,703	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	2,046	1,922	-123	-6.0	City/Town	75.78	64.20	4.32	4.32
(-) FD Contrib Tax Cap	0	2,619	2,619	0.0	School District	37.04	34.61	24.76	20.34
(=) Taxable Tax Capacity	16,657	14,162	-2,496	-15.0	Special District	11.10	10.95	0.00	0.00
FD Distrib Tax Cap	0	7,194	7,194	0.0	Total	170.53	157.84	29.08	24.66

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	89,700	89,700	89,700	0.0	1,293	1,177	-116	-9.0	1.44	1.31
Res Hmstd: Avg Val	134,500	134,500	134,500	0.0	2,256	2,058	-198	-8.8	1.68	1.53
Res Hmstd: Hi Val	179,300	179,300	179,300	0.0	3,219	2,939	-280	-8.7	1.8	1.64
Res Hmstd: Ex-Hi Val	269,000	269,000	269,000	0.0	5,147	4,704	-444	-8.6	1.91	1.75
Apartment	300,000	300,000	300,000	0.0	7,267	6,659	-609	-8.4	2.42	2.22
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	5,423	4,946	-478	-8.8	3.62	3.3
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	12,509	11,416	-1,092	-8.7	4.17	3.81
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	45,575	41,614	-3,961	-8.7	4.56	4.16

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	Alte
Res Homestead	1,480,953	1,480,953	0	0.0	22,017	20,602	-1,415	-6.4	1.49	1.39
Res Non-Hmstd	100,754	100,754	0	0.0	1,663	1,562	-101	-6.1	1.65	1.55
Apartments	28,723	28,723	0	0.0	553	522	-31	-5.6	1.92	1.82
Low-inc Apts	9,880	9,880	0	0.0	119	112	-7	-6.2	1.20	1.13
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	17,164	17,164	0	0.0	517	517	0	0.0	3.01	3.01
Com/Ind High	146,235	146,235	0	0.0	5,706	5,737	31	0.5	3.90	3.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,414	9,414	0	0.0	367	369	2	0.5	3.90	3.92
Ag HGA	225	225	0	0.0	3	3	0	-6.4	1.51	1.41
Ag Hmstd Land	164	164	0	0.0	1	1	0	-4.7	0.55	0.53
Ag Non-Hmstd	1,619	1,619	0	0.0	21	20	-1	-2.8	1.27	1.24
Misc props	635	635	0	0.0	14	14	-1	-5.2	2.24	2.13
Total	1,795,767	1,795,767	0	0.0	30,981	29,458	-1,523	-4.9	1.73	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	18,295	18,295	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	2,658	2,658	0	0.0	City/Town	44.16	41.17	0.00	0.00
(-) FD Contrib Tax Cap	0	1,443	1,443	0.0	School District	25.41	23.26	33.30	27.00
(=) Taxable Tax Capacity	15,636	14,193	-1,443	-9.2	Special District	11.15	11.24	0.00	0.00
FD Distrib Tax Cap	0	3,561	3,561	0.0	Total	127.33	123.74	33.30	27.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	135,100	135,100		0.0	1,851	1,726	-125	-6.7	1.37	1.28
Res Hmstd: Avg Val	202,600	202,600		0.0	3,012	2,819	-194	-6.4	1.49	1.39
Res Hmstd: Hi Val	270,000	270,000		0.0	4,172	3,910	-263	-6.3	1.55	1.45
Res Hmstd: Ex-Hi Val	405,100	405,100		0.0	6,497	6,097	-401	-6.2	1.60	1.50
Apartment	300,000	300,000		0.0	5,774	5,450	-324	-5.6	1.92	1.82
Comm/Ind: Lo Val	150,000	150,000		0.0	4,515	4,515	0	0.0	3.01	3.01
Comm/Ind: Med Val	300,000	300,000		0.0	10,368	10,399	31	0.3	3.46	3.47
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	37,681	37,860	178	0.5	3.77	3.79

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	Alte
Res Homestead	1,078,887	1,078,887	0	0.0	17,565	16,282	-1,283	-7.3	1.63	1.51
Res Non-Hmstd	100,559	100,559	0	0.0	1,890	1,758	-133	-7.0	1.88	1.75
Apartments	97,772	97,772	0	0.0	2,183	2,036	-147	-6.7	2.23	2.08
Low-inc Apts	3,490	3,490	0	0.0	49	45	-3	-7.0	1.39	1.29
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	23,950	23,950	0	0.0	809	766	-42	-5.2	3.38	3.20
Com/Ind High	138,727	138,727	0	0.0	6,088	5,785	-303	-5.0	4.39	4.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,109	7,109	0	0.0	312	296	-16	-5.0	4.39	4.17
Ag HGA	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	-6.7	2.23	2.08
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	4,598	4,598	0	0.0	122	114	-8	-6.4	2.66	2.49
Total	1,455,093	1,455,093	0	0.0	29,018	27,083	-1,935	-6.7	1.99	1.86

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	14,790	14,790	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	365	312	-53	-14.5	City/Town	58.34	51.26	1.46	1.46
(-) FD Contrib Tax Cap	0	1,138	1,138	0.0	School District	34.84	32.72	32.84	27.57
(=) Taxable Tax Capacity	14,426	13,340	-1,085	-7.5	Special District	11.37	11.32	0.00	0.00
FD Distrib Tax Cap	0	4,130	4,130	0.0	Total	151.16	143.37	34.30	29.03

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,700	103,700		0.0	1,501	1,388	-114	-7.6	1.45	1.34
Res Hmstd: Avg Val	155,500	155,500		0.0	2,533	2,348	-185	-7.3	1.63	1.51
Res Hmstd: Hi Val	207,300	207,300		0.0	3,564	3,307	-256	-7.2	1.72	1.6
Res Hmstd: Ex-Hi Val	311,000	311,000		0.0	5,628	5,229	-399	-7.1	1.81	1.68
Apartment	300,000	300,000		0.0	6,698	6,247	-450	-6.7	2.23	2.08
Comm/Ind: Lo Val	150,000	150,000		0.0	5,066	4,800	-266	-5.2	3.38	3.20
Comm/Ind: Med Val	300,000	300,000		0.0	11,649	11,055	-593	-5.1	3.88	3.69
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	42,368	40,246	-2,123	-5.0	4.24	4.02

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	Alte
Res Homestead	813,044	813,044	0	0.0	10,573	10,658	86	0.8	1.30	1.31
Res Non-Hmstd	129,193	129,193	0	0.0	1,761	1,776	15	0.9	1.36	1.37
Apartments	725	725	0	0.0	11	11	0	0.9	1.46	1.48
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	1,548	1,548	0	0.0	20	20	0	1.5	1.29	1.31
Com/Ind: Low	3,436	3,436	0	0.0	85	94	9	10.5	2.47	2.73
Com/Ind High	18,616	18,616	0	0.0	600	665	65	10.9	3.22	3.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,612	2,612	0	0.0	83	92	9	10.9	3.18	3.52
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	2,132	2,132	0	0.0	31	31	0	0.9	1.46	1.48
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	684	684	0	0.0	12	12	0	1.0	1.71	1.73
Total	971,990	971,990	0	0.0	13,175	13,359	185	1.4	1.36	1.37

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10,851	10,851	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.71	17.78	0.00	0.00
(-) FD Contrib Tax Cap	0	184	184	0.0	School District	23.07	23.01	23.38	22.51
(=) Taxable Tax Capacity	10,851	10,668	-184	-1.7	Special District	10.83	11.15	0.00	0.00
FD Distrib Tax Cap	0	150	150	0.0	Total	98.23	100.00	23.38	22.51

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	428,800	428,800		0.0	5,215	5,253	39	0.7	1.22	1.23
Res Hmstd: Avg Val	642,900	642,900		0.0	8,169	8,234	64	0.8	1.27	1.28
Res Hmstd: Hi Val	857,000	857,000		0.0	11,299	11,392	93	0.8	1.32	1.33
Res Hmstd: Ex-Hi Val	1,285,800	1,285,800		0.0	17,567	17,717	151	0.9	1.37	1.38
Apartment	300,000	300,000		0.0	4,385	4,425	40	0.9	1.46	1.48
Comm/Ind: Lo Val	150,000	150,000		0.0	3,711	4,102	391	10.5	2.47	2.73
Comm/Ind: Med Val	300,000	300,000		0.0	8,542	9,460	918	10.7	2.85	3.15
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	31,087	34,461	3,374	10.9	3.11	3.45

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	Alte
Res Homestead	6,553,239	6,553,239	0	0.0	86,943	89,878	2,935	3.4	1.33	1.37
Res Non-Hmstd	817,665	817,665	0	0.0	11,315	11,701	386	3.4	1.38	1.43
Apartments	346,870	346,870	0	0.0	5,417	5,563	146	2.7	1.56	1.60
Low-inc Apts	25,543	25,543	0	0.0	248	253	5	1.9	0.97	0.99
Seasn'l Rec'l	2,660	2,660	0	0.0	33	34	2	4.7	1.24	1.30
Com/Ind: Low	53,311	53,311	0	0.0	1,385	1,502	117	8.4	2.60	2.82
Com/Ind High	1,416,228	1,416,228	0	0.0	48,099	52,035	3,936	8.2	3.40	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	23,851	23,851	0	0.0	807	879	71	8.8	3.39	3.68
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	5,649	5,649	0	0.0	88	92	3	3.7	1.56	1.62
Ag 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
Total	9,245,015	9,245,015	0	0.0	154,335	161,936	7,600	4.9	1.67	1.75

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	110,474	110,474	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	3,918	3,918	0	0.0	City/Town	24.06	25.85	0.66	0.66
(-) FD Contrib Tax Cap	0	10,283	10,283	0.0	School District	26.33	27.62	21.25	20.40
(=) Taxable Tax Capacity	106,556	96,273	-10,283	-9.7	Special District	10.63	10.99	0.00	0.00
FD Distrib Tax Cap	0	3,068	3,068	0.0	Total	107.63	112.53	21.91	21.06

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Base	Alter	
Res Hmstd: Lo Val	280,400	280,400	0	0.0	3,503	3,611	108	3.1	1.25	1.29
Res Hmstd: Avg Val	420,400	420,400	0	0.0	5,446	5,616	170	3.1	1.3	1.34
Res Hmstd: Hi Val	560,400	560,400	0	0.0	7,422	7,657	235	3.2	1.32	1.37
Res Hmstd: Ex-Hi Val	840,800	840,800	0	0.0	11,809	12,191	383	3.2	1.40	1.45
Apartment	300,000	300,000	0	0.0	4,693	4,852	158	3.4	1.56	1.62
Comm/Ind: Lo Val	150,000	150,000	0	0.0	3,900	4,228	327	8.4	2.60	2.82
Comm/Ind: Med Val	300,000	300,000	0	0.0	8,991	9,760	768	8.5	3	3.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0	0.0	32,749	35,575	2,826	8.6	3.27	3.56

Hennepin County

Excelsior city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	176,427	176,427	0	0.0	2,440	2,504	63	2.6	1.38	1.42
Res Non-Hmstd	52,045	52,045	0	0.0	741	761	20	2.6	1.42	1.46
Apartments	30,917	30,917	0	0.0	510	525	14	2.8	1.65	1.70
Low-inc Apts	3,293	3,293	0	0.0	34	35	1	2.6	1.03	1.05
Seasn'l Rec'l	2,205	2,205	0	0.0	32	33	1	2.8	1.45	1.49
Com/Ind: Low	14,386	14,386	0	0.0	389	416	27	7.1	2.70	2.89
Com/Ind High	54,091	54,091	0	0.0	1,906	2,045	139	7.3	3.52	3.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,833	1,833	0	0.0	63	68	5	7.3	3.46	3.71
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	83	83	0	0.0	1	1	0	2.8	1.65	1.70
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	392	392	0	0.0	8	8	0	3.0	1.93	1.99
Total	335,672	335,672	0	0.0	6,124	6,394	270	4.4	1.82	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	4,111	4,111	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	90	90	0	0.0	City/Town	32.76	35.46	0.00	0.00
(-) FD Contrib Tax Cap	0	489	489	0.0	School District	23.07	23.01	23.38	22.51
(=) Taxable Tax Capacity	4,021	3,532	-489	-12.2	Special District	10.90	11.20	0.00	0.00
FD Distrib Tax Cap	0	184	184	0.0	Total	113.34	117.74	23.38	22.51

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	257,600	257,600		0.0	3,363	3,447	85	2.5	1.31	1.34
Res Hmstd: Avg Val	386,200	386,200		0.0	5,252	5,387	135	2.6	1.36	1.39
Res Hmstd: Hi Val	514,900	514,900		0.0	7,082	7,266	184	2.6	1.38	1.41
Res Hmstd: Ex-Hi Val	772,500	772,500		0.0	11,334	11,637	303	2.7	1.47	1.51
Apartment	300,000	300,000		0.0	4,952	5,091	139	2.8	1.65	1.7
Comm/Ind: Lo Val	150,000	150,000		0.0	4,051	4,337	286	7.1	2.70	2.89
Comm/Ind: Med Val	300,000	300,000		0.0	9,335	10,006	671	7.2	3.11	3.34
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	33,996	36,465	2,470	7.3	3.4	3.65

Hennepin County

Golden 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	Alte
Res Homestead	1,864,923	1,864,923	0	0.0	29,225	30,106	882	3.0	1.57	1.61
Res Non-Hmstd	136,994	136,994	0	0.0	2,309	2,379	70	3.0	1.69	1.74
Apartments	84,932	84,932	0	0.0	1,615	1,702	87	5.4	1.90	2.00
Low-inc Apts	19,139	19,139	0	0.0	243	247	4	1.5	1.27	1.29
Seasn'l Rec'l	330	330	0	0.0	5	5	0	8.2	1.46	1.58
Com/Ind: Low	50,395	50,395	0	0.0	1,529	1,579	50	3.3	3.03	3.13
Com/Ind High	759,780	759,780	0	0.0	29,630	30,974	1,344	4.5	3.90	4.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	22,814	22,814	0	0.0	915	941	25	2.8	4.01	4.12
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	219	219	0	0.0	4	4	0	3.9	1.96	2.04
Ag 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
Total	2,939,525	2,939,525	0	0.0	65,475	67,937	2,462	3.8	2.23	2.31

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	36,807	36,807	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	3,257	3,243	-14	-0.4	City/Town	48.91	55.78	0.00	0.00
(-) FD Contrib Tax Cap	0	5,875	5,875	0.0	School District	30.21	31.07	24.97	21.80
(=) Taxable Tax Capacity	33,550	27,689	-5,861	-17.5	Special District	9.85	10.15	0.00	0.00
FD Distrib Tax Cap	0	1,819	1,819	0.0	Total	135.58	145.07	24.97	21.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	173,800	173,800		0.0	2,498	2,587	89	3.6	1.44	1.49
Res Hmstd: Avg Val	260,600	260,600		0.0	3,997	4,149	152	3.8	1.53	1.59
Res Hmstd: Hi Val	347,400	347,400		0.0	5,497	5,711	214	3.9	1.58	1.64
Res Hmstd: Ex-Hi Val	521,200	521,200		0.0	8,440	8,775	335	4.0	1.62	1.68
Apartment	300,000	300,000		0.0	5,833	6,094	261	4.5	1.94	2.03
Comm/Ind: Lo Val	150,000	150,000		0.0	4,575	4,716	141	3.1	3.05	3.14
Comm/Ind: Med Val	300,000	300,000		0.0	10,551	10,895	345	3.3	3.52	3.63
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	38,436	39,731	1,295	3.4	3.84	3.97

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	Alte
Res Homestead	719,059	719,059	0	0.0	10,755	10,967	211	2.0	1.50	1.53
Res Non-Hmstd	124,754	124,754	0	0.0	2,130	2,174	44	2.1	1.71	1.74
Apartments	230,685	230,685	0	0.0	4,534	4,633	99	2.2	1.97	2.01
Low-inc Apts	9,885	9,885	0	0.0	119	122	2	2.1	1.20	1.23
Seasn'l Rec'l	248	248	0	0.0	4	4	0	2.7	1.60	1.65
Com/Ind: Low	41,459	41,459	0	0.0	1,282	1,291	9	0.7	3.09	3.11
Com/Ind High	398,535	398,535	0	0.0	16,199	16,335	136	0.8	4.06	4.10
Publ U: Elec Gen	198	198	0	0.0	6	6	0	1.1	3.04	3.08
Publ U: Other	8,588	8,588	0	0.0	349	352	3	0.8	4.06	4.10
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	79	79	0	0.0	2	2	0	2.2	1.97	2.01
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	1,272	1,272	0	0.0	33	33	1	2.1	2.57	2.63
Total	1,534,761	1,534,761	0	0.0	35,412	35,919	506	1.4	2.31	2.34

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	19,721	19,721	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	2,480	1,657	-822	-33.2	City/Town	59.46	58.61	0.00	0.00
(-) FD Contrib Tax Cap	0	3,092	3,092	0.0	School District	25.84	29.16	17.05	16.00
(=) Taxable Tax Capacity	17,241	14,971	-2,270	-13.2	Special District	11.69	12.07	0.00	0.00
FD Distrib Tax Cap	0	2,650	2,650	0.0	Total	143.59	147.91	17.05	16.00

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	139,200	139,200	0.0	1,881	1,916	35	1.8	1.35	1.38
Res Hmstd: Avg Val	208,600	208,600	0.0	3,086	3,146	60	1.9	1.48	1.51
Res Hmstd: Hi Val	278,100	278,100	0.0	4,292	4,378	86	2.0	1.54	1.57
Res Hmstd: Ex-Hi Val	417,300	417,300	0.0	6,704	6,840	136	2.0	1.61	1.64
Apartment	300,000	300,000	0.0	5,896	6,027	130	2.2	1.97	2.01
Comm/Ind: Lo Val	150,000	150,000	0.0	4,637	4,671	34	0.7	3.09	3.11
Comm/Ind: Med Val	300,000	300,000	0.0	10,734	10,818	85	0.8	3.58	3.61
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,186	39,507	321	0.8	3.92	3.95

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	Alte
Res Homestead	143,930	143,930	0	0.0	1,798	1,891	93	5.2	1.25	1.31
Res Non-Hmstd	13,884	13,884	0	0.0	191	201	10	5.3	1.37	1.45
Apartments	4,466	4,466	0	0.0	71	75	4	5.4	1.60	1.68
Low-inc Apts	2,412	2,412	0	0.0	24	25	1	5.2	0.98	1.03
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	11,917	11,917	0	0.0	316	344	28	8.7	2.65	2.89
Com/Ind High	45,858	45,858	0	0.0	1,601	1,743	142	8.9	3.49	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,292	1,292	0	0.0	45	49	4	8.9	3.49	3.80
Ag HGA	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	5.4	1.60	1.68
Ag 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
Total	223,771	223,771	0	0.0	4,046	4,328	282	7.0	1.81	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	2,713	2,713	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	137	74	-63	-46.3	City/Town	39.37	44.36	0.00	0.00
(-) FD Contrib Tax Cap	0	519	519	0.0	School District	19.54	19.89	14.07	13.77
(=) Taxable Tax Capacity	2,576	2,121	-456	-17.7	Special District	10.90	11.20	0.00	0.00
FD Distrib Tax Cap	0	169	169	0.0	Total	116.41	123.51	14.07	13.77

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	176,200	176,200	176,200	0.0	2,050	2,155	105	5.1	1.16	1.22
Res Hmstd: Avg Val	264,100	264,100	264,100	0.0	3,289	3,459	170	5.2	1.25	1.31
Res Hmstd: Hi Val	352,100	352,100	352,100	0.0	4,530	4,765	235	5.2	1.29	1.35
Res Hmstd: Ex-Hi Val	528,200	528,200	528,200	0.0	6,974	7,338	364	5.2	1.32	1.39
Apartment	300,000	300,000	300,000	0.0	4,788	5,045	257	5.4	1.6	1.68
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,980	4,328	347	8.7	2.65	2.89
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,217	10,029	812	8.8	3.07	3.34
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	33,656	36,634	2,979	8.9	3.37	3.66

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	Alte
Res Homestead	38,087	38,087	0	0.0	511	509	-1	-0.3	1.34	1.34
Res Non-Hmstd	3,454	3,454	0	0.0	53	53	0	-0.2	1.54	1.53
Apartments	1,603	1,603	0	0.0	29	29	0	-0.2	1.83	1.82
Low-inc Apts	429	429	0	0.0	5	5	0	-0.2	1.11	1.11
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	4,427	4,427	0	0.0	130	131	1	1.0	2.94	2.96
Com/Ind High	7,021	7,021	0	0.0	272	275	3	1.0	3.87	3.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	422	422	0	0.0	16	17	0	1.0	3.87	3.91
Ag HGA	183	183	0	0.0	2	2	0	-0.3	1.33	1.33
Ag Hmstd Land	12	12	0	0.0	0	0	0	-0.1	0.68	0.68
Ag 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
Total	55,637	55,637	0	0.0	1,019	1,021	3	0.2	1.83	1.84

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	617	617	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	21	13	-8	-39.2	City/Town	56.75	54.93	0.00	0.00
(-) FD Contrib Tax Cap	0	84	84	0.0	School District	25.60	25.65	11.96	11.71
(=) Taxable Tax Capacity	595	519	-76	-12.8	Special District	7.65	7.82	0.00	0.00
FD Distrib Tax Cap	0	98	98	0.0	Total	136.60	136.48	11.96	11.71

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	126,400	126,400		0.0	1,524	1,520	-4	-0.3	1.21	1.20
Res Hmstd: Avg Val	189,500	189,500		0.0	2,539	2,533	-7	-0.3	1.34	1.34
Res Hmstd: Hi Val	252,600	252,600		0.0	3,554	3,545	-9	-0.3	1.41	1.40
Res Hmstd: Ex-Hi Val	379,000	379,000		0.0	5,588	5,574	-14	-0.2	1.47	1.47
Apartment	300,000	300,000		0.0	5,481	5,469	-12	-0.2	1.83	1.82
Comm/Ind: Lo Val	150,000	150,000		0.0	4,403	4,445	42	1.0	2.94	2.96
Comm/Ind: Med Val	300,000	300,000		0.0	10,214	10,313	99	1.0	3.40	3.44
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	37,331	37,696	365	1.0	3.73	3.77

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	Alte
Res Homestead	89,251	89,251	0	0.0	1,227	1,276	50	4.1	1.37	1.43
Res Non-Hmstd	7,013	7,013	0	0.0	112	116	5	4.2	1.59	1.66
Apartments	11,018	11,018	0	0.0	206	215	9	4.2	1.87	1.95
Low-inc Apts	1,950	1,950	0	0.0	22	23	1	4.1	1.14	1.19
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	11,515	11,515	0	0.0	343	352	9	2.6	2.98	3.06
Com/Ind High	39,393	39,393	0	0.0	1,548	1,589	41	2.7	3.93	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,085	1,085	0	0.0	43	44	1	2.7	3.93	4.03
Ag HGA	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	100	100	0	0.0	1	1	0	4.8	1.38	1.45
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	161,326	161,326	0	0.0	3,502	3,617	115	3.3	2.17	2.24

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	2,005	2,005	0	0.0	County	46.61	48.07		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	64.04	68.63		0.00	0.00
(-) FD Contrib Tax Cap	0	404	404	0.0	School District	19.54	19.89		14.07	13.77
(=) Taxable Tax Capacity	2,005	1,601	-404	-20.2	Special District	8.15	8.34		0.00	0.00
FD Distrib Tax Cap	0	254	254	0.0	Total	138.34	144.93		14.07	13.77

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	125,600	125,600	0.0	1,555	1,617	62	4.0	1.24	1.29
Res Hmstd: Avg Val	188,300	188,300	0.0	2,589	2,694	105	4.1	1.38	1.43
Res Hmstd: Hi Val	251,000	251,000	0.0	3,623	3,771	148	4.1	1.44	1.50
Res Hmstd: Ex-Hi Val	376,600	376,600	0.0	5,693	5,928	234	4.1	1.51	1.57
Apartment	300,000	300,000	0.0	5,610	5,848	238	4.2	1.87	1.95
Comm/Ind: Lo Val	150,000	150,000	0.0	4,474	4,590	116	2.6	2.98	3.06
Comm/Ind: Med Val	300,000	300,000	0.0	10,368	10,641	272	2.6	3.46	3.55
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,876	38,878	1,002	2.6	3.79	3.89

Hennepin County

Minnetonka 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	Alte
Res Homestead	217,758	217,758	0	0.0	2,842	2,894	52	1.8	1.31	1.33
Res Non-Hmstd	50,028	50,028	0	0.0	658	670	12	1.8	1.32	1.34
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
Seasn'l Rec'l	994	994	0	0.0	14	14	0	1.9	1.36	1.39
Com/Ind: Low	150	150	0	0.0	4	4	0	10.6	2.43	2.69
Com/Ind High	4,486	4,486	0	0.0	143	159	15	10.8	3.19	3.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	418	418	0	0.0	13	15	1	10.8	3.19	3.54
Ag HGA	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	1.9	1.41	1.43
Ag 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
Total	273,865	273,865	0	0.0	3,675	3,756	81	2.2	1.34	1.37

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	3,193	3,193	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	24.35	24.56	0.00	0.00
(-) FD Contrib Tax Cap	0	40	40	0.0	School District	19.54	19.89	14.07	13.77
(=) Taxable Tax Capacity	3,193	3,153	-40	-1.2	Special District	10.90	11.20	0.00	0.00
FD Distrib Tax Cap	0	12	12	0.0	Total	101.39	103.72	14.07	13.77

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	776,800	776,800	0.0	9,671	9,844	173	1.8	1.24	1.27
Res Hmstd: Avg Val	1,164,700	1,164,700	0.0	15,133	15,407	274	1.8	1.3	1.32
Res Hmstd: Hi Val	1,552,500	1,552,500	0.0	20,594	20,969	375	1.8	1.33	1.35
Res Hmstd: Ex-Hi Val	2,329,300	2,329,300	0.0	31,532	32,110	578	1.8	1.35	1.38
Comm/Ind: Lo Val	150,000	150,000	0.0	3,642	4,029	387	10.6	2.43	2.69
Comm/Ind: Med Val	300,000	300,000	0.0	8,429	9,333	904	10.7	2.81	3.11
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,765	34,082	3,318	10.8	3.08	3.41

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	Alte
Res Homestead	804,618	804,618	0	0.0	11,001	10,897	-104	-0.9	1.37	1.35
Res Non-Hmstd	212,124	212,124	0	0.0	3,111	3,082	-29	-0.9	1.47	1.45
Apartments	15,947	15,947	0	0.0	277	275	-2	-0.9	1.74	1.72
Low-inc Apts	2,113	2,113	0	0.0	23	22	0	-0.9	1.07	1.06
Seasn'l Rec'l	6,144	6,144	0	0.0	90	89	-1	-0.6	1.46	1.45
Com/Ind: Low	10,222	10,222	0	0.0	288	294	6	2.0	2.82	2.88
Com/Ind High	26,097	26,097	0	0.0	969	989	20	2.1	3.71	3.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,740	4,740	0	0.0	174	178	4	2.1	3.68	3.76
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	96	96	0	0.0	2	2	0	-0.9	1.74	1.72
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	1,198	1,198	0	0.0	25	25	0	-0.8	2.07	2.05
Total	1,083,299	1,083,299	0	0.0	15,960	15,854	-106	-0.7	1.47	1.46

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	10,975	10,975	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	371	371	0	0.0	City/Town	49.85	47.52	0.00	0.00
(-) FD Contrib Tax Cap	0	243	243	0.0	School District	17.44	17.26	15.13	14.67
(=) Taxable Tax Capacity	10,604	10,361	-243	-2.3	Special District	12.98	13.17	0.00	0.00
FD Distrib Tax Cap	0	862	862	0.0	Total	126.89	126.02	15.13	14.67

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	176,200	176,200	176,200	0.0	2,231	2,210	-22	-1.0	1.27	1.25
Res Hmstd: Avg Val	264,100	264,100	264,100	0.0	3,580	3,546	-34	-0.9	1.36	1.34
Res Hmstd: Hi Val	352,000	352,000	352,000	0.0	4,929	4,882	-46	-0.9	1.40	1.39
Res Hmstd: Ex-Hi Val	528,200	528,200	528,200	0.0	7,591	7,520	-71	-0.9	1.44	1.42
Apartment	300,000	300,000	300,000	0.0	5,212	5,166	-46	-0.9	1.74	1.72
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,232	4,319	87	2.0	2.82	2.88
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,799	10,003	204	2.1	3.27	3.33
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	35,778	36,532	754	2.1	3.58	3.65

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	Alte
Res Homestead	96,397	96,397	0	0.0	1,439	1,435	-4	-0.3	1.49	1.49
Res Non-Hmstd	15,113	15,113	0	0.0	265	266	1	0.2	1.75	1.76
Apartments	26,229	26,229	0	0.0	543	546	3	0.6	2.07	2.08
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	14,164	14,164	0	0.0	452	452	-1	-0.1	3.19	3.19
Com/Ind High	52,197	52,197	0	0.0	2,172	2,176	4	0.2	4.16	4.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,021	2,021	0	0.0	84	84	0	0.2	4.14	4.15
Ag HGA	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
Misc props	166	166	0	0.0	4	4	0	0.9	2.43	2.45
Total	206,286	206,286	0	0.0	4,959	4,963	4	0.1	2.40	2.41

Tax Base

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	2,597	2,597	0	0.0	County	46.61	48.07	0.00	0.00	
(-) TIF Tax Capacity	509	506	-3	-0.7	City/Town	62.47	64.10	0.00	0.00	
(-) FD Contrib Tax Cap	0	489	489	0.0	School District	24.17	24.82	28.92	25.18	
(=) Taxable Tax Capacity	2,087	1,601	-486	-23.3	Special District	9.28	9.50	0.00	0.00	
FD Distrib Tax Cap	0	388	388	0.0	Total	142.53	146.49	28.92	25.18	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	101,100	101,100		0.0	1,332	1,323	-9	-0.7	1.32	1.31
Res Hmstd: Avg Val	151,600	151,600		0.0	2,263	2,257	-6	-0.3	1.49	1.49
Res Hmstd: Hi Val	202,000	202,000		0.0	3,191	3,189	-3	-0.1	1.58	1.58
Res Hmstd: Ex-Hi Val	303,100	303,100		0.0	5,054	5,058	3	0.1	1.67	1.67
Apartment	300,000	300,000		0.0	6,212	6,249	37	0.6	2.07	2.08
Comm/Ind: Lo Val	150,000	150,000		0.0	4,791	4,785	-5	-0.1	3.19	3.19
Comm/Ind: Med Val	300,000	300,000		0.0	11,034	11,040	6	0.1	3.68	3.68
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	40,167	40,227	60	0.1	4.02	4.02

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	Alte
Res Homestead	1,728,775	1,728,775	0	0.0	26,814	25,292	-1,522	-5.7	1.55	1.46
Res Non-Hmstd	178,578	178,578	0	0.0	3,176	3,001	-175	-5.5	1.78	1.68
Apartments	234,989	234,989	0	0.0	4,987	4,722	-265	-5.3	2.12	2.01
Low-inc Apts	12,410	12,410	0	0.0	161	152	-9	-5.5	1.30	1.23
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	32,073	32,073	0	0.0	1,051	998	-53	-5.1	3.28	3.11
Com/Ind High	472,696	472,696	0	0.0	20,370	19,367	-1,002	-4.9	4.31	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,067	10,067	0	0.0	432	411	-21	-4.9	4.29	4.08
Ag HGA	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	-5.3	2.12	2.01
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	2,656	2,656	0	0.0	63	60	-3	-5.0	2.37	2.25
Total	2,672,243	2,672,243	0	0.0	57,055	54,003	-3,051	-5.3	2.14	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	30,292	30,292	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	5,627	3,912	-1,715	-30.5	City/Town	68.36	60.71	0.00	0.00
(-) FD Contrib Tax Cap	0	3,719	3,719	0.0	School District	28.50	27.95	18.07	15.20
(=) Taxable Tax Capacity	24,665	22,662	-2,004	-8.1	Special District	11.86	11.86	0.00	0.00
FD Distrib Tax Cap	0	5,861	5,861	0.0	Total	155.32	148.60	18.07	15.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	118,400	118,400	0.0	1,640	1,544	-96	-5.8	1.39	1.30
Res Hmstd: Avg Val	177,500	177,500	0.0	2,748	2,591	-156	-5.7	1.55	1.46
Res Hmstd: Hi Val	236,600	236,600	0.0	3,855	3,639	-216	-5.6	1.63	1.54
Res Hmstd: Ex-Hi Val	355,100	355,100	0.0	6,075	5,738	-337	-5.6	1.71	1.62
Apartment	300,000	300,000	0.0	6,367	6,028	-338	-5.3	2.12	2.01
Comm/Ind: Lo Val	150,000	150,000	0.0	4,916	4,667	-249	-5.1	3.28	3.11
Comm/Ind: Med Val	300,000	300,000	0.0	11,380	10,813	-567	-5.0	3.79	3.60
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,547	39,495	-2,052	-4.9	4.15	3.95

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	Alte
Res Homestead	664,414	664,414	0	0.0	10,705	9,887	-818	-7.6	1.61	1.49
Res Non-Hmstd	96,199	96,199	0	0.0	1,853	1,718	-135	-7.3	1.93	1.79
Apartments	49,805	49,805	0	0.0	1,095	1,017	-77	-7.1	2.20	2.04
Low-inc Apts	14,203	14,203	0	0.0	195	180	-14	-7.4	1.37	1.27
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	16,210	16,210	0	0.0	541	514	-27	-5.1	3.34	3.17
Com/Ind High	57,339	57,339	0	0.0	2,487	2,368	-119	-4.8	4.34	4.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,127	7,127	0	0.0	308	293	-15	-4.8	4.32	4.11
Ag HGA	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
Misc props	129	129	0	0.0	3	3	0	-6.8	2.57	2.39
Total	905,424	905,424	0	0.0	17,187	15,980	-1,206	-7.0	1.90	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	8,976	8,976	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	291	291	0	0.0	City/Town	55.98	48.59	0.90	0.90
(-) FD Contrib Tax Cap	0	528	528	0.0	School District	34.84	32.72	32.84	27.57
(=) Taxable Tax Capacity	8,685	8,156	-528	-6.1	Special District	11.45	11.28	0.00	0.00
FD Distrib Tax Cap	0	2,596	2,596	0.0	Total	148.88	140.66	33.74	28.47

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,700	103,700		0.0	1,478	1,361	-117	-7.9	1.43	1.31
Res Hmstd: Avg Val	155,500	155,500		0.0	2,494	2,303	-191	-7.6	1.60	1.48
Res Hmstd: Hi Val	207,300	207,300		0.0	3,509	3,245	-264	-7.5	1.69	1.57
Res Hmstd: Ex-Hi Val	311,000	311,000		0.0	5,542	5,130	-412	-7.4	1.78	1.65
Apartment	300,000	300,000		0.0	6,595	6,129	-467	-7.1	2.2	2.04
Comm/Ind: Lo Val	150,000	150,000		0.0	5,006	4,752	-254	-5.1	3.34	3.17
Comm/Ind: Med Val	300,000	300,000		0.0	11,512	10,945	-567	-4.9	3.84	3.65
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	41,873	39,849	-2,025	-4.8	4.19	3.98

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	Alte
Res Homestead	509,201	509,201	0	0.0	7,116	7,527	410	5.8	1.40	1.48
Res Non-Hmstd	55,580	55,580	0	0.0	901	954	54	5.9	1.62	1.72
Apartments	38,978	38,978	0	0.0	718	762	44	6.1	1.84	1.95
Low-inc Apts	3,954	3,954	0	0.0	45	47	3	5.9	1.13	1.20
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	30,120	30,120	0	0.0	886	926	40	4.5	2.94	3.07
Com/Ind High	358,862	358,862	0	0.0	13,865	14,502	637	4.6	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	9,109	9,109	0	0.0	352	368	16	4.6	3.86	4.04
Ag HGA	1,682	1,682	0	0.0	23	25	1	5.8	1.39	1.47
Ag Hmstd Land	2,575	2,575	0	0.0	14	16	1	8.3	0.56	0.61
Ag Non-Hmstd	19,570	19,570	0	0.0	250	268	18	7.1	1.28	1.37
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,029,631	1,029,631	0	0.0	24,172	25,395	1,223	5.1	2.35	2.47

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	13,817	13,817	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	252	252	0	0.0	City/Town	34.19	41.13	0.00	0.00
(-) FD Contrib Tax Cap	0	3,273	3,273	0.0	School District	44.62	45.39	17.86	17.33
(=) Taxable Tax Capacity	13,565	10,291	-3,273	-24.1	Special District	7.65	7.82	0.00	0.00
FD Distrib Tax Cap	0	986	986	0.0	Total	133.06	142.41	17.86	17.33

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Base	Alter
Res Hmstd: Lo Val	142,000	142,000	0.0	1,818	1,920	102	5.6	1.28	1.35
Res Hmstd: Avg Val	213,000	213,000	0.0	2,974	3,145	171	5.7	1.4	1.48
Res Hmstd: Hi Val	283,900	283,900	0.0	4,129	4,369	239	5.8	1.45	1.54
Res Hmstd: Ex-Hi Val	425,900	425,900	0.0	6,428	6,803	376	5.8	1.51	1.6
Apartment	300,000	300,000	0.0	5,526	5,860	335	6.1	1.84	1.95
Comm/Ind: Lo Val	150,000	150,000	0.0	4,412	4,610	198	4.5	2.94	3.07
Comm/Ind: Med Val	300,000	300,000	0.0	10,205	10,670	465	4.6	3.40	3.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,240	38,949	1,709	4.6	3.72	3.89

Hennepin County

St. Bonifacius city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	147,843	147,843	0	0.0	1,880	1,869	-12	-0.6	1.27	1.26
Res Non-Hmstd	8,910	8,910	0	0.0	131	130	-1	-0.5	1.47	1.46
Apartments	1,793	1,793	0	0.0	31	31	0	-0.3	1.72	1.72
Low-inc Apts	1,050	1,050	0	0.0	11	11	0	-0.5	1.05	1.05
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	6,796	6,796	0	0.0	190	197	7	3.4	2.80	2.90
Com/Ind High	17,653	17,653	0	0.0	651	674	23	3.6	3.69	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,069	1,069	0	0.0	39	41	1	3.6	3.69	3.82
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	120	120	0	0.0	1	1	0	0.5	0.68	0.68
Ag 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
Total	185,234	185,234	0	0.0	2,934	2,953	19	0.6	1.58	1.59

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	1,921	1,921	0	0.0	46.61	48.07	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	35.11	34.72	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	206	206	0.0	34.80	34.26	14.81	13.35	14.81	13.35
(=) Taxable Tax Capacity	1,921	1,715	-206	-10.7	9.31	9.52	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	335	335	0.0	Total	125.84	126.58	14.81	13.35	13.35

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	125,800	125,800	125,800	0.0	1,443	1,432	-11	-0.8	1.15	1.14
Res Hmstd: Avg Val	188,600	188,600	188,600	0.0	2,397	2,383	-15	-0.6	1.27	1.26
Res Hmstd: Hi Val	251,400	251,400	251,400	0.0	3,352	3,333	-19	-0.6	1.33	1.33
Res Hmstd: Ex-Hi Val	377,100	377,100	377,100	0.0	5,262	5,235	-27	-0.5	1.4	1.39
Apartment	300,000	300,000	300,000	0.0	5,163	5,147	-16	-0.3	1.72	1.72
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,203	4,348	144	3.4	2.80	2.9
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,734	10,078	344	3.5	3.24	3.36
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	35,543	36,818	1,275	3.6	3.55	3.68

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	Alte
Res Homestead	3,165,714	3,165,714	0	0.0	42,976	44,012	1,036	2.4	1.36	1.39
Res Non-Hmstd	362,905	362,905	0	0.0	5,380	5,522	142	2.6	1.48	1.52
Apartments	499,049	499,049	0	0.0	8,743	8,995	252	2.9	1.75	1.80
Low-inc Apts	29,625	29,625	0	0.0	320	328	8	2.5	1.08	1.11
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	89,919	89,919	0	0.0	2,546	2,657	111	4.4	2.83	2.96
Com/Ind High	1,085,318	1,085,318	0	0.0	40,267	42,143	1,876	4.7	3.71	3.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	31,912	31,912	0	0.0	1,181	1,235	54	4.6	3.70	3.87
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	238	238	0	0.0	4	4	0	2.8	1.75	1.80
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	546	546	0	0.0	11	12	0	3.0	2.06	2.13
Total	5,265,226	5,265,226	0	0.0	101,428	104,908	3,480	3.4	1.93	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	63,473	63,473	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	6,033	5,427	-606	-10.0	City/Town	41.37	43.53	0.00	0.00
(-) FD Contrib Tax Cap	0	8,174	8,174	0.0	School District	24.37	25.64	19.18	17.60
(=) Taxable Tax Capacity	57,440	49,872	-7,568	-13.2	Special District	12.49	12.88	0.00	0.00
FD Distrib Tax Cap	0	4,953	4,953	0.0	Total	124.85	130.12	19.18	17.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	157,600	157,600		0.0	1,982	2,028	46	2.3	1.26	1.29
Res Hmstd: Avg Val	236,300	236,300		0.0	3,204	3,283	79	2.5	1.36	1.39
Res Hmstd: Hi Val	315,000	315,000		0.0	4,426	4,537	112	2.5	1.40	1.44
Res Hmstd: Ex-Hi Val	472,600	472,600		0.0	6,806	6,981	175	2.6	1.44	1.48
Apartment	300,000	300,000		0.0	5,257	5,408	151	2.9	1.75	1.80
Comm/Ind: Lo Val	150,000	150,000		0.0	4,247	4,434	187	4.4	2.83	2.96
Comm/Ind: Med Val	300,000	300,000		0.0	9,813	10,257	444	4.5	3.27	3.42
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	35,790	37,433	1,643	4.6	3.58	3.74

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	Alte
Res Homestead	92,982	92,982	0	0.0	1,195	1,218	23	1.9	1.29	1.31
Res Non-Hmstd	51,365	51,365	0	0.0	674	687	13	1.9	1.31	1.34
Apartments	39,816	39,816	0	0.0	620	633	13	2.1	1.56	1.59
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	6,581	6,581	0	0.0	97	99	2	2.1	1.48	1.51
Com/Ind: Low	4,015	4,015	0	0.0	105	113	8	7.7	2.60	2.81
Com/Ind High	24,391	24,391	0	0.0	835	900	65	7.8	3.42	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	732	732	0	0.0	25	27	2	7.8	3.42	3.69
Ag HGA	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	2.1	1.56	1.59
Ag 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
Total	219,912	219,912	0	0.0	3,551	3,678	126	3.6	1.61	1.67

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	2,606	2,606	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	73	71	-2	-2.2	City/Town	37.51	38.85	0.00	0.00
(-) FD Contrib Tax Cap	0	227	227	0.0	School District	17.44	17.26	15.13	14.67
(=) Taxable Tax Capacity	2,533	2,307	-225	-8.9	Special District	10.90	11.20	0.00	0.00
FD Distrib Tax Cap	0	147	147	0.0	Total	112.46	115.38	15.13	14.67

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Base	Alter
Res Hmstd: Lo Val	256,400	256,400	0.0	3,112	3,171	59	1.9	1.21	1.24
Res Hmstd: Avg Val	384,400	384,400	0.0	4,875	4,969	94	1.9	1.27	1.29
Res Hmstd: Hi Val	512,300	512,300	0.0	6,571	6,698	127	1.9	1.28	1.31
Res Hmstd: Ex-Hi Val	768,700	768,700	0.0	10,563	10,772	209	2.0	1.37	1.40
Apartment	300,000	300,000	0.0	4,671	4,767	96	2.1	1.56	1.59
Comm/Ind: Lo Val	150,000	150,000	0.0	3,907	4,208	300	7.7	2.60	2.81
Comm/Ind: Med Val	300,000	300,000	0.0	9,042	9,744	703	7.8	3.01	3.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,001	35,582	2,581	7.8	3.30	3.56

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	Alte
Res Homestead	416,239	416,239	0	0.0	5,508	5,557	49	0.9	1.32	1.33
Res Non-Hmstd	95,439	95,439	0	0.0	1,303	1,315	12	0.9	1.36	1.38
Apartments	470	470	0	0.0	7	7	0	1.0	1.46	1.47
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	9,819	9,819	0	0.0	138	140	2	1.2	1.41	1.42
Com/Ind: Low	1,424	1,424	0	0.0	35	40	5	14.3	2.47	2.82
Com/Ind High	6,361	6,361	0	0.0	205	235	30	14.8	3.22	3.69
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	33	38	5	14.8	3.22	3.69
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	633	633	0	0.0	9	9	0	1.0	1.46	1.47
Ag 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
Total	531,405	531,405	0	0.0	7,238	7,340	102	1.4	1.36	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	6,031	6,031	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.39	17.52	0.00	0.00
(-) FD Contrib Tax Cap	0	90	90	0.0	School District	23.07	23.01	23.38	22.51
(=) Taxable Tax Capacity	6,031	5,942	-90	-1.5	Special District	10.90	11.20	0.00	0.00
FD Distrib Tax Cap	0	47	47	0.0	Total	97.97	99.79	23.38	22.51

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	505,600	505,600	505,600	0.0	6,149	6,198	49	0.8	1.22	1.23
Res Hmstd: Avg Val	757,900	757,900	757,900	0.0	9,829	9,913	85	0.9	1.3	1.31
Res Hmstd: Hi Val	1,010,300	1,010,300	1,010,300	0.0	13,510	13,630	120	0.9	1.34	1.35
Res Hmstd: Ex-Hi Val	1,515,900	1,515,900	1,515,900	0.0	20,883	21,075	192	0.9	1.38	1.39
Apartment	300,000	300,000	300,000	0.0	4,375	4,418	43	1.0	1.46	1.47
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,705	4,237	531	14.3	2.47	2.82
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,528	9,773	1,244	14.6	2.84	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	31,036	35,608	4,571	14.7	3.10	3.56

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	Alte
Res Homestead	724,789	724,789	0	0.0	9,700	10,199	499	5.1	1.34	1.41
Res Non-Hmstd	377,097	377,097	0	0.0	5,322	5,600	279	5.2	1.41	1.49
Apartments	34,690	34,690	0	0.0	516	544	28	5.3	1.49	1.57
Low-inc Apts	5,347	5,347	0	0.0	49	52	2	5.0	0.93	0.97
Seasn'l Rec'l	8,726	8,726	0	0.0	126	134	7	5.8	1.45	1.53
Com/Ind: Low	20,793	20,793	0	0.0	521	583	61	11.8	2.51	2.80
Com/Ind High	273,541	273,541	0	0.0	8,947	10,031	1,084	12.1	3.27	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,306	7,306	0	0.0	237	265	29	12.1	3.24	3.63
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,858	1,858	0	0.0	28	29	1	5.3	1.49	1.57
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	1,834	1,834	0	0.0	32	34	2	5.6	1.74	1.84
Total	1,455,981	1,455,981	0	0.0	25,478	27,471	1,992	7.8	1.75	1.89

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	18,988	18,988	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	1,510	1,510	0	0.0	City/Town	21.15	24.27	1.60	1.60
(-) FD Contrib Tax Cap	0	2,354	2,354	0.0	School District	22.97	25.22	20.05	19.06
(=) Taxable Tax Capacity	17,478	15,124	-2,354	-13.5	Special District	10.90	11.20	0.00	0.00
FD Distrib Tax Cap	0	114	114	0.0	Total	101.63	108.76	21.65	20.66

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	459,800	459,800	0.0	5,668	5,951	282	5.0	1.23	1.29
Res Hmstd: Avg Val	689,400	689,400	0.0	8,980	9,437	457	5.1	1.30	1.37
Res Hmstd: Hi Val	919,000	919,000	0.0	12,394	13,033	639	5.2	1.35	1.42
Res Hmstd: Ex-Hi Val	1,378,800	1,378,800	0.0	19,230	20,234	1,004	5.2	1.39	1.47
Apartment	300,000	300,000	0.0	4,461	4,698	238	5.3	1.49	1.57
Comm/Ind: Lo Val	150,000	150,000	0.0	3,761	4,204	442	11.8	2.51	2.80
Comm/Ind: Med Val	300,000	300,000	0.0	8,668	9,705	1,037	12.0	2.89	3.24
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,568	35,379	3,811	12.1	3.16	3.54

Hennepin County

Medicine 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	Alte
Res Homestead	65,491	65,491	0	0.0	939	957	18	2.0	1.43	1.46
Res Non-Hmstd	10,645	10,645	0	0.0	154	157	3	2.0	1.45	1.48
Apartments	1,672	1,672	0	0.0	28	28	1	2.1	1.66	1.69
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	876	876	0	0.0	24	25	1	5.5	2.71	2.86
Com/Ind High	899	899	0	0.0	32	34	2	5.7	3.55	3.75
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	5.7	3.55	3.75
Ag HGA	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	2.1	1.66	1.69
Ag 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
Total	79,763	79,763	0	0.0	1,182	1,208	26	2.2	1.48	1.51

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	863	863	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	36.97	36.55	0.00	0.00
(-) FD Contrib Tax Cap	0	11	11	0.0	School District	23.00	25.26	20.09	19.10
(=) Taxable Tax Capacity	863	852	-11	-1.3	Special District	9.82	10.12	0.00	0.00
FD Distrib Tax Cap	0	20	20	0.0	Total	116.39	120.00	20.09	19.10

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	404,600	404,600	404,600	0.0	5,513	5,618	105	1.9	1.36	1.39
Res Hmstd: Avg Val	606,600	606,600	606,600	0.0	8,589	8,757	168	2.0	1.42	1.44
Res Hmstd: Hi Val	808,600	808,600	808,600	0.0	11,934	12,173	239	2.0	1.48	1.51
Res Hmstd: Ex-Hi Val	1,213,200	1,213,200	1,213,200	0.0	18,634	19,015	381	2.0	1.54	1.57
Apartment	300,000	300,000	300,000	0.0	4,968	5,073	105	2.1	1.66	1.69
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,070	4,293	223	5.5	2.71	2.86
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,397	9,922	525	5.6	3.13	3.31
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	34,254	36,191	1,937	5.7	3.43	3.62

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	Alte
Res Homestead	211,555	211,555	0	0.0	2,721	2,744	24	0.9	1.29	1.30
Res Non-Hmstd	62,472	62,472	0	0.0	816	824	7	0.9	1.31	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
Seasn'l Rec'l	745	745	0	0.0	8	8	0	1.6	1.08	1.10
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	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	270	270	0	0.0	8	8	0	0.8	3.06	3.09
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	242	242	0	0.0	3	3	0	0.9	1.36	1.37
Ag 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
Total	275,283	275,283	0	0.0	3,557	3,588	31	0.9	1.29	1.30

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,227	3,227	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	9.61	9.61	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.07	23.01	23.38	22.51
(=) Taxable Tax Capacity	3,227	3,227	0	0.0	Special District	10.90	11.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	90.19	91.89	23.38	22.51

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	923,300	923,300	0.0	11,441	11,535	94	0.8	1.24	1.25
Res Hmstd: Avg Val	1,384,300	1,384,300	0.0	17,716	17,868	152	0.9	1.28	1.29
Res Hmstd: Hi Val	1,845,300	1,845,300	0.0	23,992	24,202	210	0.9	1.30	1.31
Res Hmstd: Ex-Hi Val	2,768,600	2,768,600	0.0	36,560	36,885	326	0.9	1.32	1.33

Hennepin County

Bloomington city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	5,488,179	5,488,179	0	0.0	70,093	73,875	3,782	5.4	1.28	1.35
Res Non-Hmstd	504,928	504,928	0	0.0	7,121	7,523	402	5.6	1.41	1.49
Apartments	611,573	611,573	0	0.0	10,152	10,761	609	6.0	1.66	1.76
Low-inc Apts	64,264	64,264	0	0.0	660	697	37	5.6	1.03	1.08
Seasn'l Rec'l	124	124	0	0.0	2	2	0	7.2	1.29	1.39
Com/Ind: Low	115,657	115,657	0	0.0	3,145	3,404	259	8.2	2.72	2.94
Com/Ind High	3,243,943	3,243,943	0	0.0	115,450	125,290	9,840	8.5	3.56	3.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	76,559	76,559	0	0.0	2,715	2,947	232	8.5	3.55	3.85
Ag HGA	161	161	0	0.0	2	2	0	5.2	1.20	1.27
Ag Hmstd Land	221	221	0	0.0	3	3	0	6.6	1.29	1.37
Ag Non-Hmstd	214	214	0	0.0	2	3	0	8.0	1.16	1.26
Misc props	3,173	3,173	0	0.0	53	56	3	6.0	1.66	1.76
Total	10,108,997	10,108,997	0	0.0	209,397	224,561	15,164	7.2	2.07	2.22

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	132,084	132,084	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	14,340	8,817	-5,523	-38.5	City/Town	37.75	42.86	0.00	0.00
(-) FD Contrib Tax Cap	0	28,332	28,332	0.0	School District	20.36	22.50	20.59	18.89
(=) Taxable Tax Capacity	117,744	94,935	-22,809	-19.4	Special District	11.74	12.32	0.00	0.00
FD Distrib Tax Cap	0	9,097	9,097	0.0	Total	116.46	125.75	20.59	18.89

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Base	Alter
Res Hmstd: Lo Val	145,800	145,800	0.0	1,717	1,806	88	5.1	1.18	1.24
Res Hmstd: Avg Val	218,700	218,700	0.0	2,793	2,943	150	5.4	1.28	1.35
Res Hmstd: Hi Val	291,500	291,500	0.0	3,867	4,078	211	5.5	1.33	1.4
Res Hmstd: Ex-Hi Val	437,300	437,300	0.0	5,993	6,325	332	5.5	1.37	1.45
Apartment	300,000	300,000	0.0	4,985	5,282	298	6.0	1.66	1.76
Comm/Ind: Lo Val	150,000	150,000	0.0	4,079	4,414	335	8.2	2.72	2.94
Comm/Ind: Med Val	300,000	300,000	0.0	9,415	10,206	791	8.4	3.14	3.40
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,316	37,232	2,916	8.5	3.43	3.72

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	Alte
Res Homestead	847,036	847,036	0	0.0	13,742	13,131	-611	-4.4	1.62	1.55
Res Non-Hmstd	71,049	71,049	0	0.0	1,312	1,259	-54	-4.1	1.85	1.77
Apartments	171,164	171,164	0	0.0	3,720	3,583	-138	-3.7	2.17	2.09
Low-inc Apts	15,294	15,294	0	0.0	207	198	-9	-4.2	1.35	1.30
Seasn'l Rec'l	46	46	0	0.0	1	1	0	-1.4	1.56	1.54
Com/Ind: Low	31,062	31,062	0	0.0	1,028	995	-33	-3.2	3.31	3.20
Com/Ind High	294,749	294,749	0	0.0	12,683	12,322	-361	-2.8	4.30	4.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,146	7,146	0	0.0	307	299	-9	-2.8	4.30	4.18
Ag HGA	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	-3.7	2.17	2.09
Ag 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
Total	1,437,546	1,437,546	0	0.0	33,001	31,788	-1,213	-3.7	2.30	2.21

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	16,917	16,917	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	988	945	-44	-4.4	City/Town	56.65	54.85	0.00	0.00
(-) FD Contrib Tax Cap	0	2,380	2,380	0.0	School District	34.84	32.72	32.84	27.57
(=) Taxable Tax Capacity	15,929	13,592	-2,337	-14.7	Special District	9.51	9.75	0.00	0.00
FD Distrib Tax Cap	0	3,605	3,605	0.0	Total	147.61	145.39	32.84	27.57

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	114,400	114,400	0.0	1,667	1,587	-80	-4.8	1.46	1.39
Res Hmstd: Avg Val	171,600	171,600	0.0	2,775	2,651	-124	-4.5	1.62	1.54
Res Hmstd: Hi Val	228,700	228,700	0.0	3,881	3,713	-168	-4.3	1.7	1.62
Res Hmstd: Ex-Hi Val	343,100	343,100	0.0	6,097	5,842	-256	-4.2	1.78	1.70
Apartment	300,000	300,000	0.0	6,521	6,279	-242	-3.7	2.17	2.09
Comm/Ind: Lo Val	150,000	150,000	0.0	4,964	4,806	-157	-3.2	3.31	3.20
Comm/Ind: Med Val	300,000	300,000	0.0	11,418	11,077	-341	-3.0	3.81	3.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,538	40,341	-1,197	-2.9	4.15	4.03

Hennepin County

Maple 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	Alte
Res Homestead	5,269,924	5,269,924	0	0.0	72,964	73,777	812	1.1	1.38	1.40
Res Non-Hmstd	433,886	433,886	0	0.0	6,594	6,685	91	1.4	1.52	1.54
Apartments	128,272	128,272	0	0.0	2,243	2,278	34	1.5	1.75	1.78
Low-inc Apts	22,115	22,115	0	0.0	242	244	2	1.0	1.09	1.10
Seasn'l Rec'l	1,291	1,291	0	0.0	20	20	1	3.8	1.51	1.57
Com/Ind: Low	68,559	68,559	0	0.0	1,925	2,037	112	5.8	2.81	2.97
Com/Ind High	1,360,430	1,360,430	0	0.0	49,616	52,746	3,129	6.3	3.65	3.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	89,166	89,166	0	0.0	3,238	3,443	206	6.4	3.63	3.86
Ag HGA	1,507	1,507	0	0.0	21	22	0	0.9	1.42	1.43
Ag Hmstd Land	4,799	4,799	0	0.0	46	48	2	3.3	0.96	0.99
Ag Non-Hmstd	39,502	39,502	0	0.0	461	482	20	4.4	1.17	1.22
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,419,453	7,419,453	0	0.0	137,371	141,780	4,409	3.2	1.85	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	86,711	86,711	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	1,453	974	-479	-32.9	City/Town	36.58	39.33	0.00	0.00
(-) FD Contrib Tax Cap	0	12,342	12,342	0.0	School District	24.10	24.87	28.26	24.73
(=) Taxable Tax Capacity	85,258	73,395	-11,863	-13.9	Special District	9.43	9.69	0.00	0.00
FD Distrib Tax Cap	0	6,315	6,315	0.0	Total	116.72	121.96	28.26	24.73

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	171,500	171,500	0.0	2,232	2,250	18	0.8	1.30	1.31
Res Hmstd: Avg Val	257,200	257,200	0.0	3,564	3,601	37	1.0	1.39	1.40
Res Hmstd: Hi Val	342,800	342,800	0.0	4,895	4,950	55	1.1	1.43	1.44
Res Hmstd: Ex-Hi Val	514,300	514,300	0.0	7,498	7,588	90	1.2	1.46	1.48
Apartment	300,000	300,000	0.0	5,225	5,315	91	1.7	1.74	1.77
Comm/Ind: Lo Val	150,000	150,000	0.0	4,200	4,450	250	6.0	2.80	2.97
Comm/Ind: Med Val	300,000	300,000	0.0	9,659	10,260	601	6.2	3.22	3.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,133	37,371	2,238	6.4	3.51	3.74

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	Alte
Res Homestead	926,554	926,554	0	0.0	11,181	11,547	367	3.3	1.21	1.25
Res Non-Hmstd	137,459	137,459	0	0.0	1,754	1,812	57	3.3	1.28	1.32
Apartments	2,723	2,723	0	0.0	39	40	2	3.9	1.42	1.47
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	19,269	19,269	0	0.0	467	526	59	12.7	2.42	2.73
Com/Ind High	110,621	110,621	0	0.0	3,542	3,980	438	12.4	3.20	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,409	10,409	0	0.0	321	365	43	13.4	3.09	3.50
Ag HGA	11,822	11,822	0	0.0	134	138	4	2.9	1.13	1.17
Ag Hmstd Land	28,699	28,699	0	0.0	189	197	8	4.2	0.66	0.69
Ag Non-Hmstd	48,827	48,827	0	0.0	476	496	19	4.1	0.98	1.02
Misc props	163	163	0	0.0	3	3	0	4.1	1.66	1.73
Total	1,296,543	1,296,543	0	0.0	18,106	19,103	997	5.5	1.40	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	15,111	15,111	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	417	417	0	0.0	City/Town	19.98	21.32	0.00	0.00
(-) FD Contrib Tax Cap	0	1,127	1,127	0.0	School District	22.18	23.21	17.07	16.41
(=) Taxable Tax Capacity	14,694	13,568	-1,127	-7.7	Special District	8.16	8.38	0.00	0.00
FD Distrib Tax Cap	0	230	230	0.0	Total	96.93	100.98	17.07	16.41

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	397,800	397,800	0.0	4,521	4,655	134	3.0	1.14	1.17
Res Hmstd: Avg Val	596,400	596,400	0.0	7,033	7,244	212	3.0	1.18	1.21
Res Hmstd: Hi Val	795,000	795,000	0.0	9,778	10,077	299	3.1	1.23	1.27
Res Hmstd: Ex-Hi Val	1,192,900	1,192,900	0.0	15,278	15,752	474	3.1	1.28	1.32
Apartment	300,000	300,000	0.0	4,147	4,279	132	3.2	1.38	1.43
Comm/Ind: Lo Val	150,000	150,000	0.0	3,587	4,052	465	13.0	2.39	2.70
Comm/Ind: Med Val	300,000	300,000	0.0	8,284	9,372	1,087	13.1	2.76	3.12
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,206	34,200	3,994	13.2	3.02	3.42

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	Alte
Res Homestead	1,910,061	1,910,061	0	0.0	22,381	22,766	385	1.7	1.17	1.19
Res Non-Hmstd	503,759	503,759	0	0.0	6,140	6,249	109	1.8	1.22	1.24
Apartments	5,056	5,056	0	0.0	66	67	1	1.9	1.30	1.33
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	42,126	42,126	0	0.0	511	519	9	1.7	1.21	1.23
Com/Ind: Low	9,863	9,863	0	0.0	227	257	30	13.4	2.30	2.60
Com/Ind High	49,488	49,488	0	0.0	1,500	1,702	202	13.5	3.03	3.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,965	6,965	0	0.0	210	238	28	13.4	3.02	3.42
Ag HGA	2,783	2,783	0	0.0	33	33	1	1.9	1.17	1.20
Ag Hmstd Land	31,152	31,152	0	0.0	289	296	7	2.4	0.93	0.95
Ag Non-Hmstd	17,280	17,280	0	0.0	161	165	4	2.4	0.93	0.95
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,578,534	2,578,534	0	0.0	31,517	32,293	776	2.5	1.22	1.25

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	29,265	29,265	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	55	55	0	0.0	City/Town	16.10	16.25	0.00	0.00
(-) FD Contrib Tax Cap	0	500	500	0.0	School District	19.06	19.33	14.71	14.32
(=) Taxable Tax Capacity	29,210	28,710	-500	-1.7	Special District	10.90	11.20	0.00	0.00
FD Distrib Tax Cap	0	254	254	0.0	Total	92.67	94.85	14.71	14.32

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	498,900	498,900	0.0	5,357	5,446	89	1.7	1.07	1.09
Res Hmstd: Avg Val	748,000	748,000	0.0	8,606	8,753	147	1.7	1.15	1.17
Res Hmstd: Hi Val	997,000	997,000	0.0	11,857	12,062	205	1.7	1.19	1.21
Res Hmstd: Ex-Hi Val	1,495,900	1,495,900	0.0	18,369	18,691	322	1.8	1.23	1.25
Apartment	300,000	300,000	0.0	3,916	3,986	70	1.8	1.31	1.33
Comm/Ind: Lo Val	150,000	150,000	0.0	3,456	3,914	459	13.3	2.30	2.61
Comm/Ind: Med Val	300,000	300,000	0.0	7,990	9,062	1,072	13.4	2.66	3.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,149	33,083	3,934	13.5	2.91	3.31

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	Alte
Res Homestead	5,904,967	5,904,967	0	0.0	76,726	78,062	1,337	1.7	1.30	1.32
Res Non-Hmstd	595,480	595,480	0	0.0	8,218	8,407	189	2.3	1.38	1.41
Apartments	493,952	493,952	0	0.0	8,087	8,225	138	1.7	1.64	1.67
Low-inc Apts	26,285	26,285	0	0.0	254	263	9	3.5	0.97	1.00
Seasn'l Rec'l	4,152	4,152	0	0.0	63	66	2	3.3	1.53	1.58
Com/Ind: Low	85,054	85,054	0	0.0	2,230	2,425	196	8.8	2.62	2.85
Com/Ind High	1,647,518	1,647,518	0	0.0	56,434	61,519	5,085	9.0	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	64,983	64,983	0	0.0	2,230	2,425	195	8.8	3.43	3.73
Ag HGA	2,568	2,568	0	0.0	32	33	1	3.8	1.23	1.28
Ag Hmstd Land	4,829	4,829	0	0.0	38	40	2	5.1	0.79	0.83
Ag Non-Hmstd	26,801	26,801	0	0.0	285	301	16	5.6	1.06	1.12
Misc props	1,687	1,687	0	0.0	26	27	1	4.2	1.54	1.61
Total	8,858,275	8,858,275	0	0.0	154,623	161,793	7,170	4.6	1.75	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	105,340	105,340	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	1,211	942	-269	-22.2	City/Town	26.17	28.05	1.06	1.06
(-) FD Contrib Tax Cap	0	13,962	13,962	0.0	School District	25.55	26.84	23.78	21.54
(=) Taxable Tax Capacity	104,129	90,436	-13,693	-13.2	Special District	10.41	10.73	0.00	0.00
FD Distrib Tax Cap	0	6,972	6,972	0.0	Total	108.74	113.69	24.84	22.60

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	191,400	191,400		0.0	2,339	2,381	42	1.8	1.22	1.24
Res Hmstd: Avg Val	286,900	286,900		0.0	3,708	3,780	72	1.9	1.29	1.32
Res Hmstd: Hi Val	382,400	382,400		0.0	5,077	5,179	102	2.0	1.33	1.35
Res Hmstd: Ex-Hi Val	573,800	573,800		0.0	7,865	8,030	164	2.1	1.37	1.4
Apartment	300,000	300,000		0.0	4,823	4,941	118	2.5	1.61	1.65
Comm/Ind: Lo Val	150,000	150,000		0.0	3,969	4,297	328	8.3	2.65	2.86
Comm/Ind: Med Val	300,000	300,000		0.0	9,138	9,913	776	8.5	3.05	3.30
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	33,256	36,122	2,866	8.6	3.33	3.61

Hennepin County

Brooklyn 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	Alte
Res Homestead	3,403,162	3,403,162	0	0.0	53,411	51,427	-1,984	-3.7	1.57	1.51
Res Non-Hmstd	344,353	344,353	0	0.0	6,218	6,017	-201	-3.2	1.81	1.75
Apartments	241,270	241,270	0	0.0	5,072	4,940	-133	-2.6	2.10	2.05
Low-inc Apts	36,509	36,509	0	0.0	494	476	-19	-3.8	1.35	1.30
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	62,044	62,044	0	0.0	1,990	1,963	-27	-1.3	3.21	3.16
Com/Ind High	992,940	992,940	0	0.0	41,259	40,901	-357	-0.9	4.16	4.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	42,221	42,221	0	0.0	1,761	1,737	-24	-1.4	4.17	4.11
Ag HGA	491	491	0	0.0	7	7	0	-2.8	1.53	1.49
Ag Hmstd Land	644	644	0	0.0	4	4	0	-0.6	0.59	0.58
Ag Non-Hmstd	72,055	72,055	0	0.0	1,011	1,007	-4	-0.4	1.40	1.40
Misc props	709	709	0	0.0	19	18	-1	-3.9	2.62	2.52
Total	5,196,396	5,196,396	0	0.0	111,246	108,496	-2,750	-2.5	2.14	2.09

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	59,092	59,092	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	2,111	1,950	-161	-7.6	City/Town	58.45	55.74	2.95	2.95
(-) FD Contrib Tax Cap	0	8,841	8,841	0.0	School District	24.89	24.87	30.07	25.70
(=) Taxable Tax Capacity	56,981	48,301	-8,680	-15.2	Special District	11.05	11.09	0.00	0.00
FD Distrib Tax Cap	0	13,968	13,968	0.0	Total	140.99	139.78	33.02	28.65

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Base	Alter
Res Hmstd: Lo Val	115,200	115,200	0.0	1,626	1,565	-61	-3.8	1.41	1.36
Res Hmstd: Avg Val	172,700	172,700	0.0	2,699	2,605	-94	-3.5	1.56	1.51
Res Hmstd: Hi Val	230,300	230,300	0.0	3,775	3,648	-127	-3.4	1.64	1.58
Res Hmstd: Ex-Hi Val	345,500	345,500	0.0	5,926	5,733	-192	-3.2	1.72	1.66
Apartment	300,000	300,000	0.0	6,278	6,101	-177	-2.8	2.09	2.03
Comm/Ind: Lo Val	150,000	150,000	0.0	4,818	4,745	-73	-1.5	3.21	3.16
Comm/Ind: Med Val	300,000	300,000	0.0	11,076	10,928	-148	-1.3	3.69	3.64
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,283	39,782	-501	-1.2	4.03	3.98

Hennepin County

Greenwood city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	206,104	206,104	0	0.0	2,794	2,823	28	1.0	1.36	1.37
Res Non-Hmstd	63,608	63,608	0	0.0	875	884	9	1.0	1.38	1.39
Apartments	1,362	1,362	0	0.0	20	21	0	1.1	1.49	1.51
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	4,476	4,476	0	0.0	63	64	1	1.1	1.41	1.42
Com/Ind: Low	1,444	1,444	0	0.0	36	41	5	13.2	2.51	2.84
Com/Ind High	4,939	4,939	0	0.0	161	183	22	13.6	3.27	3.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	508	508	0	0.0	17	19	2	13.6	3.27	3.71
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	18	18	0	0.0	0	0	0	1.1	1.49	1.51
Ag 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
Total	282,459	282,459	0	0.0	3,967	4,034	67	1.7	1.40	1.43

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	3,221	3,221	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	20.02	20.33	0.00	0.00
(-) FD Contrib Tax Cap	0	69	69	0.0	School District	23.07	23.01	23.38	22.51
(=) Taxable Tax Capacity	3,221	3,152	-69	-2.1	Special District	10.90	11.20	0.00	0.00
FD Distrib Tax Cap	0	20	20	0.0	Total	100.60	102.61	23.38	22.51

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	565,800	565,800	565,800	0.0	7,180	7,248	68	0.9	1.27	1.28
Res Hmstd: Avg Val	848,200	848,200	848,200	0.0	11,392	11,506	114	1.0	1.34	1.36
Res Hmstd: Hi Val	1,130,700	1,130,700	1,130,700	0.0	15,605	15,765	161	1.0	1.38	1.39
Res Hmstd: Ex-Hi Val	1,696,500	1,696,500	1,696,500	0.0	24,042	24,296	254	1.1	1.42	1.43
Apartment	300,000	300,000	300,000	0.0	4,474	4,523	49	1.1	1.49	1.51
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,764	4,261	497	13.2	2.51	2.84
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,666	9,831	1,164	13.4	2.89	3.28
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	31,543	35,820	4,277	13.6	3.15	3.58

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	Alte
Res Homestead	4,946,907	4,946,907	0	0.0	65,275	68,496	3,221	4.9	1.32	1.38
Res Non-Hmstd	514,537	514,537	0	0.0	7,249	7,617	368	5.1	1.41	1.48
Apartments	425,625	425,625	0	0.0	6,906	7,301	395	5.7	1.62	1.72
Low-inc Apts	34,682	34,682	0	0.0	351	368	17	4.9	1.01	1.06
Seasn'l Rec'l	4,895	4,895	0	0.0	67	71	4	6.3	1.36	1.45
Com/Ind: Low	68,433	68,433	0	0.0	1,832	1,988	156	8.5	2.68	2.90
Com/Ind High	1,673,980	1,673,980	0	0.0	58,535	63,726	5,191	8.9	3.50	3.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	31,576	31,576	0	0.0	1,105	1,201	96	8.7	3.50	3.80
Ag HGA	240	240	0	0.0	3	3	0	4.9	1.26	1.33
Ag Hmstd Land	1,305	1,305	0	0.0	19	20	1	5.5	1.47	1.55
Ag Non-Hmstd	2,116	2,116	0	0.0	24	25	2	6.3	1.12	1.19
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,704,295	7,704,295	0	0.0	141,365	150,816	9,451	6.7	1.83	1.96

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	94,599	94,599	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	1,664	1,657	-7	-0.4	City/Town	31.65	35.35	1.48	1.48
(-) FD Contrib Tax Cap	0	13,658	13,658	0.0	School District	24.59	26.89	19.16	18.17
(=) Taxable Tax Capacity	92,934	79,283	-13,651	-14.7	Special District	10.80	11.16	0.00	0.00
FD Distrib Tax Cap	0	4,155	4,155	0.0	Total	113.65	121.47	20.64	19.65

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	204,000	204,000	0.0	2,525	2,649	125	4.9	1.24	1.3
Res Hmstd: Avg Val	305,800	305,800	0.0	3,996	4,197	201	5.0	1.31	1.37
Res Hmstd: Hi Val	407,600	407,600	0.0	5,467	5,745	278	5.1	1.34	1.41
Res Hmstd: Ex-Hi Val	611,500	611,500	0.0	8,528	8,968	439	5.2	1.39	1.47
Apartment	300,000	300,000	0.0	4,881	5,145	264	5.4	1.63	1.71
Comm/Ind: Lo Val	150,000	150,000	0.0	4,017	4,357	340	8.5	2.68	2.90
Comm/Ind: Med Val	300,000	300,000	0.0	9,269	10,068	799	8.6	3.09	3.36
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,781	36,719	2,939	8.7	3.38	3.67

Hennepin County

Shorewood city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	1,186,737	1,186,737	0	0.0	16,461	16,566	105	0.6	1.39	1.40
Res Non-Hmstd	197,951	197,951	0	0.0	2,902	2,922	20	0.7	1.47	1.48
Apartments	1,605	1,605	0	0.0	26	26	0	0.7	1.62	1.63
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	12,703	12,703	0	0.0	181	183	2	1.2	1.42	1.44
Com/Ind: Low	4,851	4,851	0	0.0	129	138	9	7.3	2.65	2.85
Com/Ind High	40,155	40,155	0	0.0	1,392	1,496	104	7.5	3.47	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,854	5,854	0	0.0	202	217	15	7.5	3.44	3.70
Ag HGA	438	438	0	0.0	6	6	0	0.6	1.34	1.35
Ag Hmstd Land	897	897	0	0.0	14	14	0	0.8	1.56	1.57
Ag Non-Hmstd	50	50	0	0.0	1	1	0	1.5	1.11	1.12
Misc props	1,122	1,122	0	0.0	21	21	0	0.9	1.87	1.89
Total	1,452,363	1,452,363	0	0.0	21,333	21,590	256	1.2	1.47	1.49

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	15,863	15,863	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.03	29.98	0.00	0.00
(-) FD Contrib Tax Cap	0	390	390	0.0	School District	22.78	22.70	22.98	22.13
(=) Taxable Tax Capacity	15,863	15,473	-390	-2.5	Special District	10.84	11.15	0.00	0.00
FD Distrib Tax Cap	0	435	435	0.0	Total	110.25	111.90	22.98	22.13

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	327,900	327,900	0.0	4,284	4,308	25	0.6	1.31	1.31
Res Hmstd: Avg Val	491,600	491,600	0.0	6,550	6,589	39	0.6	1.33	1.34
Res Hmstd: Hi Val	655,200	655,200	0.0	9,157	9,216	59	0.6	1.4	1.41
Res Hmstd: Ex-Hi Val	983,100	983,100	0.0	14,430	14,528	99	0.7	1.47	1.48
Apartment	300,000	300,000	0.0	4,824	4,860	36	0.8	1.61	1.62
Comm/Ind: Lo Val	150,000	150,000	0.0	3,975	4,266	290	7.3	2.65	2.84
Comm/Ind: Med Val	300,000	300,000	0.0	9,161	9,842	681	7.4	3.05	3.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,361	35,867	2,506	7.5	3.34	3.59

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	Alte
Res Homestead	430,494	430,494	0	0.0	5,472	5,528	56	1.0	1.27	1.28
Res Non-Hmstd	54,860	54,860	0	0.0	738	746	8	1.1	1.35	1.36
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
Seasn'l Rec'l	4,295	4,295	0	0.0	61	61	1	1.1	1.41	1.43
Com/Ind: Low	5,642	5,642	0	0.0	146	157	10	7.0	2.59	2.77
Com/Ind High	12,118	12,118	0	0.0	411	441	30	7.4	3.39	3.64
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	258	275	17	6.6	3.44	3.66
Ag HGA	29,756	29,756	0	0.0	366	370	3	0.9	1.23	1.24
Ag Hmstd Land	33,773	33,773	0	0.0	165	167	3	1.6	0.49	0.49
Ag Non-Hmstd	29,604	29,604	0	0.0	338	342	5	1.3	1.14	1.16
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	608,046	608,046	0	0.0	7,954	8,087	133	1.7	1.31	1.33

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	6,219	6,219	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	36.09	35.83	0.00	0.00
(-) FD Contrib Tax Cap	0	187	187	0.0	School District	22.30	22.48	13.20	12.91
(=) Taxable Tax Capacity	6,219	6,032	-187	-3.0	Special District	7.95	8.14	0.00	0.00
FD Distrib Tax Cap	0	245	245	0.0	Total	112.95	114.52	13.20	12.91

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	271,800	271,800		0.0	3,285	3,317	33	1.0	1.21	1.22
Res Hmstd: Avg Val	407,500	407,500		0.0	5,134	5,186	52	1.0	1.26	1.27
Res Hmstd: Hi Val	543,200	543,200		0.0	6,975	7,046	71	1.0	1.28	1.3
Res Hmstd: Ex-Hi Val	815,000	815,000		0.0	11,171	11,287	116	1.0	1.37	1.38
Comm/Ind: Lo Val	150,000	150,000		0.0	3,890	4,162	273	7.0	2.59	2.77
Comm/Ind: Med Val	300,000	300,000		0.0	9,009	9,647	638	7.1	3.00	3.22
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	32,903	35,243	2,340	7.1	3.29	3.52

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	Alte
Res Homestead	269,776	269,776	0	0.0	3,652	3,690	37	1.0	1.35	1.37
Res Non-Hmstd	42,948	42,948	0	0.0	640	647	7	1.1	1.49	1.51
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
Seasn'l Rec'l	64	64	0	0.0	1	1	0	1.3	1.21	1.23
Com/Ind: Low	6,117	6,117	0	0.0	171	177	6	3.6	2.79	2.89
Com/Ind High	22,620	22,620	0	0.0	832	862	30	3.6	3.68	3.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,998	6,998	0	0.0	256	266	10	3.8	3.66	3.80
Ag HGA	10,721	10,721	0	0.0	140	141	1	1.0	1.31	1.32
Ag Hmstd Land	23,723	23,723	0	0.0	145	148	2	1.6	0.61	0.62
Ag Non-Hmstd	15,344	15,344	0	0.0	194	197	3	1.5	1.26	1.28
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	398,311	398,311	0	0.0	6,031	6,128	97	1.6	1.51	1.54

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,180	4,180	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	148	91	-57	-38.6	City/Town	32.98	32.92	0.00	0.00
(-) FD Contrib Tax Cap	0	260	260	0.0	School District	38.72	38.99	12.01	11.55
(=) Taxable Tax Capacity	4,033	3,829	-203	-5.0	Special District	7.65	7.82	0.00	0.00
FD Distrib Tax Cap	0	233	233	0.0	Total	125.96	127.80	12.01	11.55

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	220,300	220,300	220,300	0.0	2,820	2,847	27	1.0	1.28	1.29
Res Hmstd: Avg Val	330,300	330,300	330,300	0.0	4,463	4,507	44	1.0	1.35	1.36
Res Hmstd: Hi Val	440,200	440,200	440,200	0.0	6,074	6,134	61	1.0	1.38	1.39
Res Hmstd: Ex-Hi Val	660,500	660,500	660,500	0.0	9,619	9,717	98	1.0	1.46	1.47
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,164	4,320	156	3.7	2.78	2.88
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,657	10,022	365	3.8	3.22	3.34
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	35,288	36,633	1,344	3.8	3.53	3.66

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	Alte
Res Homestead	481,510	481,510	0	0.0	6,772	6,800	28	0.4	1.41	1.41
Res Non-Hmstd	43,402	43,402	0	0.0	665	669	4	0.6	1.53	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
Seasn'l Rec'l	2,392	2,392	0	0.0	43	43	0	0.6	1.78	1.79
Com/Ind: Low	9,479	9,479	0	0.0	271	277	7	2.5	2.86	2.93
Com/Ind High	26,191	26,191	0	0.0	983	1,009	27	2.7	3.75	3.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,104	15,104	0	0.0	568	583	15	2.6	3.76	3.86
Ag HGA	27,004	27,004	0	0.0	371	372	1	0.3	1.37	1.38
Ag Hmstd Land	47,644	47,644	0	0.0	284	287	3	1.0	0.60	0.60
Ag Non-Hmstd	35,214	35,214	0	0.0	454	459	5	1.0	1.29	1.30
Misc props	5,785	5,785	0	0.0	104	105	1	0.7	1.80	1.81
Total	693,725	693,725	0	0.0	10,515	10,605	90	0.9	1.52	1.53

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	7,114	7,114	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	217	217	0	0.0	City/Town	40.33	39.74	0.00	0.00
(-) FD Contrib Tax Cap	0	380	380	0.0	School District	34.60	34.72	14.09	13.49
(=) Taxable Tax Capacity	6,897	6,517	-380	-5.5	Special District	7.65	7.82	0.00	0.00
FD Distrib Tax Cap	0	517	517	0.0	Total	129.18	130.35	14.09	13.49

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Base	Alter
Res Hmstd: Lo Val	211,500	211,500	0.0	2,795	2,805	10	0.4	1.32	1.33
Res Hmstd: Avg Val	317,000	317,000	0.0	4,429	4,446	17	0.4	1.4	1.40
Res Hmstd: Hi Val	422,600	422,600	0.0	6,054	6,079	24	0.4	1.43	1.44
Res Hmstd: Ex-Hi Val	634,100	634,100	0.0	9,518	9,558	40	0.4	1.50	1.51
Comm/Ind: Lo Val	150,000	150,000	0.0	4,268	4,388	120	2.8	2.85	2.93
Comm/Ind: Med Val	300,000	300,000	0.0	9,888	10,170	282	2.9	3.3	3.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,115	37,157	1,042	2.9	3.61	3.72

Hennepin County

Minnetrissa city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	961,642	961,642	0	0.0	12,130	12,146	15	0.1	1.26	1.26
Res Non-Hmstd	222,539	222,539	0	0.0	3,015	3,020	5	0.2	1.35	1.36
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
Seasn'l Rec'l	21,568	21,568	0	0.0	279	282	2	0.8	1.30	1.31
Com/Ind: Low	2,348	2,348	0	0.0	61	65	4	5.8	2.62	2.77
Com/Ind High	6,567	6,567	0	0.0	225	239	14	6.2	3.43	3.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,009	8,009	0	0.0	271	290	18	6.8	3.39	3.62
Ag HGA	14,361	14,361	0	0.0	189	187	-2	-0.9	1.31	1.30
Ag Hmstd Land	22,354	22,354	0	0.0	147	147	0	0.3	0.66	0.66
Ag Non-Hmstd	47,661	47,661	0	0.0	519	523	3	0.7	1.09	1.10
Misc props	726	726	0	0.0	10	10	0	0.6	1.42	1.43
Total	1,307,774	1,307,774	0	0.0	16,847	16,908	61	0.4	1.29	1.29

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	13,889	13,889	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.93	27.44	0.00	0.00
(-) FD Contrib Tax Cap	0	120	120	0.0	School District	23.15	22.76	14.95	14.21
(=) Taxable Tax Capacity	13,889	13,769	-120	-0.9	Special District	9.14	9.35	0.00	0.00
FD Distrib Tax Cap	0	372	372	0.0	Total	106.83	107.61	14.95	14.21

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	326,800	326,800	0.0	3,896	3,897	1	0.0	1.19	1.19
Res Hmstd: Avg Val	490,000	490,000	0.0	5,967	5,970	3	0.0	1.22	1.22
Res Hmstd: Hi Val	653,200	653,200	0.0	8,363	8,370	7	0.1	1.28	1.28
Res Hmstd: Ex-Hi Val	980,000	980,000	0.0	13,216	13,231	15	0.1	1.35	1.35
Comm/Ind: Lo Val	150,000	150,000	0.0	3,778	4,069	291	7.7	2.52	2.71
Comm/Ind: Med Val	300,000	300,000	0.0	8,740	9,423	683	7.8	2.91	3.14
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,899	34,409	2,510	7.9	3.19	3.44

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	Alte
Res Homestead	5,775,857	5,775,857	0	0.0	75,468	78,870	3,401	4.5	1.31	1.37
Res Non-Hmstd	549,411	549,411	0	0.0	7,642	7,997	354	4.6	1.39	1.46
Apartments	424,414	424,414	0	0.0	6,830	7,163	334	4.9	1.61	1.69
Low-inc Apts	33,756	33,756	0	0.0	335	351	15	4.6	0.99	1.04
Seasn'l Rec'l	916	916	0	0.0	12	13	1	5.3	1.32	1.39
Com/Ind: Low	72,473	72,473	0	0.0	1,929	2,087	159	8.2	2.66	2.88
Com/Ind High	1,800,739	1,800,739	0	0.0	62,798	68,108	5,310	8.5	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	58,190	58,190	0	0.0	2,027	2,198	171	8.4	3.48	3.78
Ag HGA	1,799	1,799	0	0.0	23	24	1	4.5	1.28	1.34
Ag Hmstd Land	3,340	3,340	0	0.0	37	39	2	5.5	1.11	1.17
Ag Non-Hmstd	3,926	3,926	0	0.0	45	48	3	6.1	1.14	1.21
Misc props	11,419	11,419	0	0.0	216	227	11	5.0	1.90	1.99
Total	8,736,239	8,736,239	0	0.0	157,363	167,125	9,761	6.2	1.80	1.91

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	106,736	106,736	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	3,933	2,861	-1,072	-27.3	City/Town	30.07	32.92	1.55	1.55
(-) FD Contrib Tax Cap	0	15,040	15,040	0.0	School District	26.76	29.03	16.82	15.89
(=) Taxable Tax Capacity	102,803	88,835	-13,968	-13.6	Special District	10.66	11.05	0.00	0.00
FD Distrib Tax Cap	0	5,391	5,391	0.0	Total	114.10	121.06	18.37	17.43

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	215,100	215,100	0.0	2,645	2,763	117	4.4	1.23	1.28
Res Hmstd: Avg Val	322,500	322,500	0.0	4,178	4,367	189	4.5	1.3	1.35
Res Hmstd: Hi Val	429,900	429,900	0.0	5,695	5,954	259	4.6	1.32	1.38
Res Hmstd: Ex-Hi Val	645,000	645,000	0.0	8,958	9,372	414	4.6	1.39	1.45
Apartment	300,000	300,000	0.0	4,830	5,063	233	4.8	1.61	1.69
Comm/Ind: Lo Val	150,000	150,000	0.0	3,993	4,320	327	8.2	2.66	2.88
Comm/Ind: Med Val	300,000	300,000	0.0	9,225	9,993	769	8.3	3.07	3.33
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,640	36,468	2,828	8.4	3.36	3.65

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	Alte
Res Homestead	25	25	0	0.0	0	0	0	1.3	0.89	0.90
Res Non-Hmstd	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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	1,650	1,650	0	0.0	43	47	4	8.7	2.60	2.83
Com/Ind High	68,749	68,749	0	0.0	2,347	2,556	209	8.9	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	184	184	0	0.0	6	7	1	8.9	3.41	3.72
Ag HGA	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
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	70,608	70,608	0	0.0	2,396	2,609	213	8.9	3.39	3.70

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,404	1,404	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	26.69	28.36	1.09	1.09
(-) FD Contrib Tax Cap	0	544	544	0.0	School District	26.88	29.16	16.65	15.72
(=) Taxable Tax Capacity	1,404	859	-544	-38.8	Special District	10.52	10.88	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	110.70	116.47	17.74	16.81

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	16,700	16,700	16,700	0.0	141	145	4	3.0	0.84	0.87
Res Hmstd: Avg Val	25,000	25,000	25,000	0.0	210	217	6	3.0	0.84	0.87
Res Hmstd: Hi Val	33,300	33,300	33,300	0.0	280	289	8	3.0	0.84	0.87
Res Hmstd: Ex-Hi Val	50,000	50,000	50,000	0.0	421	433	13	3.0	0.84	0.87
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,907	4,245	338	8.7	2.60	2.83
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,027	9,821	794	8.8	3.01	3.27
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	32,923	35,844	2,921	8.9	3.29	3.58

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	Alte
Res Homestead	338,094	338,094	0	0.0	5,548	5,401	-147	-2.6	1.64	1.60
Res Non-Hmstd	28,541	28,541	0	0.0	509	499	-10	-2.0	1.78	1.75
Apartments	252	252	0	0.0	5	5	0	1.5	2.13	2.17
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	3,725	3,725	0	0.0	76	75	-2	-2.2	2.05	2.01
Com/Ind: Low	10,644	10,644	0	0.0	333	333	0	-0.1	3.13	3.13
Com/Ind High	42,586	42,586	0	0.0	1,722	1,736	14	0.8	4.04	4.08
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	288	287	-1	-0.3	4.10	4.09
Ag HGA	11,479	11,479	0	0.0	185	179	-6	-3.0	1.61	1.56
Ag Hmstd Land	19,979	19,979	0	0.0	123	124	1	0.7	0.62	0.62
Ag Non-Hmstd	30,712	30,712	0	0.0	430	434	4	0.9	1.40	1.41
Misc props	6,916	6,916	0	0.0	141	137	-4	-3.0	2.05	1.98
Total	499,961	499,961	0	0.0	9,362	9,211	-151	-1.6	1.87	1.84

Tax Base

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alter	Base	Alter	Base	Alter
Total Tax Capacity	5,322	5,322	0	0.0	County	46.61	48.07	0.00	0.00	
(-) TIF Tax Capacity	94	69	-26	-27.1	City/Town	57.16	57.76	0.00	0.00	
(-) FD Contrib Tax Cap	0	512	512	0.0	School District	28.23	27.28	30.15	25.14	
(=) Taxable Tax Capacity	5,228	4,741	-486	-9.3	Special District	7.85	8.03	0.00	0.00	
FD Distrib Tax Cap	0	513	513	0.0	Total	139.85	141.15	30.15	25.14	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	177,300	177,300	177,300	0.0	2,717	2,648	-69	-2.5	1.53	1.49
Res Hmstd: Avg Val	265,900	265,900	265,900	0.0	4,334	4,234	-101	-2.3	1.63	1.59
Res Hmstd: Hi Val	354,400	354,400	354,400	0.0	5,950	5,818	-133	-2.2	1.68	1.64
Res Hmstd: Ex-Hi Val	531,700	531,700	531,700	0.0	9,150	8,953	-197	-2.2	1.72	1.68
Apartment	300,000	300,000	300,000	0.0	6,149	6,047	-102	-1.7	2.05	2.02
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,749	4,711	-38	-0.8	3.17	3.14
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	10,930	10,866	-64	-0.6	3.64	3.62
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	39,777	39,592	-184	-0.5	3.98	3.96

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	Alte
Res Homestead	54,019	54,019	0	0.0	802	803	1	0.1	1.48	1.49
Res Non-Hmstd	9,428	9,428	0	0.0	155	155	0	0.2	1.65	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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	553	553	0	0.0	17	17	0	0.5	2.99	3.01
Com/Ind High	60	60	0	0.0	2	2	0	0.5	3.95	3.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	367	367	0	0.0	14	15	0	0.5	3.95	3.97
Ag HGA	1,088	1,088	0	0.0	16	16	0	0.1	1.46	1.47
Ag Hmstd Land	1,071	1,071	0	0.0	6	6	0	0.3	0.58	0.58
Ag Non-Hmstd	4,240	4,240	0	0.0	59	59	0	0.3	1.40	1.40
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	70,826	70,826	0	0.0	1,071	1,073	2	0.2	1.51	1.52

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	700	700	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	49.59	48.59	0.00	0.00
(-) FD Contrib Tax Cap	0	7	7	0.0	School District	35.35	35.09	13.31	13.14
(=) Taxable Tax Capacity	700	694	-7	-0.9	Special District	8.01	8.19	0.00	0.00
FD Distrib Tax Cap	0	81	81	0.0	Total	139.56	139.95	13.31	13.14

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	203,600	203,600	203,600	0.0	2,848	2,852	4	0.1	1.4	1.40
Res Hmstd: Avg Val	305,200	305,200	305,200	0.0	4,529	4,535	6	0.1	1.48	1.49
Res Hmstd: Hi Val	406,800	406,800	406,800	0.0	6,210	6,219	9	0.1	1.53	1.53
Res Hmstd: Ex-Hi Val	610,400	610,400	610,400	0.0	9,716	9,731	15	0.2	1.59	1.59
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,490	4,513	24	0.5	2.99	3.01
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	10,409	10,466	56	0.5	3.47	3.49
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	38,035	38,243	208	0.5	3.80	3.82

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	Alte
Res Homestead	10,545	10,545	0	0.0	148	148	0	0.1	1.41	1.41
Res Non-Hmstd	1,267	1,267	0	0.0	21	21	0	0.2	1.65	1.65
Apartments	3,034	3,034	0	0.0	60	60	0	0.2	1.97	1.97
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	1,132	1,132	0	0.0	35	35	0	-0.3	3.10	3.09
Com/Ind High	3,422	3,422	0	0.0	140	140	0	-0.3	4.10	4.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,859	5,859	0	0.0	240	239	-1	-0.3	4.10	4.08
Ag HGA	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	0.5	0.74	0.75
Ag Non-Hmstd	518	518	0	0.0	8	8	0	0.5	1.48	1.49
Misc props	1,612	1,612	0	0.0	32	32	0	0.2	1.97	1.97
Total	27,421	27,421	0	0.0	683	683	-1	-0.1	2.49	2.49

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	371	371	0	0.0	County	46.46	47.91	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	55.64	54.32	0.00	0.00	
(-) FD Contrib Tax Cap	0	33	33	0.0	School District	39.47	39.86	11.81	11.30	
(=) Taxable Tax Capacity	371	338	-33	-8.9	Special District	6.18	6.42	0.00	0.00	
FD Distrib Tax Cap	0	90	90	0.0	Total	147.75	148.51	11.81	11.30	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	113,400	113,400		0.0	1,410	1,411	1	0.0	1.24	1.24
Res Hmstd: Avg Val	170,100	170,100		0.0	2,390	2,393	2	0.1	1.41	1.41
Res Hmstd: Hi Val	226,700	226,700		0.0	3,369	3,373	4	0.1	1.49	1.49
Res Hmstd: Ex-Hi Val	340,200	340,200		0.0	5,331	5,338	8	0.1	1.57	1.57
Apartment	300,000	300,000		0.0	5,895	5,908	13	0.2	1.97	1.97
Comm/Ind: Lo Val	150,000	150,000		0.0	4,652	4,637	-15	-0.3	3.10	3.09
Comm/Ind: Med Val	300,000	300,000		0.0	10,795	10,763	-32	-0.3	3.6	3.59
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	39,463	39,351	-112	-0.3	3.95	3.94

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	Alte
Res Homestead	17,598,004	17,598,004	0	0.0	293,484	289,497	-3,988	-1.4	1.67	1.65
Res Non-Hmstd	4,971,941	4,971,941	0	0.0	93,971	92,906	-1,065	-1.1	1.89	1.87
Apartments	2,871,407	2,871,407	0	0.0	61,676	61,103	-573	-0.9	2.15	2.13
Low-inc Apts	365,755	365,755	0	0.0	4,854	4,793	-61	-1.2	1.33	1.31
Seasn'l Rec'l	14,011	14,011	0	0.0	300	297	-3	-0.9	2.14	2.12
Com/Ind: Low	638,060	638,060	0	0.0	21,013	20,555	-458	-2.2	3.29	3.22
Com/Ind High	6,715,930	6,715,930	0	0.0	289,183	283,448	-5,734	-2.0	4.31	4.22
Publ U: Elec Gen	27,339	27,339	0	0.0	898	874	-23	-2.6	3.28	3.20
Publ U: Other	284,211	284,211	0	0.0	12,236	11,994	-243	-2.0	4.31	4.22
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	3,019	3,019	0	0.0	65	64	-1	-0.9	2.15	2.13
Ag Non-Hmstd	1,473	1,473	0	0.0	22	22	0	0.6	1.51	1.52
Misc props	49,730	49,730	0	0.0	1,054	1,051	-4	-0.3	2.12	2.11
Total	33,540,879	33,540,879	0	0.0	778,756	766,605	-12,151	-1.6	2.32	2.29

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	407,493	407,493	0	0.0	County	45.99	47.42	0.00	0.00
(-) TIF Tax Capacity	39,065	36,038	-3,027	-7.7	City/Town	73.03	72.39	2.78	2.78
(-) FD Contrib Tax Cap	0	52,180	52,180	0.0	School District	24.26	24.19	22.73	19.66
(=) Taxable Tax Capacity	368,428	319,276	-49,153	-13.3	Special District	8.15	8.29	0.00	0.00
FD Distrib Tax Cap	0	52,856	52,856	0.0	Total	151.42	152.28	25.51	22.44

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Base	Alter
Res Hmstd: Lo Val	150,200	150,200	0.0	2,298	2,263	-35	-1.5	1.53	1.51
Res Hmstd: Avg Val	225,100	225,100	0.0	3,726	3,675	-51	-1.4	1.66	1.63
Res Hmstd: Hi Val	300,100	300,100	0.0	5,155	5,088	-67	-1.3	1.72	1.7
Res Hmstd: Ex-Hi Val	450,300	450,300	0.0	7,968	7,868	-100	-1.2	1.77	1.75
Apartment	300,000	300,000	0.0	6,444	6,384	-60	-0.9	2.15	2.13
Comm/Ind: Lo Val	150,000	150,000	0.0	4,940	4,832	-108	-2.2	3.29	3.22
Comm/Ind: Med Val	300,000	300,000	0.0	11,399	11,163	-236	-2.1	3.8	3.72
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,540	40,707	-833	-2.0	4.15	4.07

Hennepin County

St. Anthony 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	Alte
Res Homestead	399,999	399,999	0	0.0	7,265	7,001	-265	-3.6	1.82	1.75
Res Non-Hmstd	21,116	21,116	0	0.0	422	408	-15	-3.5	2.00	1.93
Apartments	15,511	15,511	0	0.0	369	357	-12	-3.2	2.38	2.30
Low-inc Apts	2,830	2,830	0	0.0	41	40	-1	-3.5	1.46	1.41
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	7,081	7,081	0	0.0	253	238	-15	-5.9	3.57	3.36
Com/Ind High	42,022	42,022	0	0.0	1,965	1,852	-113	-5.8	4.68	4.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,447	2,447	0	0.0	114	108	-7	-5.8	4.68	4.41
Ag HGA	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	-3.2	2.38	2.30
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	3,511	3,511	0	0.0	83	81	-3	-3.2	2.38	2.30
Total	494,517	494,517	0	0.0	10,513	10,083	-431	-4.1	2.13	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	5,155	5,155	0	0.0	County	46.61	48.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	69.96	67.24	0.00	0.00
(-) FD Contrib Tax Cap	0	335	335	0.0	School District	40.57	38.23	24.89	21.35
(=) Taxable Tax Capacity	5,155	4,820	-335	-6.5	Special District	13.11	13.36	0.00	0.00
FD Distrib Tax Cap	0	678	678	0.0	Total	170.25	166.91	24.89	21.35

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Base	Alter
Res Hmstd: Lo Val	145,400	145,400	0.0	2,426	2,334	-92	-3.8	1.67	1.61
Res Hmstd: Avg Val	218,000	218,000	0.0	3,954	3,810	-144	-3.6	1.81	1.75
Res Hmstd: Hi Val	290,600	290,600	0.0	5,482	5,286	-196	-3.6	1.89	1.82
Res Hmstd: Ex-Hi Val	436,000	436,000	0.0	8,508	8,208	-300	-3.5	1.95	1.88
Apartment	300,000	300,000	0.0	7,131	6,900	-232	-3.2	2.38	2.3
Comm/Ind: Lo Val	150,000	150,000	0.0	5,354	5,037	-317	-5.9	3.57	3.36
Comm/Ind: Med Val	300,000	300,000	0.0	12,369	11,646	-722	-5.8	4.12	3.88
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	45,102	42,490	-2,612	-5.8	4.51	4.25

Itasca County

Alwood township

<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	Alte
Res Homestead	921	921	0	0.0	1	1	0	1.8	0.12	0.12
Res Non-Hmstd	86	86	0	0.0	1	1	0	0.4	0.97	0.97
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
Seasn'l Rec'l	2,141	2,141	0	0.0	23	23	0	0.4	1.06	1.07
Com/Ind: Low	40	40	0	0.0	1	1	0	2.2	2.21	2.26
Com/Ind High	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	408	408	0	0.0	11	12	0	2.2	2.81	2.87
Ag HGA	225	225	0	0.0	1	1	0	0.8	0.39	0.39
Ag Hmstd Land	463	463	0	0.0	1	1	0	1.4	0.14	0.14
Ag Non-Hmstd	3,866	3,866	0	0.0	37	37	0	0.5	0.95	0.95
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	8,150	8,150	0	0.0	75	76	1	0.8	0.92	0.93

Tax Base

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Change	Pctg Chng	Base	Alter
Total Tax Capacity	79	79	0	0.0	County	48.69	48.92		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	24.34	24.34		0.00	0.00
(-) FD Contrib Tax Cap	0	1	1	0.0	School District	18.07	18.27		1.93	1.88
(=) Taxable Tax Capacity	79	79	-1	-0.7	Special District	3.68	3.67		0.00	0.00
FD Distrib Tax Cap	0	1	1	0.0	Total	94.77	95.20		1.93	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	40,900	40,900	0.0	103	104	0	0.4	0.25	0.25	
Res Hmstd: Avg Val	61,400	61,400	0.0	155	156	1	0.4	0.25	0.25	
Res Hmstd: Hi Val	81,800	81,800	0.0	218	220	2	0.7	0.27	0.27	
Res Hmstd: Ex-Hi Val	122,700	122,700	0.0	648	652	4	0.6	0.53	0.53	
Seas Rec: Lo Val	50,000	50,000	0.0	515	517	2	0.4	1.03	1.03	
Seas Rec: Hi Val	150,000	150,000	0.0	1,637	1,643	6	0.4	1.09	1.1	

Itasca County

Arbo township

<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	Alte
Res Homestead	51,281	51,281	0	0.0	339	340	1	0.2	0.66	0.66
Res Non-Hmstd	3,080	3,080	0	0.0	31	31	0	0.1	1.00	1.00
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
Seasn'l Rec'l	13,642	13,642	0	0.0	144	145	0	0.2	1.06	1.06
Com/Ind: Low	860	860	0	0.0	19	20	1	5.3	2.21	2.33
Com/Ind High	465	465	0	0.0	14	14	1	5.3	2.94	3.10
Publ U: Elec Gen	216	216	0	0.0	4	4	0	8.2	1.92	2.08
Publ U: Other	1,541	1,541	0	0.0	45	48	2	5.3	2.93	3.09
Ag HGA	1,001	1,001	0	0.0	6	6	0	0.2	0.56	0.56
Ag Hmstd Land	1,719	1,719	0	0.0	4	4	0	0.3	0.24	0.24
Ag Non-Hmstd	18,813	18,813	0	0.0	178	179	0	0.2	0.95	0.95
Misc props	4	4	0	0.0	0	0	0	0.1	2.94	2.94
Total	92,623	92,623	0	0.0	785	790	6	0.7	0.85	0.85

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	871	871	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.78	27.51	0.00	0.00
(-) FD Contrib Tax Cap	0	9	9	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	871	862	-9	-1.1	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	21	21	0.0	Total	94.94	95.11	1.93	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,600	106,600	106,600	0.0	480	481	1	0.2	0.45	0.45
Res Hmstd: Avg Val	159,800	159,800	159,800	0.0	1,041	1,043	2	0.2	0.65	0.65
Res Hmstd: Hi Val	213,000	213,000	213,000	0.0	1,602	1,604	2	0.1	0.75	0.75
Res Hmstd: Ex-Hi Val	319,500	319,500	319,500	0.0	2,725	2,728	4	0.1	0.85	0.85
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	516	517	1	0.2	1.03	1.03
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,640	1,642	3	0.2	1.09	1.09
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,315	3,492	177	5.3	2.21	2.33
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,726	8,138	412	5.3	2.58	2.71
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	28,309	29,821	1,512	5.3	2.83	2.98

Itasca County

Ardenhurst township

<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	Alte
Res Homestead	11,226	11,226	0	0.0	65	66	0	0.6	0.58	0.58
Res Non-Hmstd	590	590	0	0.0	5	5	0	0.4	0.83	0.83
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
Seasn'l Rec'l	17,622	17,622	0	0.0	158	159	1	0.4	0.90	0.90
Com/Ind: Low	151	151	0	0.0	3	4	1	22.6	2.00	2.45
Com/Ind High	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 HGA	438	438	0	0.0	2	2	0	0.6	0.42	0.42
Ag Hmstd Land	1,499	1,499	0	0.0	3	3	0	0.9	0.22	0.22
Ag Non-Hmstd	6,877	6,877	0	0.0	54	55	0	0.5	0.79	0.79
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	38,402	38,402	0	0.0	291	293	2	0.7	0.76	0.76

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	356	356	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	10.40	10.38	0.00	0.00
(-) FD Contrib Tax Cap	0	1	1	0.0	School District	18.07	18.27	1.92	1.88
(=) Taxable Tax Capacity	356	355	-1	-0.3	Special District	3.68	3.67	0.00	0.00
FD Distrib Tax Cap	0	2	2	0.0	Total	80.83	81.24	1.92	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	122,800	122,800		0.0	515	518	3	0.7	0.42	0.42
Res Hmstd: Avg Val	184,100	184,100		0.0	1,067	1,072	6	0.6	0.58	0.58
Res Hmstd: Hi Val	245,500	245,500		0.0	1,619	1,628	8	0.5	0.66	0.66
Res Hmstd: Ex-Hi Val	368,300	368,300		0.0	2,725	2,738	13	0.5	0.74	0.74
Seas Rec: Lo Val	50,000	50,000		0.0	445	447	2	0.5	0.89	0.89
Seas Rec: Hi Val	150,000	150,000		0.0	1,428	1,434	6	0.4	0.95	0.96

Itasca County

Balsam township

<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	Alte
Res Homestead	47,055	47,055	0	0.0	258	260	2	0.6	0.55	0.55
Res Non-Hmstd	2,055	2,055	0	0.0	16	16	0	0.5	0.79	0.79
Apartments	1,224	1,224	0	0.0	11	11	0	0.5	0.93	0.94
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	78,320	78,320	0	0.0	677	680	3	0.5	0.86	0.87
Com/Ind: Low	408	408	0	0.0	8	8	1	7.6	1.88	2.03
Com/Ind High	166	166	0	0.0	4	4	0	7.7	2.50	2.69
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	8	9	1	7.7	2.46	2.65
Ag HGA	997	997	0	0.0	4	4	0	0.7	0.43	0.43
Ag Hmstd Land	2,319	2,319	0	0.0	5	5	0	1.0	0.19	0.20
Ag Non-Hmstd	37,905	37,905	0	0.0	270	272	2	0.6	0.71	0.72
Misc props	215	215	0	0.0	2	2	0	0.5	0.75	0.75
Total	170,990	170,990	0	0.0	1,263	1,271	8	0.6	0.74	0.74

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,647	1,647	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	5.89	5.88	0.00	0.00
(-) FD Contrib Tax Cap	0	2	2	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	1,647	1,645	-2	-0.1	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	5	5	0.0	Total	73.05	73.48	1.93	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	138,900	138,900	0.0	571	575	4	0.7	0.41	0.41
Res Hmstd: Avg Val	208,200	208,200	0.0	1,136	1,143	7	0.6	0.55	0.55
Res Hmstd: Hi Val	277,600	277,600	0.0	1,702	1,712	10	0.6	0.61	0.62
Res Hmstd: Ex-Hi Val	416,500	416,500	0.0	2,833	2,849	16	0.6	0.68	0.68
Apartment	300,000	300,000	0.0	2,797	2,812	15	0.5	0.93	0.94
Seas Rec: Lo Val	50,000	50,000	0.0	407	409	2	0.5	0.81	0.82
Seas Rec: Hi Val	150,000	150,000	0.0	1,311	1,318	6	0.5	0.87	0.88
Comm/Ind: Lo Val	150,000	150,000	0.0	2,823	3,038	215	7.6	1.88	2.03
Comm/Ind: Med Val	300,000	300,000	0.0	6,577	7,079	503	7.6	2.19	2.36
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,095	25,939	1,844	7.7	2.41	2.59

Itasca County

Bearville township

<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	Alte
Res Homestead	21,307	21,307	0	0.0	112	113	1	0.7	0.53	0.53
Res Non-Hmstd	1,157	1,157	0	0.0	8	8	0	0.6	0.71	0.71
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
Seasn'l Rec'l	21,407	21,407	0	0.0	175	176	1	0.5	0.82	0.82
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	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	1,102	1,102	0	0.0	26	26	0	0.3	2.38	2.39
Ag HGA	386	386	0	0.0	1	1	0	0.5	0.21	0.22
Ag Hmstd Land	366	366	0	0.0	0	0	0	1.6	0.07	0.07
Ag Non-Hmstd	8,833	8,833	0	0.0	59	60	0	0.6	0.67	0.68
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	54,557	54,557	0	0.0	382	384	2	0.6	0.70	0.70

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	543	543	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	543	543	0	0.0	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	2	2	0.0	Total	67.17	67.60	1.93	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	163,400	163,400	0.0	688	693	5	0.8	0.42	0.42
Res Hmstd: Avg Val	245,000	245,000	0.0	1,301	1,310	9	0.7	0.53	0.53
Res Hmstd: Hi Val	326,600	326,600	0.0	1,914	1,926	12	0.6	0.59	0.59
Res Hmstd: Ex-Hi Val	490,000	490,000	0.0	3,096	3,115	19	0.6	0.63	0.64
Seas Rec: Lo Val	50,000	50,000	0.0	377	379	2	0.6	0.75	0.76
Seas Rec: Hi Val	150,000	150,000	0.0	1,223	1,229	7	0.5	0.82	0.82

Itasca County

Bigfork township

<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	Alte
Res Homestead	14,195	14,195	0	0.0	71	71	0	0.6	0.50	0.50
Res Non-Hmstd	1,117	1,117	0	0.0	10	10	0	0.4	0.93	0.94
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
Seasn'l Rec'l	5,336	5,336	0	0.0	54	54	0	0.4	1.01	1.01
Com/Ind: Low	604	604	0	0.0	13	14	1	8.9	2.11	2.30
Com/Ind High	882	882	0	0.0	25	27	2	9.0	2.81	3.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	287	287	0	0.0	7	8	1	9.0	2.61	2.84
Ag HGA	1,329	1,329	0	0.0	7	7	0	0.6	0.49	0.49
Ag Hmstd Land	2,479	2,479	0	0.0	6	6	0	0.9	0.24	0.24
Ag Non-Hmstd	11,922	11,922	0	0.0	105	106	1	0.5	0.88	0.89
Misc props	43	43	0	0.0	1	1	0	0.5	1.35	1.35
Total	38,194	38,194	0	0.0	299	304	5	1.8	0.78	0.80

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	354	354	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	14.13	14.17	0.00	0.00
(-) FD Contrib Tax Cap	0	7	7	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	354	346	-7	-2.1	Special District	7.57	7.53	0.00	0.00
FD Distrib Tax Cap	0	7	7	0.0	Total	88.45	88.89	1.93	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,300	85,300	85,300	0.0	220	222	2	0.9	0.26	0.26
Res Hmstd: Avg Val	127,900	127,900	127,900	0.0	639	642	4	0.6	0.5	0.50
Res Hmstd: Hi Val	170,500	170,500	170,500	0.0	1,057	1,063	6	0.5	0.62	0.62
Res Hmstd: Ex-Hi Val	255,800	255,800	255,800	0.0	1,896	1,906	9	0.5	0.74	0.75
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	484	486	2	0.5	0.97	0.97
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,542	1,549	7	0.4	1.03	1.03
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,169	3,453	284	8.9	2.11	2.30
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,385	8,047	662	9.0	2.46	2.68
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	27,059	29,486	2,427	9.0	2.71	2.95

Itasca County

Blackberry township

<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	Alte
Res Homestead	36,263	36,263	0	0.0	174	177	2	1.4	0.48	0.49
Res Non-Hmstd	2,456	2,456	0	0.0	21	21	0	1.0	0.85	0.86
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
Seasn'l Rec'l	1,668	1,668	0	0.0	16	16	0	0.9	0.95	0.96
Com/Ind: Low	600	600	0	0.0	12	13	1	4.8	2.03	2.12
Com/Ind High	1,211	1,211	0	0.0	33	34	2	4.9	2.69	2.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	33,294	33,294	0	0.0	897	940	44	4.9	2.69	2.82
Ag HGA	3,760	3,760	0	0.0	19	19	0	1.3	0.50	0.51
Ag Hmstd Land	7,279	7,279	0	0.0	16	17	0	1.8	0.22	0.23
Ag Non-Hmstd	9,619	9,619	0	0.0	79	80	1	1.0	0.82	0.83
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	96,150	96,150	0	0.0	1,266	1,316	50	3.9	1.32	1.37

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,198	1,198	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.44	15.87	0.00	0.00
(-) FD Contrib Tax Cap	0	69	69	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	1,198	1,129	-69	-5.7	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	29	29	0.0	Total	82.61	83.47	1.93	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	88,300	88,300		0.0	217	219	2	1.1	0.25	0.25
Res Hmstd: Avg Val	132,300	132,300		0.0	619	628	9	1.4	0.47	0.47
Res Hmstd: Hi Val	176,400	176,400		0.0	1,025	1,037	13	1.2	0.58	0.59
Res Hmstd: Ex-Hi Val	264,700	264,700		0.0	1,837	1,857	21	1.1	0.69	0.70
Comm/Ind: Lo Val	150,000	150,000		0.0	3,038	3,185	147	4.8	2.03	2.12
Comm/Ind: Med Val	300,000	300,000		0.0	7,078	7,422	343	4.9	2.36	2.47
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	25,934	27,194	1,259	4.9	2.59	2.72

Itasca County

Carpenter township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	11,598	11,598	0	0.0	54	54	0	0.6	0.46	0.47
Res Non-Hmstd	1,400	1,400	0	0.0	11	11	0	0.5	0.78	0.78
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
Seasn'l Rec'l	17,516	17,516	0	0.0	148	149	1	0.5	0.85	0.85
Com/Ind: Low	218	218	0	0.0	4	4	0	1.5	1.90	1.93
Com/Ind High	11	11	0	0.0	0	0	0	1.5	2.53	2.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,187	1,187	0	0.0	30	30	0	1.5	2.53	2.57
Ag HGA	270	270	0	0.0	1	1	0	1.2	0.22	0.23
Ag Hmstd Land	927	927	0	0.0	1	1	0	1.8	0.10	0.10
Ag Non-Hmstd	19,906	19,906	0	0.0	148	149	1	0.5	0.74	0.75
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	53,032	53,032	0	0.0	397	399	2	0.6	0.75	0.75

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	519	519	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	1	1	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	519	518	-1	-0.1	Special District	7.57	7.53	0.00	0.00
FD Distrib Tax Cap	0	2	2	0.0	Total	74.32	74.72	1.93	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,900	97,900	0.0	245	248	2	1.0	0.25	0.25
Res Hmstd: Avg Val	146,800	146,800	0.0	651	655	4	0.7	0.44	0.45
Res Hmstd: Hi Val	195,700	195,700	0.0	1,056	1,063	6	0.6	0.54	0.54
Res Hmstd: Ex-Hi Val	293,600	293,600	0.0	1,868	1,878	10	0.5	0.64	0.64
Seas Rec: Lo Val	50,000	50,000	0.0	413	415	2	0.5	0.83	0.83
Seas Rec: Hi Val	150,000	150,000	0.0	1,330	1,336	6	0.5	0.89	0.89
Comm/Ind: Lo Val	150,000	150,000	0.0	2,851	2,893	42	1.5	1.90	1.93
Comm/Ind: Med Val	300,000	300,000	0.0	6,643	6,741	98	1.5	2.21	2.25
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,339	24,700	361	1.5	2.43	2.47

Itasca County

Feeley township

<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	Alte
Res Homestead	17,104	17,104	0	0.0	85	86	1	0.7	0.50	0.50
Res Non-Hmstd	1,483	1,483	0	0.0	12	12	0	0.5	0.80	0.80
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
Seasn'l Rec'l	8,785	8,785	0	0.0	80	80	0	0.5	0.91	0.92
Com/Ind: Low	294	294	0	0.0	6	6	0	1.4	1.95	1.97
Com/Ind High	537	537	0	0.0	14	14	0	1.4	2.59	2.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	17,251	17,251	0	0.0	447	453	6	1.4	2.59	2.63
Ag HGA	1,476	1,476	0	0.0	5	5	0	1.0	0.32	0.32
Ag Hmstd Land	2,571	2,571	0	0.0	4	4	0	1.3	0.15	0.15
Ag Non-Hmstd	13,395	13,395	0	0.0	104	104	1	0.6	0.77	0.78
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	62,897	62,897	0	0.0	756	764	8	1.1	1.20	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	767	767	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	10.31	10.33	0.00	0.00
(-) FD Contrib Tax Cap	0	8	8	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	<u>767</u>	<u>759</u>	<u>-8</u>	<u>-1.0</u>	Special District	<u>0.41</u>	<u>0.41</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	5	5	0.0	Total	77.47	77.93	1.93	1.88

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	101,900	101,900	0.0	302	305	3	1.0	0.3	0.3
Res Hmstd: Avg Val	152,700	152,700	0.0	741	746	5	0.7	0.48	0.49
Res Hmstd: Hi Val	203,600	203,600	0.0	1,180	1,188	8	0.6	0.58	0.58
Res Hmstd: Ex-Hi Val	305,500	305,500	0.0	2,060	2,073	12	0.6	0.67	0.68
Seas Rec: Lo Val	50,000	50,000	0.0	429	431	2	0.5	0.86	0.86
Seas Rec: Hi Val	150,000	150,000	0.0	1,378	1,384	7	0.5	0.92	0.92
Comm/Ind: Lo Val	150,000	150,000	0.0	2,922	2,962	40	1.4	1.95	1.97
Comm/Ind: Med Val	300,000	300,000	0.0	6,809	6,902	93	1.4	2.27	2.30
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,945	25,287	342	1.4	2.49	2.53

Itasca County

Good Hope township

<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	Alte
Res Homestead	5,275	5,275	0	0.0	25	25	0	0.5	0.47	0.48
Res Non-Hmstd	204	204	0	0.0	2	2	0	0.4	0.85	0.85
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
Seasn'l Rec'l	7,016	7,016	0	0.0	64	64	0	0.4	0.91	0.91
Com/Ind: Low	41	41	0	0.0	1	1	0	18.3	2.00	2.37
Com/Ind High	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 HGA	483	483	0	0.0	2	2	0	0.6	0.46	0.46
Ag Hmstd Land	1,423	1,423	0	0.0	3	3	0	0.7	0.24	0.24
Ag Non-Hmstd	5,916	5,916	0	0.0	48	48	0	0.5	0.81	0.82
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	20,358	20,358	0	0.0	145	146	1	0.6	0.71	0.72

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	184	184	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	10.85	10.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.07	18.27	1.92	1.88
(=) Taxable Tax Capacity	184	184	0	-0.1	Special District	3.59	3.58	0.00	0.00
FD Distrib Tax Cap	0	1	1	0.0	Total	81.19	81.56	1.92	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,800	85,800	85,800	0.0	204	204	1	0.4	0.24	0.24
Res Hmstd: Avg Val	128,700	128,700	128,700	0.0	571	575	3	0.6	0.44	0.45
Res Hmstd: Hi Val	171,500	171,500	171,500	0.0	958	963	5	0.5	0.56	0.56
Res Hmstd: Ex-Hi Val	257,300	257,300	257,300	0.0	1,734	1,742	8	0.5	0.67	0.68
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	447	449	2	0.4	0.89	0.9
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,433	1,439	6	0.4	0.96	0.96

Itasca County

Goodland township

<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	Alte
Res Homestead	23,100	23,100	0	0.0	147	145	-2	-1.3	0.64	0.63
Res Non-Hmstd	2,409	2,409	0	0.0	25	24	0	-0.8	1.02	1.01
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
Seasn'l Rec'l	17,722	17,722	0	0.0	168	168	0	-0.1	0.95	0.95
Com/Ind: Low	241	241	0	0.0	5	5	0	-0.4	2.18	2.17
Com/Ind High	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	690	690	0	0.0	20	20	0	-0.3	2.84	2.83
Ag HGA	2,406	2,406	0	0.0	13	13	0	-1.4	0.54	0.53
Ag Hmstd Land	6,055	6,055	0	0.0	13	13	0	-0.3	0.22	0.22
Ag Non-Hmstd	24,053	24,053	0	0.0	197	197	0	-0.1	0.82	0.82
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	76,677	76,677	0	0.0	588	586	-3	-0.5	0.77	0.76

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	698	698	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.12	16.97	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.26	16.10	17.79	17.00
(=) Taxable Tax Capacity	698	698	0	0.0	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	7	7	0.0	Total	82.48	82.40	17.79	17.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	93,400	93,400		0.0	409	401	-8	-1.9	0.44	0.43
Res Hmstd: Avg Val	140,000	140,000		0.0	911	899	-12	-1.3	0.65	0.64
Res Hmstd: Hi Val	186,600	186,600		0.0	1,413	1,397	-16	-1.1	0.76	0.75
Res Hmstd: Ex-Hi Val	280,000	280,000		0.0	2,418	2,394	-24	-1.0	0.86	0.86
Seas Rec: Lo Val	50,000	50,000		0.0	454	453	0	-0.1	0.91	0.91
Seas Rec: Hi Val	150,000	150,000		0.0	1,453	1,452	-1	-0.1	0.97	0.97

Itasca County

Grattan township

<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	Alte
Res Homestead	941	941	0	0.0	3	3	0	0.7	0.34	0.35
Res Non-Hmstd	31	31	0	0.0	0	0	0	0.4	0.75	0.75
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
Seasn'l Rec'l	841	841	0	0.0	7	7	0	0.4	0.86	0.87
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	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 HGA	504	504	0	0.0	2	2	0	0.7	0.34	0.34
Ag Hmstd Land	1,794	1,794	0	0.0	4	4	0	0.9	0.20	0.20
Ag Non-Hmstd	2,472	2,472	0	0.0	18	18	0	0.5	0.72	0.72
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,582	6,582	0	0.0	34	34	0	0.5	0.51	0.52

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	53	53	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	5.11	5.04	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.07	18.27	1.92	1.88
(=) Taxable Tax Capacity	53	53	0	0.0	Special District	0.85	0.85	0.00	0.00
FD Distrib Tax Cap	0	1	1	0.0	Total	72.71	73.08	1.92	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,400	78,400	78,400	0.0	157	158	1	0.4	0.20	0.20
Res Hmstd: Avg Val	117,600	117,600	117,600	0.0	394	397	3	0.7	0.34	0.34
Res Hmstd: Hi Val	156,700	156,700	156,700	0.0	712	716	4	0.6	0.45	0.46
Res Hmstd: Ex-Hi Val	235,200	235,200	235,200	0.0	1,349	1,356	7	0.5	0.57	0.58
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	405	407	2	0.4	0.81	0.81
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,306	1,312	5	0.4	0.87	0.87

Itasca County

Greenway township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	45,964	45,964	0	0.0	390	379	-11	-2.7	0.85	0.83
Res Non-Hmstd	3,621	3,621	0	0.0	49	48	-1	-2.1	1.35	1.33
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
Seasn'l Rec'l	9,486	9,486	0	0.0	136	134	-2	-1.8	1.44	1.41
Com/Ind: Low	1,108	1,108	0	0.0	30	30	0	-0.2	2.74	2.74
Com/Ind High	843	843	0	0.0	31	31	0	-0.1	3.64	3.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	849	849	0	0.0	31	31	0	-0.1	3.64	3.64
Ag HGA	579	579	0	0.0	3	3	0	-3.5	0.54	0.53
Ag Hmstd Land	1,097	1,097	0	0.0	3	3	0	-4.4	0.28	0.27
Ag Non-Hmstd	12,100	12,100	0	0.0	156	153	-3	-2.0	1.29	1.27
Misc props	42	42	0	0.0	2	1	0	-1.5	3.62	3.56
Total	75,689	75,689	0	0.0	831	814	-18	-2.1	1.10	1.08

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	691	691	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.66	36.35	0.00	0.00
(-) FD Contrib Tax Cap	0	8	8	0.0	School District	41.49	40.97	3.70	3.53
(=) Taxable Tax Capacity	691	683	-8	-1.2	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	25	25	0.0	Total	129.25	126.65	3.70	3.53

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	87,300	87,300		0.0	466	449	-17	-3.6	0.53	0.51
Res Hmstd: Avg Val	131,000	131,000		0.0	1,098	1,068	-30	-2.7	0.84	0.82
Res Hmstd: Hi Val	174,600	174,600		0.0	1,728	1,685	-43	-2.5	0.99	0.97
Res Hmstd: Ex-Hi Val	261,900	261,900		0.0	2,990	2,921	-69	-2.3	1.14	1.12
Seas Rec: Lo Val	50,000	50,000		0.0	688	675	-13	-1.9	1.38	1.35
Seas Rec: Hi Val	150,000	150,000		0.0	2,154	2,115	-39	-1.8	1.44	1.41
Comm/Ind: Lo Val	150,000	150,000		0.0	4,114	4,107	-6	-0.2	2.74	2.74
Comm/Ind: Med Val	300,000	300,000		0.0	9,580	9,566	-14	-0.1	3.19	3.19
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	35,090	35,041	-49	-0.1	3.51	3.50

Itasca County

Harris township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	269,104	269,104	0	0.0	1,954	1,962	8	0.4	0.73	0.73
Res Non-Hmstd	21,399	21,399	0	0.0	207	208	1	0.4	0.97	0.97
Apartments	882	882	0	0.0	10	10	0	0.4	1.13	1.14
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	62,524	62,524	0	0.0	661	663	2	0.4	1.06	1.06
Com/Ind: Low	5,816	5,816	0	0.0	123	135	12	9.5	2.12	2.32
Com/Ind High	6,903	6,903	0	0.0	195	213	19	9.5	2.82	3.09
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 HGA	2,368	2,368	0	0.0	14	14	0	0.5	0.60	0.60
Ag Hmstd Land	6,308	6,308	0	0.0	17	17	0	0.7	0.27	0.27
Ag Non-Hmstd	22,424	22,424	0	0.0	198	198	1	0.4	0.88	0.88
Misc props	547	547	0	0.0	7	7	0	0.4	1.21	1.21
Total	398,277	398,277	0	0.0	3,385	3,428	43	1.3	0.85	0.86

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,887	3,887	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.85	21.80	0.00	0.00
(-) FD Contrib Tax Cap	0	57	57	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	3,887	3,830	-57	-1.5	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	71	71	0.0	Total	89.02	89.40	1.93	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	156,000	156,000	156,000	0.0	922	927	4	0.5	0.59	0.59
Res Hmstd: Avg Val	233,800	233,800	233,800	0.0	1,692	1,699	7	0.4	0.72	0.73
Res Hmstd: Hi Val	311,700	311,700	311,700	0.0	2,463	2,473	10	0.4	0.79	0.79
Res Hmstd: Ex-Hi Val	467,700	467,700	467,700	0.0	3,964	3,979	16	0.4	0.85	0.85
Apartment	300,000	300,000	300,000	0.0	3,396	3,409	13	0.4	1.13	1.14
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	486	488	2	0.4	0.97	0.98
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,551	1,556	6	0.4	1.03	1.04
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,182	3,485	303	9.5	2.12	2.32
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,415	8,122	707	9.5	2.47	2.71
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	27,168	29,761	2,593	9.5	2.72	2.98

Itasca County

Iron Range township

<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	Alte
Res Homestead	21,484	21,484	0	0.0	217	214	-3	-1.4	1.01	1.00
Res Non-Hmstd	417	417	0	0.0	6	6	0	-1.2	1.37	1.35
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
Seasn'l Rec'l	7,444	7,444	0	0.0	104	103	-1	-1.0	1.40	1.39
Com/Ind: Low	315	315	0	0.0	8	8	0	0.3	2.69	2.69
Com/Ind High	348	348	0	0.0	12	12	0	0.3	3.52	3.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	235	235	0	0.0	8	8	0	0.3	3.57	3.58
Ag HGA	594	594	0	0.0	6	6	0	-1.4	0.98	0.97
Ag Hmstd Land	671	671	0	0.0	3	3	0	-1.7	0.41	0.41
Ag Non-Hmstd	5,168	5,168	0	0.0	65	64	-1	-1.1	1.26	1.24
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	36,676	36,676	0	0.0	430	425	-5	-1.2	1.17	1.16

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	348	348	0	0.0	County	48.45	48.68	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.34	34.24	0.00	0.00
(-) FD Contrib Tax Cap	0	2	2	0.0	School District	41.34	40.82	3.70	3.53
(=) Taxable Tax Capacity	348	346	-2	-0.5	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	6	6	0.0	Total	125.55	124.15	3.70	3.53

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	125,700	125,700	125,700	0.0	1,009	993	-16	-1.6	0.80	0.79
Res Hmstd: Avg Val	188,500	188,500	188,500	0.0	1,892	1,865	-27	-1.4	1.00	0.99
Res Hmstd: Hi Val	251,200	251,200	251,200	0.0	2,773	2,736	-38	-1.4	1.10	1.09
Res Hmstd: Ex-Hi Val	376,900	376,900	376,900	0.0	4,540	4,481	-59	-1.3	1.20	1.19
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	669	662	-7	-1.0	1.34	1.32
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	2,099	2,078	-21	-1.0	1.4	1.39
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,031	4,042	11	0.3	2.69	2.69
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,386	9,413	27	0.3	3.13	3.14
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	34,378	34,480	102	0.3	3.44	3.45

Itasca County

Kinghurst township

<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	Alte
Res Homestead	6,354	6,354	0	0.0	29	30	0	0.8	0.46	0.47
Res Non-Hmstd	811	811	0	0.0	6	6	0	0.6	0.78	0.79
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
Seasn'l Rec'l	8,577	8,577	0	0.0	75	75	0	0.6	0.87	0.87
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	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	461	461	0	0.0	12	14	2	19.7	2.56	3.06
Ag HGA	165	165	0	0.0	0	0	0	0.5	0.22	0.23
Ag Hmstd Land	294	294	0	0.0	0	0	0	1.2	0.13	0.13
Ag Non-Hmstd	3,012	3,012	0	0.0	23	23	0	0.7	0.75	0.76
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	19,674	19,674	0	0.0	146	149	3	2.2	0.74	0.76

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	187	187	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	8.44	8.53	0.00	0.00
(-) FD Contrib Tax Cap	0	3	3	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	187	184	-3	-1.9	Special District	0.69	0.69	0.00	0.00
FD Distrib Tax Cap	0	2	2	0.0	Total	75.88	76.41	1.93	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,100	92,100	92,100	0.0	214	215	1	0.6	0.23	0.23
Res Hmstd: Avg Val	138,100	138,100	138,100	0.0	596	602	5	0.9	0.43	0.44
Res Hmstd: Hi Val	184,100	184,100	184,100	0.0	986	994	8	0.8	0.54	0.54
Res Hmstd: Ex-Hi Val	276,300	276,300	276,300	0.0	1,766	1,779	13	0.7	0.64	0.64
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	421	423	3	0.6	0.84	0.85
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,354	1,362	8	0.6	0.90	0.91

Itasca County

Lawrence township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	27,809	27,809	0	0.0	220	219	-1	-0.7	0.79	0.79
Res Non-Hmstd	1,946	1,946	0	0.0	23	22	0	-0.5	1.16	1.15
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
Seasn'l Rec'l	12,914	12,914	0	0.0	160	160	-1	-0.3	1.24	1.24
Com/Ind: Low	38	38	0	0.0	1	1	0	-0.3	2.44	2.43
Com/Ind High	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	324	324	0	0.0	11	10	0	-0.3	3.24	3.23
Ag HGA	1,525	1,525	0	0.0	10	10	0	-0.7	0.68	0.67
Ag Hmstd Land	3,092	3,092	0	0.0	11	11	0	-0.6	0.35	0.35
Ag Non-Hmstd	17,090	17,090	0	0.0	186	186	-1	-0.4	1.09	1.09
Misc props	257	257	0	0.0	4	4	0	-0.5	1.67	1.67
Total	64,993	64,993	0	0.0	626	623	-3	-0.5	0.96	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	600	600	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	18.50	18.38	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	41.49	40.97	3.70	3.53
(=) Taxable Tax Capacity	600	600	0	0.0	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	8	8	0.0	Total	109.09	108.67	3.70	3.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,800	104,800	104,800	0.0	589	584	-5	-0.9	0.56	0.56
Res Hmstd: Avg Val	157,200	157,200	157,200	0.0	1,231	1,223	-8	-0.7	0.78	0.78
Res Hmstd: Hi Val	209,500	209,500	209,500	0.0	1,873	1,861	-12	-0.6	0.89	0.89
Res Hmstd: Ex-Hi Val	314,300	314,300	314,300	0.0	3,158	3,139	-18	-0.6	1.00	1
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	587	585	-2	-0.4	1.17	1.17
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,852	1,846	-6	-0.3	1.23	1.23

Itasca County

Liberty township

<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	Alte
Res Homestead	3,087	3,087	0	0.0	12	12	0	0.6	0.40	0.40
Res Non-Hmstd	343	343	0	0.0	3	3	0	0.4	0.82	0.82
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
Seasn'l Rec'l	2,277	2,277	0	0.0	20	20	0	0.4	0.88	0.88
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	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	2	2	0	0.1	2.54	2.55
Ag HGA	77	77	0	0.0	0	0	0	0.2	0.19	0.19
Ag Hmstd Land	177	177	0	0.0	0	0	0	1.0	0.05	0.05
Ag Non-Hmstd	6,292	6,292	0	0.0	50	50	0	0.4	0.79	0.80
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,331	12,331	0	0.0	87	88	0	0.4	0.71	0.71

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	116	116	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	5.83	5.80	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.43	17.61	2.11	2.07
(=) Taxable Tax Capacity	116	116	0	0.0	Special District	7.57	7.53	0.00	0.00
FD Distrib Tax Cap	0	1	1	0.0	Total	79.51	79.86	2.11	2.07

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	71,000	71,000		0.0	152	153	1	0.3	0.21	0.21
Res Hmstd: Avg Val	106,500	106,500		0.0	360	362	2	0.6	0.34	0.34
Res Hmstd: Hi Val	141,900	141,900		0.0	674	677	4	0.5	0.47	0.48
Res Hmstd: Ex-Hi Val	212,900	212,900		0.0	1,304	1,310	6	0.5	0.61	0.62
Seas Rec: Lo Val	50,000	50,000		0.0	439	441	2	0.4	0.88	0.88
Seas Rec: Hi Val	150,000	150,000		0.0	1,408	1,413	5	0.4	0.94	0.94

Itasca County

Lone Pine township

<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	Alte
Res Homestead	39,835	39,835	0	0.0	251	249	-3	-1.1	0.63	0.62
Res Non-Hmstd	1,868	1,868	0	0.0	16	16	0	-0.9	0.84	0.83
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
Seasn'l Rec'l	22,936	22,936	0	0.0	183	183	0	0.1	0.80	0.80
Com/Ind: Low	1,683	1,683	0	0.0	32	36	4	11.9	1.93	2.15
Com/Ind High	787	787	0	0.0	20	22	2	12.3	2.51	2.82
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	12	13	1	12.3	2.48	2.78
Ag HGA	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	18,437	18,437	0	0.0	121	121	0	0.1	0.65	0.65
Misc props	32	32	0	0.0	1	1	0	-0.3	2.51	2.50
Total	86,048	86,048	0	0.0	635	640	5	0.8	0.74	0.74

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	848	848	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	10	10	0.0	School District	16.26	16.10	17.79	17.00
(=) Taxable Tax Capacity	848	838	-10	-1.2	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	5	5	0.0	Total	65.36	65.43	17.79	17.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	145,200	145,200		0.0	760	749	-11	-1.4	0.52	0.52
Res Hmstd: Avg Val	217,700	217,700		0.0	1,405	1,389	-16	-1.1	0.65	0.64
Res Hmstd: Hi Val	290,200	290,200		0.0	2,051	2,030	-21	-1.0	0.71	0.7
Res Hmstd: Ex-Hi Val	435,400	435,400		0.0	3,331	3,299	-31	-0.9	0.76	0.76
Seas Rec: Lo Val	50,000	50,000		0.0	368	368	0	0.1	0.74	0.74
Seas Rec: Hi Val	150,000	150,000		0.0	1,196	1,197	1	0.1	0.8	0.8
Comm/Ind: Lo Val	150,000	150,000		0.0	2,888	3,232	345	11.9	1.93	2.15
Comm/Ind: Med Val	300,000	300,000		0.0	6,649	7,457	808	12.2	2.22	2.49
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	24,200	27,171	2,971	12.3	2.42	2.72

Itasca County

Max township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	4,457	4,457	0	0.0	15	15	0	1.2	0.33	0.33
Res Non-Hmstd	238	238	0	0.0	2	2	0	0.7	0.86	0.87
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
Seasn'l Rec'l	8,521	8,521	0	0.0	78	79	1	0.7	0.92	0.92
Com/Ind: Low	412	412	0	0.0	8	10	1	16.5	2.01	2.34
Com/Ind High	394	394	0	0.0	11	12	2	16.6	2.68	3.12
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 HGA	166	166	0	0.0	1	1	0	1.2	0.38	0.38
Ag Hmstd Land	335	335	0	0.0	0	0	0	2.0	0.14	0.15
Ag Non-Hmstd	5,323	5,323	0	0.0	43	44	0	0.8	0.81	0.82
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	19,846	19,846	0	0.0	158	162	4	2.6	0.80	0.82

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	187	187	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	14.31	14.51	0.00	0.00
(-) FD Contrib Tax Cap	0	5	5	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	187	182	-5	-2.7	Special District	0.71	0.71	0.00	0.00
FD Distrib Tax Cap	0	3	3	0.0	Total	81.77	82.40	1.93	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	66,100	66,100	66,100	0.0	145	146	1	0.6	0.22	0.22
Res Hmstd: Avg Val	99,100	99,100	99,100	0.0	308	312	4	1.3	0.31	0.31
Res Hmstd: Hi Val	132,000	132,000	132,000	0.0	608	614	6	1.0	0.46	0.46
Res Hmstd: Ex-Hi Val	198,100	198,100	198,100	0.0	1,210	1,220	10	0.9	0.61	0.62
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	450	453	3	0.7	0.90	0.91
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,442	1,451	9	0.7	0.96	0.97
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,019	3,517	498	16.5	2.01	2.34
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,034	8,197	1,163	16.5	2.34	2.73
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	25,773	30,038	4,265	16.5	2.58	3.00

Itasca County

Moose Park township

<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	Alte
Res Homestead	1,442	1,442	0	0.0	3	3	0	1.0	0.19	0.19
Res Non-Hmstd	23	23	0	0.0	0	0	0	0.4	0.83	0.83
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
Seasn'l Rec'l	781	781	0	0.0	7	7	0	0.4	0.92	0.92
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	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 HGA	928	928	0	0.0	4	4	0	0.6	0.45	0.45
Ag Hmstd Land	2,840	2,840	0	0.0	6	6	0	0.7	0.23	0.23
Ag Non-Hmstd	7,759	7,759	0	0.0	62	63	0	0.4	0.80	0.81
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	13,772	13,772	0	0.0	83	83	0	0.5	0.60	0.60

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	116	116	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	10.36	10.28	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	116	116	0	0.0	Special District	3.68	3.67	0.00	0.00
FD Distrib Tax Cap	0	1	1	0.0	Total	80.79	81.14	1.93	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,600	50,600	0.0	110	110	0	0.3	0.22	0.22
Res Hmstd: Avg Val	75,900	75,900	0.0	164	165	1	0.3	0.22	0.22
Res Hmstd: Hi Val	101,200	101,200	0.0	320	322	2	0.7	0.32	0.32
Res Hmstd: Ex-Hi Val	151,800	151,800	0.0	775	779	4	0.5	0.51	0.51
Seas Rec: Lo Val	50,000	50,000	0.0	445	447	2	0.4	0.89	0.89
Seas Rec: Hi Val	150,000	150,000	0.0	1,427	1,433	5	0.4	0.95	0.96

Itasca County

Nashwauk township

<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	Alte
Res Homestead	37,812	37,812	0	0.0	281	278	-4	-1.3	0.74	0.73
Res Non-Hmstd	3,341	3,341	0	0.0	38	37	0	-1.0	1.13	1.12
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
Seasn'l Rec'l	9,843	9,843	0	0.0	123	123	-1	-0.7	1.25	1.24
Com/Ind: Low	194	194	0	0.0	5	5	0	1.7	2.35	2.39
Com/Ind High	655	655	0	0.0	19	19	0	-0.6	2.88	2.86
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	18	18	0	-0.4	2.84	2.83
Ag HGA	1,504	1,504	0	0.0	9	9	0	-1.4	0.62	0.62
Ag Hmstd Land	2,304	2,304	0	0.0	7	7	0	-1.4	0.29	0.29
Ag Non-Hmstd	30,191	30,191	0	0.0	309	307	-2	-0.7	1.02	1.02
Misc props	11	11	0	0.0	0	0	0	-0.6	2.88	2.86
Total	86,489	86,489	0	0.0	810	803	-7	-0.9	0.94	0.93

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	798	798	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.65	21.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.57	34.14	7.43	7.09
(=) Taxable Tax Capacity	798	798	0	-0.1	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	15	15	0.0	Total	105.32	104.57	7.43	7.09

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,600	96,600	96,600	0.0	473	465	-8	-1.8	0.49	0.48
Res Hmstd: Avg Val	144,900	144,900	144,900	0.0	1,064	1,050	-14	-1.3	0.73	0.72
Res Hmstd: Hi Val	193,100	193,100	193,100	0.0	1,653	1,633	-20	-1.2	0.86	0.85
Res Hmstd: Ex-Hi Val	289,800	289,800	289,800	0.0	2,835	2,804	-31	-1.1	0.98	0.97
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	568	564	-4	-0.7	1.14	1.13
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,795	1,784	-11	-0.6	1.2	1.19
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,631	3,623	-8	-0.2	2.42	2.42
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,436	8,419	-16	-0.2	2.81	2.81
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	30,857	30,800	-57	-0.2	3.09	3.08

Itasca County

Nore township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	1,346	1,346	0	0.0	5	5	0	0.4	0.38	0.38
Res Non-Hmstd	110	110	0	0.0	1	1	0	0.5	0.79	0.79
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
Seasn'l Rec'l	954	954	0	0.0	8	8	0	0.5	0.87	0.87
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	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 HGA	300	300	0	0.0	2	2	0	0.3	0.52	0.52
Ag Hmstd Land	1,830	1,830	0	0.0	6	6	0	0.5	0.33	0.33
Ag Non-Hmstd	11,317	11,317	0	0.0	91	92	0	0.4	0.81	0.81
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	15,857	15,857	0	0.0	113	114	0	0.4	0.71	0.72

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	143	143	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	6.66	6.65	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.48	21.60	2.74	2.71
(=) Taxable Tax Capacity	143	143	0	0.0	Special District	3.68	3.67	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	80.50	80.84	2.74	2.71

Tax Burdens on
Hypothetical Properties

	Estimated 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	104	104	0	0.3	0.22	0.22
Res Hmstd: Avg Val	70,800	70,800	0.0	155	156	1	0.3	0.22	0.22
Res Hmstd: Hi Val	94,400	94,400	0.0	265	267	2	0.7	0.28	0.28
Res Hmstd: Ex-Hi Val	141,700	141,700	0.0	693	696	4	0.5	0.49	0.49
Seas Rec: Lo Val	50,000	50,000	0.0	444	445	2	0.4	0.89	0.89
Seas Rec: Hi Val	150,000	150,000	0.0	1,423	1,428	5	0.4	0.95	0.95

Itasca County

Pomroy township

<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	Alte
Res Homestead	815	815	0	0.0	3	3	0	0.5	0.38	0.38
Res Non-Hmstd	61	61	0	0.0	1	1	0	0.3	0.84	0.84
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
Seasn'l Rec'l	1,759	1,759	0	0.0	16	16	0	0.4	0.92	0.93
Com/Ind: Low	11	11	0	0.0	0	0	0	17.9	2.02	2.38
Com/Ind High	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 HGA	146	146	0	0.0	1	1	0	0.4	0.63	0.64
Ag Hmstd Land	1,028	1,028	0	0.0	4	4	0	0.4	0.37	0.37
Ag Non-Hmstd	2,696	2,696	0	0.0	22	22	0	0.4	0.82	0.82
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,517	6,517	0	0.0	47	47	0	0.5	0.72	0.72

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	58	58	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	7.72	7.65	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	58	58	0	-0.1	Special District	7.57	7.53	0.00	0.00
FD Distrib Tax Cap	0	1	1	0.0	Total	82.04	82.37	1.93	1.88

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	54,400	54,400	54,400	0.0	120	120	0	0.3	0.22	0.22
Res Hmstd: Avg Val	81,500	81,500	81,500	0.0	189	189	1	0.3	0.23	0.23
Res Hmstd: Hi Val	108,700	108,700	108,700	0.0	398	400	2	0.5	0.37	0.37
Res Hmstd: Ex-Hi Val	163,100	163,100	163,100	0.0	895	899	4	0.4	0.55	0.55
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	451	453	2	0.4	0.90	0.91
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,446	1,451	5	0.3	0.96	0.97

Itasca County

Sago township

<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	Alte
Res Homestead	4,818	4,818	0	0.0	14	14	0	0.9	0.28	0.29
Res Non-Hmstd	799	799	0	0.0	6	6	0	0.5	0.79	0.80
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
Seasn'l Rec'l	2,444	2,444	0	0.0	21	21	0	0.5	0.86	0.87
Com/Ind: Low	347	347	0	0.0	7	7	0	1.3	1.91	1.94
Com/Ind High	669	669	0	0.0	17	17	0	1.4	2.54	2.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,966	9,966	0	0.0	254	257	3	1.4	2.54	2.58
Ag HGA	1,340	1,340	0	0.0	5	5	0	0.8	0.39	0.39
Ag Hmstd Land	3,160	3,160	0	0.0	6	6	0	1.1	0.18	0.19
Ag Non-Hmstd	7,107	7,107	0	0.0	52	52	0	0.6	0.73	0.74
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	30,650	30,650	0	0.0	381	386	4	1.2	1.24	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	382	382	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	7.99	7.99	0.00	0.00
(-) FD Contrib Tax Cap	0	4	4	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	382	377	-4	-1.1	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	3	3	0.0	Total	75.15	75.59	1.93	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,000	63,000	0.0	127	128	1	0.5	0.20	0.20
Res Hmstd: Avg Val	94,500	94,500	0.0	223	225	2	1.1	0.24	0.24
Res Hmstd: Hi Val	125,900	125,900	0.0	486	490	4	0.8	0.39	0.39
Res Hmstd: Ex-Hi Val	189,000	189,000	0.0	1,015	1,021	6	0.6	0.54	0.54
Seas Rec: Lo Val	50,000	50,000	0.0	417	419	2	0.5	0.83	0.84
Seas Rec: Hi Val	150,000	150,000	0.0	1,343	1,349	7	0.5	0.9	0.9
Comm/Ind: Lo Val	150,000	150,000	0.0	2,870	2,909	39	1.3	1.91	1.94
Comm/Ind: Med Val	300,000	300,000	0.0	6,687	6,777	90	1.4	2.23	2.26
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	24,499	24,831	332	1.4	2.45	2.48

Itasca County

Spang township

<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	Alte
Res Homestead	10,413	10,413	0	0.0	54	54	0	0.4	0.51	0.52
Res Non-Hmstd	226	226	0	0.0	2	2	0	0.3	0.87	0.88
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
Seasn'l Rec'l	675	675	0	0.0	6	6	0	0.3	0.95	0.95
Com/Ind: Low	19	19	0	0.0	0	0	0	16.4	2.07	2.41
Com/Ind High	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 HGA	2,218	2,218	0	0.0	9	9	0	0.5	0.41	0.41
Ag Hmstd Land	3,537	3,537	0	0.0	6	6	0	0.8	0.18	0.18
Ag Non-Hmstd	30,807	30,807	0	0.0	263	264	1	0.4	0.85	0.86
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	47,895	47,895	0	0.0	341	342	1	0.4	0.71	0.71

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	437	437	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	18.23	18.09	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	437	437	0	0.0	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	4	4	0.0	Total	85.39	85.69	1.93	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,600	92,600	0.0	272	273	1	0.6	0.29	0.3
Res Hmstd: Avg Val	138,800	138,800	0.0	711	714	3	0.4	0.51	0.51
Res Hmstd: Hi Val	185,100	185,100	0.0	1,151	1,155	4	0.4	0.62	0.62
Res Hmstd: Ex-Hi Val	277,700	277,700	0.0	2,030	2,037	7	0.3	0.73	0.73

Itasca County

Third River township

<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	Alte
Res Homestead	3,608	3,608	0	0.0	18	19	0	0.6	0.51	0.51
Res Non-Hmstd	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
Seasn'l Rec'l	5,778	5,778	0	0.0	49	49	0	0.5	0.84	0.85
Com/Ind: Low	57	57	0	0.0	1	1	0	21.6	1.91	2.33
Com/Ind High	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 HGA	321	321	0	0.0	1	1	0	0.7	0.44	0.44
Ag Hmstd Land	559	559	0	0.0	1	1	0	1.0	0.19	0.19
Ag Non-Hmstd	2,264	2,264	0	0.0	17	17	0	0.6	0.75	0.76
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,587	12,587	0	0.0	88	88	1	0.8	0.70	0.70

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	116	116	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	6.02	6.01	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	116	116	0	-0.3	Special District	2.49	2.49	0.00	0.00
FD Distrib Tax Cap	0	1	1	0.0	Total	75.27	75.69	1.93	1.88

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	109,400	109,400	109,400	0.0	349	352	3	0.9	0.32	0.32
Res Hmstd: Avg Val	164,000	164,000	164,000	0.0	807	812	5	0.7	0.49	0.5
Res Hmstd: Hi Val	218,600	218,600	218,600	0.0	1,265	1,273	8	0.6	0.58	0.58
Res Hmstd: Ex-Hi Val	328,000	328,000	328,000	0.0	2,184	2,196	12	0.6	0.67	0.67
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	418	420	2	0.5	0.84	0.84
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,344	1,351	6	0.5	0.9	0.90

Itasca County

Trout Lake township

<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	Alte
Res Homestead	62,612	62,612	0	0.0	492	489	-3	-0.6	0.79	0.78
Res Non-Hmstd	4,375	4,375	0	0.0	48	48	0	-0.5	1.11	1.10
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
Seasn'l Rec'l	20,294	20,294	0	0.0	259	258	-1	-0.4	1.28	1.27
Com/Ind: Low	94	94	0	0.0	2	2	0	0.7	2.46	2.48
Com/Ind High	238	238	0	0.0	8	8	0	0.7	3.27	3.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,060	5,060	0	0.0	161	162	1	0.6	3.18	3.20
Ag HGA	5,194	5,194	0	0.0	33	33	0	-0.2	0.63	0.63
Ag Hmstd Land	8,530	8,530	0	0.0	26	25	0	-0.3	0.30	0.30
Ag Non-Hmstd	16,711	16,711	0	0.0	161	161	0	-0.3	0.97	0.96
Misc props	11	11	0	0.0	0	0	0	-0.6	1.14	1.14
Total	123,118	123,118	0	0.0	1,191	1,187	-4	-0.3	0.97	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	1,154	1,154	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.14	18.90	0.00	0.00
(-) FD Contrib Tax Cap	0	5	5	0.0	School District	36.24	35.86	3.27	3.12
(=) Taxable Tax Capacity	1,154	1,149	-5	-0.4	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	26	26	0.0	Total	104.48	104.09	3.27	3.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	116,300	116,300		0.0	684	678	-5	-0.8	0.59	0.58
Res Hmstd: Avg Val	174,400	174,400		0.0	1,364	1,356	-8	-0.6	0.78	0.78
Res Hmstd: Hi Val	232,500	232,500		0.0	2,045	2,033	-12	-0.6	0.88	0.87
Res Hmstd: Ex-Hi Val	348,800	348,800		0.0	3,407	3,389	-18	-0.5	0.98	0.97
Seas Rec: Lo Val	50,000	50,000		0.0	564	562	-2	-0.3	1.13	1.12
Seas Rec: Hi Val	150,000	150,000		0.0	1,783	1,777	-6	-0.3	1.19	1.18
Comm/Ind: Lo Val	150,000	150,000		0.0	3,550	3,578	28	0.8	2.37	2.39
Comm/Ind: Med Val	300,000	300,000		0.0	8,267	8,334	67	0.8	2.76	2.78
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	30,279	30,526	247	0.8	3.03	3.05

Itasca County

Wabana township

<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	Alte
Res Homestead	53,721	53,721	0	0.0	354	356	2	0.5	0.66	0.66
Res Non-Hmstd	4,466	4,466	0	0.0	37	37	0	0.5	0.82	0.83
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
Seasn'l Rec'l	45,202	45,202	0	0.0	424	426	2	0.4	0.94	0.94
Com/Ind: Low	47	47	0	0.0	1	1	0	0.3	1.93	1.93
Com/Ind High	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	201	201	0	0.0	5	5	0	0.3	2.56	2.57
Ag HGA	539	539	0	0.0	2	2	0	0.7	0.41	0.41
Ag Hmstd Land	1,254	1,254	0	0.0	3	3	0	0.8	0.24	0.25
Ag Non-Hmstd	24,429	24,429	0	0.0	178	179	1	0.5	0.73	0.73
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	129,860	129,860	0	0.0	1,004	1,009	5	0.5	0.77	0.78

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,272	1,272	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	8.98	8.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	1,272	1,272	0	0.0	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	6	6	0.0	Total	76.15	76.55	1.93	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	184,900	184,900		0.0	997	1,003	6	0.6	0.54	0.54
Res Hmstd: Avg Val	277,300	277,300		0.0	1,782	1,791	9	0.5	0.64	0.65
Res Hmstd: Hi Val	369,600	369,600		0.0	2,566	2,579	13	0.5	0.69	0.7
Res Hmstd: Ex-Hi Val	554,500	554,500		0.0	4,143	4,164	20	0.5	0.75	0.75
Seas Rec: Lo Val	50,000	50,000		0.0	422	424	2	0.5	0.84	0.85
Seas Rec: Hi Val	150,000	150,000		0.0	1,358	1,364	6	0.4	0.91	0.91

Itasca County

Wawina township

<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	Alte
Res Homestead	1,616	1,616	0	0.0	4	4	0	2.3	0.24	0.25
Res Non-Hmstd	617	617	0	0.0	5	5	0	1.0	0.85	0.86
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
Seasn'l Rec'l	1,262	1,262	0	0.0	11	11	0	1.0	0.88	0.89
Com/Ind: Low	20	20	0	0.0	0	0	0	2.6	1.99	2.04
Com/Ind High	1,128	1,128	0	0.0	30	31	1	2.6	2.64	2.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,414	16,414	0	0.0	433	445	11	2.6	2.64	2.71
Ag HGA	603	603	0	0.0	1	1	0	0.9	0.22	0.22
Ag Hmstd Land	898	898	0	0.0	1	1	0	2.7	0.07	0.07
Ag Non-Hmstd	4,791	4,791	0	0.0	38	39	0	1.1	0.80	0.81
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	27,348	27,348	0	0.0	524	537	13	2.5	1.92	1.96

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	438	438	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.79	13.20	0.00	0.00
(-) FD Contrib Tax Cap	0	15	15	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	438	422	-15	-3.5	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	1	1	0.0	Total	79.95	80.80	1.93	1.88

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,900	59,900	59,900	0.0	129	130	1	0.9	0.21	0.22
Res Hmstd: Avg Val	89,800	89,800	89,800	0.0	216	218	2	0.9	0.24	0.24
Res Hmstd: Hi Val	119,700	119,700	119,700	0.0	479	486	7	1.5	0.4	0.41
Res Hmstd: Ex-Hi Val	179,600	179,600	179,600	0.0	1,012	1,025	13	1.2	0.56	0.57
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	2,978	3,056	78	2.6	1.99	2.04
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	6,939	7,122	183	2.6	2.31	2.37
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	25,423	26,095	672	2.6	2.54	2.61

Itasca County

Splithand township

<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	Alte
Res Homestead	9,980	9,980	0	0.0	43	43	0	0.4	0.43	0.43
Res Non-Hmstd	1,134	1,134	0	0.0	9	9	0	0.3	0.83	0.83
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
Seasn'l Rec'l	2,577	2,577	0	0.0	23	23	0	0.3	0.90	0.91
Com/Ind: Low	23	23	0	0.0	0	0	0	0.2	1.94	1.95
Com/Ind High	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 HGA	1,931	1,931	0	0.0	8	8	0	0.5	0.41	0.41
Ag Hmstd Land	4,255	4,255	0	0.0	8	8	0	0.7	0.19	0.19
Ag Non-Hmstd	8,657	8,657	0	0.0	66	67	0	0.4	0.77	0.77
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	28,557	28,557	0	0.0	158	159	1	0.4	0.55	0.56

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	242	242	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	9.94	9.78	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	242	242	0	0.0	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	6	6	0.0	Total	77.10	77.38	1.93	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,300	85,300	0.0	192	192	1	0.3	0.22	0.23
Res Hmstd: Avg Val	127,900	127,900	0.0	523	525	2	0.4	0.41	0.41
Res Hmstd: Hi Val	170,600	170,600	0.0	890	893	3	0.4	0.52	0.52
Res Hmstd: Ex-Hi Val	255,900	255,900	0.0	1,623	1,629	6	0.3	0.63	0.64
Seas Rec: Lo Val	50,000	50,000	0.0	427	428	1	0.3	0.85	0.86
Seas Rec: Hi Val	150,000	150,000	0.0	1,372	1,376	4	0.3	0.91	0.92

Itasca County

Wildwood township

<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	Alte
Res Homestead	10,940	10,940	0	0.0	55	55	0	0.5	0.50	0.51
Res Non-Hmstd	319	319	0	0.0	3	3	0	0.4	0.79	0.80
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
Seasn'l Rec'l	7,605	7,605	0	0.0	68	68	0	0.4	0.90	0.90
Com/Ind: Low	86	86	0	0.0	2	2	0	18.9	1.95	2.31
Com/Ind High	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 HGA	163	163	0	0.0	1	1	0	0.6	0.43	0.43
Ag Hmstd Land	480	480	0	0.0	1	1	0	0.7	0.25	0.25
Ag Non-Hmstd	16,459	16,459	0	0.0	127	128	1	0.5	0.77	0.78
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	36,052	36,052	0	0.0	257	258	2	0.6	0.71	0.72

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	342	342	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	10.23	10.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	342	342	0	-0.1	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	3	3	0.0	Total	77.40	77.78	1.93	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	104,200	104,200	104,200	0.0	321	324	2	0.8	0.31	0.31
Res Hmstd: Avg Val	156,300	156,300	156,300	0.0	771	775	4	0.6	0.49	0.5
Res Hmstd: Hi Val	208,300	208,300	208,300	0.0	1,219	1,226	6	0.5	0.59	0.59
Res Hmstd: Ex-Hi Val	312,600	312,600	312,600	0.0	2,119	2,130	10	0.5	0.68	0.68
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	428	430	2	0.4	0.86	0.86
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,376	1,382	6	0.4	0.92	0.92

Itasca County

Itasca Co. Unorganized

<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	Alte
Res Homestead	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
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
Seasn'l Rec'l	260	260	0	0.0	2	2	0	0.5	0.91	0.91
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	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 HGA	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	330	330	0	0.0	3	3	0	0.5	0.83	0.83
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	590	590	0	0.0	5	5	0	0.5	0.86	0.87

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	6	6	0	0.0	County	48.68	48.91	#####	#####
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.62	15.61	#####	#####
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.07	18.27	#####	#####
(=) Taxable Tax Capacity	6	6	0	0.0	Special District	0.41	0.41	#####	#####
FD Distrib Tax Cap	0	0	0	0.0	Total	82.78	83.20	#####	#####

*Tax Burdens on
Hypothetical Properties*

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Seas Rec: Lo Val	50,000	50,000	0.0	455	457	2	0.5	0.91	0.91
Seas Rec: Hi Val	150,000	150,000	0.0	1,457	1,463	6	0.4	0.97	0.98

Itasca County

Bigfork city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	6,724	6,724	0	0.0	52	50	-2	-4.4	0.77	0.74
Res Non-Hmstd	2,613	2,613	0	0.0	43	42	-1	-3.1	1.64	1.59
Apartments	102	102	0	0.0	2	2	0	-3.1	1.98	1.92
Low-inc Apts	966	966	0	0.0	12	11	0	-3.1	1.19	1.16
Seasn'l Rec'l	67	67	0	0.0	1	1	0	-2.9	1.65	1.61
Com/Ind: Low	2,664	2,664	0	0.0	84	81	-3	-3.5	3.14	3.03
Com/Ind High	1,103	1,103	0	0.0	46	45	-2	-3.5	4.18	4.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,355	1,355	0	0.0	54	52	-2	-3.5	3.95	3.82
Ag HGA	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	337	337	0	0.0	4	4	0	-3.1	1.33	1.29
Misc props	141	141	0	0.0	3	3	0	-3.1	1.98	1.92
Total	16,073	16,073	0	0.0	300	290	-11	-3.6	1.87	1.80

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	177	177	0	0.0	County	46.25	46.14	0.00	0.00
(-) TIF Tax Capacity	10	10	0	-0.7	City/Town	87.14	82.53	0.00	0.00
(-) FD Contrib Tax Cap	0	20	20	0.0	School District	16.20	16.15	1.93	1.88
(=) Taxable Tax Capacity	167	146	-20	-12.2	Special District	7.57	7.53	0.00	0.00
FD Distrib Tax Cap	0	35	35	0.0	Total	157.16	152.35	1.93	1.88

Tax Burdens on
Hypothetical Properties

	Estimated 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	216	209	-7	-3.0	0.41	0.40
Res Hmstd: Avg Val	78,200	78,200	0.0	480	456	-23	-4.9	0.61	0.58
Res Hmstd: Hi Val	104,200	104,200	0.0	930	893	-37	-4.0	0.89	0.86
Res Hmstd: Ex-Hi Val	156,400	156,400	0.0	1,834	1,769	-65	-3.5	1.17	1.13
Apartment	300,000	300,000	0.0	5,951	5,770	-182	-3.1	1.98	1.92
Comm/Ind: Lo Val	150,000	150,000	0.0	4,715	4,550	-165	-3.5	3.14	3.03
Comm/Ind: Med Val	300,000	300,000	0.0	10,992	10,608	-384	-3.5	3.66	3.54
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,285	38,876	-1,409	-3.5	4.03	3.89

Itasca County

Bovey city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	16,170	16,170	0	0.0	162	141	-20	-12.5	1.00	0.87
Res Non-Hmstd	5,329	5,329	0	0.0	112	102	-10	-8.8	2.10	1.92
Apartments	270	270	0	0.0	7	6	-1	-8.9	2.60	2.37
Low-inc Apts	287	287	0	0.0	4	4	0	-8.8	1.57	1.43
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	1,428	1,428	0	0.0	55	50	-6	-10.1	3.88	3.49
Com/Ind High	687	687	0	0.0	35	32	-4	-10.1	5.16	4.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	345	345	0	0.0	18	16	-2	-10.1	5.16	4.64
Ag HGA	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	1,004	1,004	0	0.0	21	19	-2	-8.9	2.05	1.87
Misc props	8	8	0	0.0	0	0	0	-7.1	5.16	4.79
Total	25,527	25,527	0	0.0	415	371	-44	-10.6	1.63	1.45

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	222	222	0	0.0	County	42.54	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	7	7	0.0	School District	37.88	37.23	3.70	3.53
(=) Taxable Tax Capacity	222	215	-7	-3.2	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	64	64	0.0	Total	205.03	186.76	3.70	3.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,700	49,700	0.0	315	259	-55	-17.6	0.63	0.52
Res Hmstd: Avg Val	74,500	74,500	0.0	629	546	-83	-13.2	0.84	0.73
Res Hmstd: Hi Val	99,300	99,300	0.0	1,177	1,046	-131	-11.2	1.19	1.05
Res Hmstd: Ex-Hi Val	149,000	149,000	0.0	2,306	2,075	-231	-10.0	1.55	1.39
Apartment	300,000	300,000	0.0	7,800	7,109	-690	-8.9	2.6	2.37
Comm/Ind: Lo Val	150,000	150,000	0.0	5,819	5,231	-587	-10.1	3.88	3.49
Comm/Ind: Med Val	300,000	300,000	0.0	13,559	12,189	-1,370	-10.1	4.52	4.06
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	49,678	44,657	-5,021	-10.1	4.97	4.47

Itasca County

Calumet city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	6,919	6,919	0	0.0	70	63	-7	-10.5	1.01	0.90
Res Non-Hmstd	1,803	1,803	0	0.0	45	42	-3	-7.0	2.52	2.35
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	895	895	0	0.0	40	36	-5	-11.9	4.51	3.97
Com/Ind High	542	542	0	0.0	32	29	-4	-11.9	6.00	5.28
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	18	16	-2	-11.9	6.00	5.28
Ag HGA	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	621	621	0	0.0	15	14	-1	-7.1	2.47	2.29
Misc props	138	138	0	0.0	5	5	0	-7.0	3.74	3.48
Total	11,213	11,213	0	0.0	226	204	-23	-10.1	2.02	1.82

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	101	101	0	0.0	County	40.88	40.63	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	6	6	0.0	School District	36.79	35.95	3.71	3.53
(=) Taxable Tax Capacity	101	94	-6	-6.2	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	31	31	0.0	Total	246.90	229.45	3.71	3.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,800	37,800	0.0	259	219	-40	-15.5	0.68	0.58
Res Hmstd: Avg Val	56,700	56,700	0.0	546	486	-60	-11.1	0.96	0.86
Res Hmstd: Hi Val	75,600	75,600	0.0	833	752	-80	-9.7	1.10	1
Res Hmstd: Ex-Hi Val	113,400	113,400	0.0	1,859	1,707	-153	-8.2	1.64	1.50
Comm/Ind: Lo Val	150,000	150,000	0.0	6,761	5,955	-806	-11.9	4.51	3.97
Comm/Ind: Med Val	300,000	300,000	0.0	15,757	13,877	-1,880	-11.9	5.25	4.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	57,738	50,847	-6,892	-11.9	5.77	5.08

Itasca County

Cohasset 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	Alte
Res Homestead	221,084	221,084	0	0.0	1,570	1,586	16	1.0	0.71	0.72
Res Non-Hmstd	14,958	14,958	0	0.0	141	142	1	0.9	0.94	0.95
Apartments	1,463	1,463	0	0.0	16	16	0	0.9	1.10	1.11
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	47,860	47,860	0	0.0	503	507	4	0.8	1.05	1.06
Com/Ind: Low	8,607	8,607	0	0.0	179	182	3	1.8	2.08	2.12
Com/Ind High	10,492	10,492	0	0.0	290	295	5	1.8	2.77	2.82
Publ U: Elec Gen	273,304	273,304	0	0.0	4,764	4,901	138	2.9	1.74	1.79
Publ U: Other	81,652	81,652	0	0.0	2,255	2,296	41	1.8	2.76	2.81
Ag HGA	973	973	0	0.0	7	7	0	1.0	0.68	0.69
Ag Hmstd Land	1,344	1,344	0	0.0	5	5	0	1.2	0.39	0.39
Ag Non-Hmstd	27,183	27,183	0	0.0	230	232	2	0.9	0.85	0.85
Misc props	847	847	0	0.0	10	10	0	0.9	1.15	1.16
Total	689,767	689,767	0	0.0	9,969	10,180	211	2.1	1.45	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	10,498	10,498	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	42	42	0	0.0	City/Town	18.98	19.36	0.00	0.00
(-) FD Contrib Tax Cap	0	237	237	0.0	School District	18.10	18.30	1.93	1.88
(=) Taxable Tax Capacity	10,456	10,219	-237	-2.3	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	33	33	0.0	Total	86.19	86.99	1.93	1.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	164,700	164,700	0.0	943	954	11	1.1	0.57	0.58
Res Hmstd: Avg Val	246,900	246,900	0.0	1,731	1,749	18	1.0	0.70	0.71
Res Hmstd: Hi Val	329,200	329,200	0.0	2,520	2,544	24	1.0	0.77	0.77
Res Hmstd: Ex-Hi Val	493,900	493,900	0.0	4,037	4,074	38	0.9	0.82	0.82
Apartment	300,000	300,000	0.0	3,290	3,319	29	0.9	1.1	1.11
Seas Rec: Lo Val	50,000	50,000	0.0	472	476	4	0.9	0.94	0.95
Seas Rec: Hi Val	150,000	150,000	0.0	1,508	1,520	12	0.8	1.01	1.01
Comm/Ind: Lo Val	150,000	150,000	0.0	3,118	3,175	57	1.8	2.08	2.12
Comm/Ind: Med Val	300,000	300,000	0.0	7,266	7,398	132	1.8	2.42	2.47
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	26,623	27,108	485	1.8	2.66	2.71

Itasca County

Coleraine 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	Alte
Res Homestead	85,814	85,814	0	0.0	828	822	-7	-0.8	0.97	0.96
Res Non-Hmstd	16,082	16,082	0	0.0	246	244	-1	-0.6	1.53	1.52
Apartments	1,503	1,503	0	0.0	27	27	0	-0.6	1.80	1.79
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	336	336	0	0.0	5	5	0	-0.5	1.54	1.53
Com/Ind: Low	6,102	6,102	0	0.0	178	178	-1	-0.3	2.92	2.91
Com/Ind High	2,564	2,564	0	0.0	100	99	0	-0.3	3.89	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	24,151	24,151	0	0.0	937	933	-3	-0.3	3.88	3.87
Ag HGA	1,316	1,316	0	0.0	13	13	0	-0.8	0.99	0.98
Ag Hmstd Land	2,299	2,299	0	0.0	12	12	0	-0.7	0.54	0.53
Ag Non-Hmstd	8,993	8,993	0	0.0	126	125	-1	-0.5	1.40	1.39
Misc props	137	137	0	0.0	3	3	0	-0.5	2.29	2.28
Total	149,297	149,297	0	0.0	2,475	2,462	-13	-0.5	1.66	1.65

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,634	1,634	0	0.0	County	46.21	46.31	0.00	0.00
(-) TIF Tax Capacity	195	195	0	-0.2	City/Town	54.43	54.23	0.00	0.00
(-) FD Contrib Tax Cap	0	98	98	0.0	School District	40.30	39.69	3.70	3.53
(=) Taxable Tax Capacity	1,439	1,341	-98	-6.8	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	80	80	0.0	Total	141.36	140.64	3.70	3.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,100	90,100	90,100	0.0	580	574	-6	-1.0	0.64	0.64
Res Hmstd: Avg Val	135,100	135,100	135,100	0.0	1,290	1,280	-10	-0.8	0.95	0.95
Res Hmstd: Hi Val	180,100	180,100	180,100	0.0	2,000	1,986	-15	-0.7	1.11	1.10
Res Hmstd: Ex-Hi Val	270,300	270,300	270,300	0.0	3,423	3,400	-23	-0.7	1.27	1.26
Apartment	300,000	300,000	300,000	0.0	5,412	5,380	-32	-0.6	1.80	1.79
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,386	4,371	-15	-0.3	2.92	2.91
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	10,216	10,181	-35	-0.3	3.41	3.39
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	37,421	37,295	-126	-0.3	3.74	3.73

Itasca County

Effie 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	Alte
Res Homestead	2,359	2,359	0	0.0	12	11	-1	-10.2	0.53	0.47
Res Non-Hmstd	780	780	0	0.0	11	10	-1	-5.9	1.40	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
Seasn'l Rec'l	526	526	0	0.0	8	7	0	-5.6	1.44	1.36
Com/Ind: Low	314	314	0	0.0	9	9	0	-2.5	2.82	2.75
Com/Ind High	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	-2.5	3.76	3.66
Ag HGA	20	20	0	0.0	0	0	0	-12.1	0.45	0.40
Ag Hmstd Land	86	86	0	0.0	0	0	0	-13.8	0.28	0.25
Ag Non-Hmstd	830	830	0	0.0	11	11	-1	-6.0	1.36	1.28
Misc props	31	31	0	0.0	1	1	0	-5.9	2.06	1.93
Total	4,969	4,969	0	0.0	53	50	-3	-6.3	1.07	1.00

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	44	44	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	61.40	52.90	0.00	0.00
(-) FD Contrib Tax Cap	0	1	1	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	44	42	-1	-2.9	Special District	7.57	7.53	0.00	0.00
FD Distrib Tax Cap	0	8	8	0.0	Total	135.72	127.62	1.93	1.88

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,900	44,900	44,900	0.0	161	151	-9	-5.9	0.36	0.34
Res Hmstd: Avg Val	67,400	67,400	67,400	0.0	272	239	-33	-12.2	0.40	0.35
Res Hmstd: Hi Val	89,800	89,800	89,800	0.0	551	501	-50	-9.0	0.61	0.56
Res Hmstd: Ex-Hi Val	134,800	134,800	134,800	0.0	1,225	1,135	-89	-7.3	0.91	0.84
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	720	679	-40	-5.6	1.44	1.36
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	2,251	2,130	-121	-5.4	1.50	1.42

Itasca County

Grand Rapids 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	Alte
Res Homestead	410,498	410,498	0	0.0	3,785	3,817	32	0.8	0.92	0.93
Res Non-Hmstd	61,613	61,613	0	0.0	858	864	6	0.7	1.39	1.40
Apartments	23,413	23,413	0	0.0	392	394	3	0.7	1.67	1.68
Low-inc Apts	17,130	17,130	0	0.0	172	173	1	0.7	1.00	1.01
Seasn'l Rec'l	3,646	3,646	0	0.0	56	56	0	0.7	1.54	1.55
Com/Ind: Low	52,837	52,837	0	0.0	1,462	1,486	24	1.6	2.77	2.81
Com/Ind High	174,690	174,690	0	0.0	6,434	6,538	104	1.6	3.68	3.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20,480	20,480	0	0.0	753	764	11	1.5	3.68	3.73
Ag HGA	167	167	0	0.0	2	2	0	0.8	0.92	0.92
Ag Hmstd Land	302	302	0	0.0	1	1	0	0.9	0.37	0.37
Ag Non-Hmstd	11,088	11,088	0	0.0	147	148	1	0.7	1.32	1.33
Misc props	2,828	2,828	0	0.0	54	54	0	0.7	1.90	1.91
Total	778,693	778,693	0	0.0	14,116	14,298	182	1.3	1.81	1.84

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	9,377	9,377	0	0.0	County	47.59	47.76	0.00	0.00
(-) TIF Tax Capacity	130	130	0	0.0	City/Town	65.87	66.49	0.00	0.00
(-) FD Contrib Tax Cap	0	1,088	1,088	0.0	School District	18.46	18.68	1.99	1.94
(=) Taxable Tax Capacity	9,247	8,159	-1,088	-11.8	Special District	0.23	0.23	0.00	0.00
FD Distrib Tax Cap	0	445	445	0.0	Total	132.15	133.15	1.99	1.94

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	96,500	96,500	0.0	627	634	6	1.0	0.65	0.66
Res Hmstd: Avg Val	144,600	144,600	0.0	1,330	1,341	11	0.9	0.92	0.93
Res Hmstd: Hi Val	192,800	192,800	0.0	2,034	2,050	16	0.8	1.05	1.06
Res Hmstd: Ex-Hi Val	289,300	289,300	0.0	3,443	3,469	26	0.8	1.19	1.2
Apartment	300,000	300,000	0.0	5,015	5,051	36	0.7	1.67	1.68
Comm/Ind: Lo Val	150,000	150,000	0.0	4,153	4,219	66	1.6	2.77	2.81
Comm/Ind: Med Val	300,000	300,000	0.0	9,681	9,835	154	1.6	3.23	3.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,478	36,044	565	1.6	3.55	3.60

Itasca County

Keewatin city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	22,002	22,002	0	0.0	208	156	-51	-24.8	0.94	0.71
Res Non-Hmstd	3,104	3,104	0	0.0	71	59	-12	-16.7	2.28	1.90
Apartments	205	205	0	0.0	6	5	-1	-16.9	2.80	2.33
Low-inc Apts	915	915	0	0.0	16	13	-3	-16.7	1.71	1.42
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	1,615	1,615	0	0.0	66	55	-11	-16.9	4.09	3.40
Com/Ind High	245	245	0	0.0	13	11	-2	-17.0	5.40	4.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	557	557	0	0.0	30	25	-5	-17.0	5.40	4.48
Ag HGA	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	-17.8	2.10	1.72
Misc props	166	166	0	0.0	5	4	-1	-16.4	3.06	2.56
Total	28,871	28,871	0	0.0	416	329	-86	-20.8	1.44	1.14

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	221	221	0	0.0	County	39.62 39.42	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	11	11	0.0	School District	8.98 8.45	17.78	17.00
(=) Taxable Tax Capacity	221	211	-11	-4.8	Special District	0.41 0.41	0.00	0.00
FD Distrib Tax Cap	0	110	110	0.0	Total	209.79 172.47	17.78	17.00

Tax Burdens on Hypothetical Properties

	Estimated 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	247	160	-86	-35.0	0.63	0.41
Res Hmstd: Avg Val	58,700	58,700	58,700	0.0	528	392	-136	-25.8	0.9	0.67
Res Hmstd: Hi Val	78,200	78,200	78,200	0.0	831	646	-185	-22.3	1.06	0.83
Res Hmstd: Ex-Hi Val	117,300	117,300	117,300	0.0	1,795	1,447	-347	-19.4	1.53	1.23
Apartment	300,000	300,000	300,000	0.0	8,400	6,978	-1,423	-16.9	2.80	2.33
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	6,137	5,102	-1,035	-16.9	4.09	3.40
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	14,231	11,820	-2,411	-16.9	4.74	3.94
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	52,002	43,170	-8,832	-17.0	5.20	4.32

Itasca County

La 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	Alte
Res Homestead	28,958	28,958	0	0.0	258	262	5	1.9	0.89	0.91
Res Non-Hmstd	5,371	5,371	0	0.0	80	81	1	1.7	1.48	1.51
Apartments	84	84	0	0.0	1	1	0	1.6	1.69	1.72
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	4,081	4,081	0	0.0	108	112	4	3.7	2.65	2.75
Com/Ind High	8,313	8,313	0	0.0	283	297	14	4.8	3.41	3.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,849	3,849	0	0.0	137	142	5	3.3	3.57	3.69
Ag HGA	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	5	0	1.7	1.32	1.35
Misc props	506	506	0	0.0	8	9	0	2.1	1.65	1.68
Total	51,497	51,497	0	0.0	880	909	29	3.3	1.71	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	613	613	0	0.0	County	48.66	48.88	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	40.73	43.30	0.00	0.00
(-) FD Contrib Tax Cap	0	80	80	0.0	School District	36.22	36.63	3.38	3.23
(=) Taxable Tax Capacity	613	532	-80	-13.1	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	25	25	0.0	Total	126.02	129.22	3.38	3.23

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	89,000	89,000		0.0	493	511	18	3.6	0.55	0.57
Res Hmstd: Avg Val	133,400	133,400		0.0	1,118	1,151	33	2.9	0.84	0.86
Res Hmstd: Hi Val	177,900	177,900		0.0	1,745	1,792	47	2.7	0.98	1.01
Res Hmstd: Ex-Hi Val	266,900	266,900		0.0	2,997	3,074	77	2.6	1.12	1.15
Apartment	300,000	300,000		0.0	4,827	4,942	115	2.4	1.61	1.65
Comm/Ind: Lo Val	150,000	150,000		0.0	4,036	4,179	143	3.5	2.69	2.79
Comm/Ind: Med Val	300,000	300,000		0.0	9,401	9,736	335	3.6	3.13	3.25
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	34,437	35,666	1,229	3.6	3.44	3.57

Itasca County

Marble city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	13,073	13,073	0	0.0	101	86	-14	-14.3	0.77	0.66
Res Non-Hmstd	2,620	2,620	0	0.0	53	48	-5	-8.8	2.01	1.84
Apartments	149	149	0	0.0	4	3	0	-8.8	2.49	2.27
Low-inc Apts	466	466	0	0.0	7	6	-1	-8.8	1.50	1.37
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	1,156	1,156	0	0.0	43	39	-5	-10.6	3.75	3.35
Com/Ind High	407	407	0	0.0	20	18	-2	-10.6	4.99	4.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	480	480	0	0.0	24	21	-3	-10.6	4.99	4.46
Ag HGA	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	11	10	-1	-8.9	1.97	1.79
Misc props	148	148	0	0.0	5	5	0	-7.9	3.36	3.09
Total	19,046	19,046	0	0.0	267	237	-31	-11.5	1.40	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	156	156	0	0.0	County	39.22 38.95	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	8	8	0.0	School District	35.69 34.84	3.71	3.53
(=) Taxable Tax Capacity	156	148	-8	-5.4	Special District	0.41 0.41	0.00	0.00
FD Distrib Tax Cap	0	64	64	0.0	Total	196.54 179.05	3.71	3.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,000	43,000		0.0	208	162	-46	-22.0	0.48	0.38
Res Hmstd: Avg Val	64,400	64,400		0.0	468	399	-69	-14.7	0.73	0.62
Res Hmstd: Hi Val	85,800	85,800		0.0	823	723	-100	-12.1	0.96	0.84
Res Hmstd: Ex-Hi Val	128,800	128,800		0.0	1,760	1,577	-183	-10.4	1.37	1.22
Apartment	300,000	300,000		0.0	7,481	6,820	-661	-8.8	2.49	2.27
Comm/Ind: Lo Val	150,000	150,000		0.0	5,628	5,031	-597	-10.6	3.75	3.35
Comm/Ind: Med Val	300,000	300,000		0.0	13,113	11,721	-1,392	-10.6	4.37	3.91
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	48,044	42,940	-5,104	-10.6	4.80	4.29

Itasca County

Nashwauk city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	28,283	28,283	0	0.0	227	225	-2	-1.0	0.80	0.79
Res Non-Hmstd	4,381	4,381	0	0.0	68	68	0	-0.5	1.56	1.56
Apartments	2,510	2,510	0	0.0	48	47	0	-0.4	1.90	1.89
Low-inc Apts	1,069	1,069	0	0.0	12	12	0	-0.5	1.16	1.16
Seasn'l Rec'l	79	79	0	0.0	1	1	0	0.0	1.46	1.46
Com/Ind: Low	7,067	7,067	0	0.0	213	214	1	0.4	3.01	3.03
Com/Ind High	1,207	1,207	0	0.0	48	48	0	0.5	3.99	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,852	1,852	0	0.0	73	74	0	0.5	3.95	3.97
Ag HGA	76	76	0	0.0	1	1	0	-1.2	0.66	0.66
Ag Hmstd Land	38	38	0	0.0	0	0	0	-0.3	0.25	0.24
Ag Non-Hmstd	5,158	5,158	0	0.0	81	81	0	0.2	1.57	1.57
Misc props	141	141	0	0.0	4	4	0	-0.2	3.12	3.11
Total	51,860	51,860	0	0.0	777	776	-1	-0.1	1.50	1.50

Tax Base

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alter	Base	Alter	Base	Alter
Total Tax Capacity	514	514	0	0.0	County	44.45	44.17	0.00	0.00	
(-) TIF Tax Capacity	2	1	-1	-33.6	City/Town	80.46	81.50	0.00	0.00	
(-) FD Contrib Tax Cap	0	55	55	0.0	School District	14.34	13.90	17.71	16.93	
(=) Taxable Tax Capacity	512	458	-55	-10.7	Special District	0.41	0.41	0.00	0.00	
FD Distrib Tax Cap	0	48	48	0.0	Total	139.67	139.97	17.71	16.93	

Tax Burdens on
Hypothetical Properties

	Estimated 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	254	251	-3	-1.3	0.45	0.45
Res Hmstd: Avg Val	84,200	84,200	0.0	596	591	-5	-0.8	0.71	0.70
Res Hmstd: Hi Val	112,200	112,200	0.0	1,072	1,065	-6	-0.6	0.96	0.95
Res Hmstd: Ex-Hi Val	168,300	168,300	0.0	2,025	2,016	-9	-0.4	1.20	1.2
Apartment	300,000	300,000	0.0	5,769	5,757	-12	-0.2	1.92	1.92
Comm/Ind: Lo Val	150,000	150,000	0.0	4,558	4,566	7	0.2	3.04	3.04
Comm/Ind: Med Val	300,000	300,000	0.0	10,547	10,569	21	0.2	3.52	3.52
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,497	38,583	86	0.2	3.85	3.86

Itasca County

Squaw 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	Alte
Res Homestead	2,658	2,658	0	0.0	19	19	0	-1.9	0.72	0.70
Res Non-Hmstd	145	145	0	0.0	2	2	0	-1.5	1.14	1.12
Apartments	350	350	0	0.0	5	5	0	-1.5	1.37	1.35
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	1,507	1,507	0	0.0	17	17	0	-1.4	1.15	1.13
Com/Ind: Low	314	314	0	0.0	8	8	0	4.4	2.41	2.52
Com/Ind High	276	276	0	0.0	9	9	0	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	20	20	0	0.0	1	1	0	4.4	2.51	2.62
Ag HGA	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	-1.5	1.08	1.07
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,541	5,541	0	0.0	63	63	0	0.0	1.13	1.13

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	56	56	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	41.24	39.14	0.00	0.00
(-) FD Contrib Tax Cap	0	3	3	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	56	53	-3	-4.8	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	6	6	0.0	Total	108.40	106.74	1.93	1.88

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,600	88,600	88,600	0.0	370	360	-10	-2.8	0.42	0.41
Res Hmstd: Avg Val	132,900	132,900	132,900	0.0	902	884	-18	-2.0	0.68	0.67
Res Hmstd: Hi Val	177,100	177,100	177,100	0.0	1,433	1,407	-27	-1.9	0.81	0.79
Res Hmstd: Ex-Hi Val	265,800	265,800	265,800	0.0	2,498	2,455	-43	-1.7	0.94	0.92
Apartment	300,000	300,000	300,000	0.0	4,123	4,059	-64	-1.5	1.37	1.35
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	583	575	-8	-1.4	1.17	1.15
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,842	1,817	-25	-1.4	1.23	1.21
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,618	3,778	160	4.4	2.41	2.52
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,432	8,806	373	4.4	2.81	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	30,900	32,269	1,369	4.4	3.09	3.23

Itasca County

Taconite city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	8,637	8,637	0	0.0	80	76	-4	-4.7	0.93	0.88
Res Non-Hmstd	605	605	0	0.0	12	12	0	-3.3	2.03	1.96
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
Seasn'l Rec'l	610	610	0	0.0	13	12	0	-3.1	2.09	2.03
Com/Ind: Low	2,729	2,729	0	0.0	103	96	-7	-6.4	3.77	3.53
Com/Ind High	479	479	0	0.0	24	22	-2	-6.4	5.01	4.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	293	293	0	0.0	15	14	-1	-6.4	5.01	4.69
Ag HGA	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	8,363	8,363	0	0.0	162	157	-5	-3.2	1.94	1.88
Misc props	41	41	0	0.0	2	2	0	-2.6	5.01	4.88
Total	21,757	21,757	0	0.0	411	392	-19	-4.6	1.89	1.80

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	210	210	0	0.0	County	43.89	43.86	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	11	11	0.0	School District	38.37	37.68	3.71	3.53
(=) Taxable Tax Capacity	210	199	-11	-5.2	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	17	17	0.0	Total	197.57	191.17	3.71	3.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,400	48,400		0.0	277	257	-19	-7.0	0.57	0.53
Res Hmstd: Avg Val	72,600	72,600		0.0	572	543	-29	-5.1	0.79	0.75
Res Hmstd: Hi Val	96,800	96,800		0.0	1,070	1,024	-45	-4.2	1.10	1.06
Res Hmstd: Ex-Hi Val	145,200	145,200		0.0	2,130	2,050	-80	-3.8	1.47	1.41
Comm/Ind: Lo Val	150,000	150,000		0.0	5,651	5,290	-361	-6.4	3.77	3.53
Comm/Ind: Med Val	300,000	300,000		0.0	13,167	12,326	-841	-6.4	4.39	4.11
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	48,242	45,160	-3,082	-6.4	4.82	4.52

Itasca County

Warba 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	Alte
Res Homestead	4,667	4,667	0	0.0	22	22	0	-1.9	0.47	0.46
Res Non-Hmstd	715	715	0	0.0	8	8	0	-1.2	1.07	1.05
Apartments	77	77	0	0.0	1	1	0	-1.2	1.30	1.28
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	499	499	0	0.0	6	6	0	-1.1	1.12	1.11
Com/Ind: Low	311	311	0	0.0	7	7	0	0.8	2.32	2.34
Com/Ind High	253	253	0	0.0	8	8	0	0.8	3.09	3.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,511	2,511	0	0.0	77	78	1	0.8	3.08	3.10
Ag HGA	227	227	0	0.0	1	1	0	-1.7	0.63	0.62
Ag Hmstd Land	192	192	0	0.0	0	0	0	-3.2	0.17	0.16
Ag Non-Hmstd	960	960	0	0.0	10	10	0	-1.2	1.02	1.01
Misc props	24	24	0	0.0	0	0	0	-1.2	1.30	1.28
Total	10,435	10,435	0	0.0	140	140	0	0.0	1.35	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	121	121	0	0.0	County	48.69	48.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.23	33.58	0.00	0.00
(-) FD Contrib Tax Cap	0	4	4	0.0	School District	18.07	18.27	1.93	1.88
(=) Taxable Tax Capacity	121	117	-4	-3.0	Special District	0.41	0.41	0.00	0.00
FD Distrib Tax Cap	0	10	10	0.0	Total	102.39	101.18	1.93	1.88

Tax Burdens on Hypothetical Properties

	Estimated 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	166	164	-2	-1.2	0.27	0.27
Res Hmstd: Avg Val	91,500	91,500	0.0	368	360	-8	-2.2	0.40	0.39
Res Hmstd: Hi Val	122,000	122,000	0.0	714	702	-12	-1.7	0.59	0.58
Res Hmstd: Ex-Hi Val	183,000	183,000	0.0	1,407	1,386	-21	-1.5	0.77	0.76
Apartment	300,000	300,000	0.0	3,898	3,851	-47	-1.2	1.3	1.28
Comm/Ind: Lo Val	150,000	150,000	0.0	3,483	3,511	28	0.8	2.32	2.34
Comm/Ind: Med Val	300,000	300,000	0.0	8,117	8,182	65	0.8	2.71	2.73
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,743	29,981	238	0.8	2.97	3

Koochiching County

UNORG #0095

<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	Alte
Res Homestead	481	481	0	0.0	0	0	0	0.0	####	####
Res Non-Hmstd	51	51	0	0.0	0	0	0	0.2	0.65	0.65
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
Seasn'l Rec'l	2,438	2,438	0	0.0	17	18	0	0.2	0.72	0.72
Com/Ind: Low	11	11	0	0.0	0	0	0	11.3	1.73	1.92
Com/Ind High	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 HGA	617	617	0	0.0	1	1	0	0.1	0.15	0.15
Ag Hmstd Land	1,890	1,890	0	0.0	1	1	0	0.7	0.03	0.03
Ag Non-Hmstd	36,357	36,357	0	0.0	234	235	0	0.2	0.64	0.65
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	41,844	41,844	0	0.0	254	254	0	0.2	0.61	0.61

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	405	405	0	0.0	County	39.30	39.28	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.94	25.09	1.54	1.52
(=) Taxable Tax Capacity	405	405	0	0.0	Special District	0.17	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	64.41	64.53	1.54	1.52

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	26,700	26,700	0.0	36	37	0	0.1	0.14	0.14
Res Hmstd: Avg Val	40,100	40,100	0.0	55	55	0	0.1	0.14	0.14
Res Hmstd: Hi Val	53,400	53,400	0.0	73	73	0	0.1	0.14	0.14
Res Hmstd: Ex-Hi Val	80,100	80,100	0.0	114	114	0	0.1	0.14	0.14
Seas Rec: Lo Val	50,000	50,000	0.0	363	364	1	0.2	0.73	0.73
Seas Rec: Hi Val	150,000	150,000	0.0	1,182	1,183	2	0.2	0.79	0.79

Lake County

Beaver Bay township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	46,837	46,837	0	0.0	243	249	6	2.4	0.52	0.53
Res Non-Hmstd	14,271	14,271	0	0.0	102	104	2	2.0	0.72	0.73
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
Seasn'l Rec'l	52,531	52,531	0	0.0	451	459	8	1.7	0.86	0.87
Com/Ind: Low	1,179	1,179	0	0.0	21	25	4	19.9	1.80	2.16
Com/Ind High	1,614	1,614	0	0.0	39	46	8	20.0	2.39	2.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,388	1,388	0	0.0	33	40	7	20.0	2.39	2.87
Ag HGA	65	65	0	0.0	0	0	0	4.8	0.22	0.23
Ag Hmstd Land	234	234	0	0.0	1	1	0	3.4	0.25	0.26
Ag Non-Hmstd	34,487	34,487	0	0.0	224	228	5	2.1	0.65	0.66
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	152,607	152,607	0	0.0	1,114	1,153	39	3.5	0.73	0.76

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,536	1,536	0	0.0	County	43.47	44.41	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	2.93	2.97	0.00	0.00
(-) FD Contrib Tax Cap	0	24	24	0.0	School District	18.96	19.36	1.85	1.82
(=) Taxable Tax Capacity	1,536	1,512	-24	-1.6	Special District	2.16	2.18	0.00	0.00
FD Distrib Tax Cap	0	4	4	0.0	Total	67.52	68.92	1.85	1.82

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	154,800	154,800		0.0	627	645	18	2.9	0.40	0.42
Res Hmstd: Avg Val	232,100	232,100		0.0	1,210	1,239	29	2.4	0.52	0.53
Res Hmstd: Hi Val	309,400	309,400		0.0	1,793	1,834	41	2.3	0.58	0.59
Res Hmstd: Ex-Hi Val	464,200	464,200		0.0	2,930	2,994	63	2.2	0.63	0.64
Seas Rec: Lo Val	50,000	50,000		0.0	379	386	7	1.8	0.76	0.77
Seas Rec: Hi Val	150,000	150,000		0.0	1,228	1,249	21	1.7	0.82	0.83
Comm/Ind: Lo Val	150,000	150,000		0.0	2,697	3,234	537	19.9	1.8	2.16
Comm/Ind: Med Val	300,000	300,000		0.0	6,284	7,537	1,253	19.9	2.09	2.51
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	23,022	27,618	4,596	20.0	2.30	2.76

Lake County

Crystal Bay township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	22,448	22,448	0	0.0	100	102	2	1.8	0.45	0.45
Res Non-Hmstd	2,468	2,468	0	0.0	20	21	0	1.3	0.83	0.84
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
Seasn'l Rec'l	8,324	8,324	0	0.0	77	78	1	1.2	0.92	0.93
Com/Ind: Low	926	926	0	0.0	19	20	1	6.7	2.00	2.13
Com/Ind High	199	199	0	0.0	5	5	0	7.3	2.45	2.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	666	666	0	0.0	18	19	1	6.7	2.66	2.84
Ag HGA	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	20,638	20,638	0	0.0	167	169	2	1.3	0.81	0.82
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	55,668	55,668	0	0.0	406	414	8	2.0	0.73	0.74

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	527	527	0	0.0	County	43.47	44.41	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	16.37	16.09	0.00	0.00
(-) FD Contrib Tax Cap	0	4	4	0.0	School District	18.96	19.36	1.85	1.82
(=) Taxable Tax Capacity	527	523	-4	-0.8	Special District	2.16	2.18	0.00	0.00
FD Distrib Tax Cap	0	13	13	0.0	Total	80.97	82.04	1.85	1.82

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	85,100	85,100		0.0	200	203	2	1.2	0.24	0.24
Res Hmstd: Avg Val	127,500	127,500		0.0	557	568	11	1.9	0.44	0.45
Res Hmstd: Hi Val	170,000	170,000		0.0	940	956	15	1.6	0.55	0.56
Res Hmstd: Ex-Hi Val	255,100	255,100		0.0	1,707	1,732	25	1.5	0.67	0.68
Seas Rec: Lo Val	50,000	50,000		0.0	446	451	5	1.2	0.89	0.90
Seas Rec: Hi Val	150,000	150,000		0.0	1,430	1,446	16	1.1	0.95	0.96
Comm/Ind: Lo Val	150,000	150,000		0.0	3,000	3,200	200	6.7	2	2.13
Comm/Ind: Med Val	300,000	300,000		0.0	6,990	7,457	467	6.7	2.33	2.49
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	25,610	27,325	1,714	6.7	2.56	2.73

Lake County

Fall Lake township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	88,876	88,876	0	0.0	546	558	12	2.2	0.61	0.63
Res Non-Hmstd	25,706	25,706	0	0.0	185	189	4	2.0	0.72	0.73
Apartments	124	124	0	0.0	1	1	0	2.0	0.88	0.90
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	164,486	164,486	0	0.0	1,380	1,403	23	1.7	0.84	0.85
Com/Ind: Low	573	573	0	0.0	10	13	2	21.0	1.82	2.20
Com/Ind High	235	235	0	0.0	6	7	1	21.0	2.42	2.93
Publ U: Elec Gen	1,345	1,345	0	0.0	19	26	7	36.4	1.40	1.91
Publ U: Other	6,888	6,888	0	0.0	165	200	35	21.0	2.39	2.90
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	36	36	0	0.0	0	0	0	2.0	0.88	0.90
Ag Non-Hmstd	60,843	60,843	0	0.0	419	428	9	2.1	0.69	0.70
Misc props	160	160	0	0.0	1	1	0	2.0	0.71	0.72
Total	349,271	349,271	0	0.0	2,732	2,825	93	3.4	0.78	0.81

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,555	3,555	0	0.0	County	43.47	44.41	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	4.92	5.00	0.00	0.00
(-) FD Contrib Tax Cap	0	59	59	0.0	School District	18.96	19.36	1.85	1.82
(=) Taxable Tax Capacity	3,555	3,496	-59	-1.7	Special District	1.62	1.63	0.00	0.00
FD Distrib Tax Cap	0	2	2	0.0	Total	68.97	70.40	1.85	1.82

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	223,800	223,800	0.0	1,177	1,206	29	2.5	0.53	0.54
Res Hmstd: Avg Val	335,500	335,500	0.0	2,038	2,084	46	2.3	0.61	0.62
Res Hmstd: Hi Val	447,200	447,200	0.0	2,877	2,940	63	2.2	0.64	0.66
Res Hmstd: Ex-Hi Val	671,000	671,000	0.0	4,757	4,857	100	2.1	0.71	0.72
Apartment	300,000	300,000	0.0	2,642	2,695	53	2.0	0.88	0.9
Seas Rec: Lo Val	50,000	50,000	0.0	386	393	7	1.9	0.77	0.79
Seas Rec: Hi Val	150,000	150,000	0.0	1,250	1,272	21	1.7	0.83	0.85
Comm/Ind: Lo Val	150,000	150,000	0.0	2,730	3,302	572	21.0	1.82	2.20
Comm/Ind: Med Val	300,000	300,000	0.0	6,360	7,695	1,335	21.0	2.12	2.56
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	23,302	28,196	4,894	21.0	2.33	2.82

Lake County

Silver Creek township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	104,588	104,588	0	0.0	601	615	14	2.3	0.57	0.59
Res Non-Hmstd	21,738	21,738	0	0.0	166	170	3	1.9	0.77	0.78
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
Seasn'l Rec'l	135,906	135,906	0	0.0	1,228	1,249	20	1.6	0.90	0.92
Com/Ind: Low	2,302	2,302	0	0.0	43	51	8	18.4	1.88	2.22
Com/Ind High	4,661	4,661	0	0.0	116	138	22	18.5	2.50	2.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,664	2,664	0	0.0	66	78	12	18.5	2.46	2.92
Ag HGA	691	691	0	0.0	3	3	0	2.9	0.41	0.42
Ag Hmstd Land	1,423	1,423	0	0.0	2	2	0	4.4	0.15	0.16
Ag Non-Hmstd	87,883	87,883	0	0.0	628	641	13	2.0	0.71	0.73
Misc props	252	252	0	0.0	2	2	0	1.9	0.75	0.76
Total	362,109	362,109	0	0.0	2,855	2,947	92	3.2	0.79	0.81

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,646	3,646	0	0.0	County	43.47	44.41	0.00	0.00
(-) TIF Tax Capacity	277	272	-5	-1.8	City/Town	8.82	8.93	0.00	0.00
(-) FD Contrib Tax Cap	0	58	58	0.0	School District	18.97	19.37	1.85	1.82
(=) Taxable Tax Capacity	3,368	3,315	-53	-1.6	Special District	1.62	1.63	0.00	0.00
FD Distrib Tax Cap	0	10	10	0.0	Total	72.88	74.35	1.85	1.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	152,300	152,300		0.0	677	695	18	2.7	0.44	0.46
Res Hmstd: Avg Val	228,400	228,400		0.0	1,295	1,326	30	2.3	0.57	0.58
Res Hmstd: Hi Val	304,400	304,400		0.0	1,913	1,955	42	2.2	0.63	0.64
Res Hmstd: Ex-Hi Val	456,700	456,700		0.0	3,123	3,189	66	2.1	0.68	0.7
Seas Rec: Lo Val	50,000	50,000		0.0	406	413	7	1.8	0.81	0.83
Seas Rec: Hi Val	150,000	150,000		0.0	1,309	1,331	22	1.7	0.87	0.89
Comm/Ind: Lo Val	150,000	150,000		0.0	2,818	3,337	520	18.4	1.88	2.22
Comm/Ind: Med Val	300,000	300,000		0.0	6,565	7,778	1,213	18.5	2.19	2.59
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	24,054	28,500	4,446	18.5	2.41	2.85

Lake County

Stony River township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	12,297	12,297	0	0.0	50	51	1	2.6	0.41	0.42
Res Non-Hmstd	2,558	2,558	0	0.0	17	18	0	2.0	0.67	0.69
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
Seasn'l Rec'l	34,754	34,754	0	0.0	275	280	5	1.7	0.79	0.80
Com/Ind: Low	544	544	0	0.0	10	10	1	6.4	1.77	1.88
Com/Ind High	380	380	0	0.0	9	10	1	6.4	2.35	2.50
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	6.4	2.35	2.50
Ag HGA	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	2.0	0.84	0.85
Ag Non-Hmstd	46,076	46,076	0	0.0	301	307	6	2.1	0.65	0.67
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	96,656	96,656	0	0.0	663	677	14	2.1	0.69	0.70

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	955	955	0	0.0	County	43.47	44.41	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	0.86	0.86	0.00	0.00
(-) FD Contrib Tax Cap	0	1	1	0.0	School District	18.96	19.36	1.85	1.82
(=) Taxable Tax Capacity	955	953	-1	-0.1	Special District	2.16	2.18	0.00	0.00
FD Distrib Tax Cap	0	1	1	0.0	Total	65.45	66.81	1.85	1.82

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	100,000	100,000		0.0	210	214	4	1.9	0.21	0.21
Res Hmstd: Avg Val	150,000	150,000		0.0	564	581	17	3.0	0.38	0.39
Res Hmstd: Hi Val	199,900	199,900		0.0	929	953	24	2.6	0.46	0.48
Res Hmstd: Ex-Hi Val	299,900	299,900		0.0	1,661	1,700	38	2.3	0.55	0.57
Seas Rec: Lo Val	50,000	50,000		0.0	369	375	7	1.8	0.74	0.75
Seas Rec: Hi Val	150,000	150,000		0.0	1,197	1,218	20	1.7	0.8	0.81
Comm/Ind: Lo Val	150,000	150,000		0.0	2,650	2,821	170	6.4	1.77	1.88
Comm/Ind: Med Val	300,000	300,000		0.0	6,175	6,572	397	6.4	2.06	2.19
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	22,623	24,080	1,457	6.4	2.26	2.41

Lake County

UNORG #2

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	176,961	176,961	0	0.0	968	994	26	2.7	0.55	0.56
Res Non-Hmstd	22,983	22,983	0	0.0	176	180	4	2.2	0.77	0.78
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
Seasn'l Rec'l	81,512	81,512	0	0.0	718	732	14	1.9	0.88	0.90
Com/Ind: Low	5,289	5,289	0	0.0	99	115	16	16.1	1.87	2.17
Com/Ind High	26,173	26,173	0	0.0	651	755	105	16.1	2.49	2.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,270	3,270	0	0.0	80	93	13	16.1	2.45	2.84
Ag HGA	1,092	1,092	0	0.0	5	5	0	3.0	0.47	0.48
Ag Hmstd Land	2,444	2,444	0	0.0	7	7	0	3.1	0.30	0.31
Ag Non-Hmstd	66,862	66,862	0	0.0	479	490	11	2.3	0.72	0.73
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	386,586	386,586	0	0.0	3,183	3,372	188	5.9	0.82	0.87

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,044	4,044	0	0.0	County	43.47	44.41	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	8.18	8.47	0.00	0.00
(-) FD Contrib Tax Cap	0	181	181	0.0	School District	18.98	19.37	1.85	1.82
(=) Taxable Tax Capacity	4,044	3,863	-181	-4.5	Special District	1.62	1.63	0.00	0.00
FD Distrib Tax Cap	0	29	29	0.0	Total	72.24	73.89	1.85	1.82

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	144,000	144,000	144,000	0.0	602	621	19	3.2	0.42	0.43
Res Hmstd: Avg Val	215,800	215,800	215,800	0.0	1,180	1,212	32	2.7	0.55	0.56
Res Hmstd: Hi Val	287,700	287,700	287,700	0.0	1,760	1,804	45	2.5	0.61	0.63
Res Hmstd: Ex-Hi Val	431,700	431,700	431,700	0.0	2,909	2,978	70	2.4	0.67	0.69
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	402	411	8	2.0	0.80	0.82
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,299	1,324	25	1.9	0.87	0.88
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	2,803	3,253	450	16.1	1.87	2.17
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	6,532	7,582	1,050	16.1	2.18	2.53
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	23,931	27,781	3,851	16.1	2.39	2.78

Lake County

Lake Co. Unorganized

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	14,765	14,765	0	0.0	81	83	2	2.4	0.55	0.56
Res Non-Hmstd	3,297	3,297	0	0.0	24	24	0	2.1	0.73	0.74
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
Seasn'l Rec'l	45,168	45,168	0	0.0	389	395	7	1.7	0.86	0.88
Com/Ind: Low	482	482	0	0.0	9	10	1	12.4	1.80	2.02
Com/Ind High	118	118	0	0.0	3	3	0	12.4	2.39	2.69
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 HGA	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	2.1	0.86	0.88
Ag Non-Hmstd	38,568	38,568	0	0.0	252	258	5	2.2	0.65	0.67
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	102,403	102,403	0	0.0	757	774	16	2.1	0.74	0.76

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,022	1,022	0	0.0	County	43.47	44.41	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	3.02	3.13	0.00	0.00
(-) FD Contrib Tax Cap	0	2	2	0.0	School District	18.96	19.36	1.85	1.82
(=) Taxable Tax Capacity	1,022	1,020	-2	-0.2	Special District	2.16	2.18	0.00	0.00
FD Distrib Tax Cap	0	3	3	0.0	Total	67.61	69.08	1.85	1.82

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	172,800	172,800		0.0	764	786	22	2.8	0.44	0.45
Res Hmstd: Avg Val	259,100	259,100		0.0	1,416	1,451	35	2.5	0.55	0.56
Res Hmstd: Hi Val	345,400	345,400		0.0	2,068	2,117	49	2.4	0.6	0.61
Res Hmstd: Ex-Hi Val	518,300	518,300		0.0	3,341	3,417	75	2.3	0.64	0.66
Seas Rec: Lo Val	50,000	50,000		0.0	379	387	7	1.9	0.76	0.77
Seas Rec: Hi Val	150,000	150,000		0.0	1,230	1,252	22	1.8	0.82	0.83
Comm/Ind: Lo Val	150,000	150,000		0.0	2,699	3,033	333	12.4	1.8	2.02
Comm/Ind: Med Val	300,000	300,000		0.0	6,289	7,067	778	12.4	2.1	2.36
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	23,040	25,894	2,854	12.4	2.30	2.59

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	Alte
Res Homestead	8,499	8,499	0	0.0	96	101	5	5.0	1.14	1.19
Res Non-Hmstd	2,243	2,243	0	0.0	33	35	1	4.4	1.47	1.54
Apartments	200	200	0	0.0	4	4	0	4.4	1.81	1.89
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	23,225	23,225	0	0.0	375	390	15	4.0	1.62	1.68
Com/Ind: Low	1,428	1,428	0	0.0	42	43	1	1.8	2.93	2.99
Com/Ind High	3,007	3,007	0	0.0	117	120	2	1.8	3.91	3.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	94	94	0	0.0	4	4	0	1.8	3.91	3.98
Ag HGA	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	4.4	1.81	1.89
Ag Non-Hmstd	4,131	4,131	0	0.0	59	62	3	4.5	1.43	1.50
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	42,828	42,828	0	0.0	731	757	27	3.7	1.71	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	460	460	0	0.0	County	42.26	43.12	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	80.36	85.50	0.00	0.00
(-) FD Contrib Tax Cap	0	30	30	0.0	School District	18.47	18.83	1.85	1.82
(=) Taxable Tax Capacity	460	431	-30	-6.4	Special District	2.16	2.18	0.00	0.00
FD Distrib Tax Cap	0	2	2	0.0	Total	143.26	149.63	1.85	1.82

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	128,800	128,800		0.0	1,212	1,277	65	5.4	0.94	0.99
Res Hmstd: Avg Val	193,200	193,200		0.0	2,229	2,339	110	4.9	1.15	1.21
Res Hmstd: Hi Val	257,500	257,500		0.0	3,245	3,400	154	4.8	1.26	1.32
Res Hmstd: Ex-Hi Val	386,300	386,300		0.0	5,280	5,524	244	4.6	1.37	1.43
Apartment	300,000	300,000		0.0	5,428	5,666	238	4.4	1.81	1.89
Seas Rec: Lo Val	50,000	50,000		0.0	758	789	32	4.2	1.52	1.58
Seas Rec: Hi Val	150,000	150,000		0.0	2,364	2,460	96	4.0	1.58	1.64
Comm/Ind: Lo Val	150,000	150,000		0.0	4,401	4,480	79	1.8	2.93	2.99
Comm/Ind: Med Val	300,000	300,000		0.0	10,260	10,445	185	1.8	3.42	3.48
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	37,601	38,279	677	1.8	3.76	3.83

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	Alte
Res Homestead	122,218	122,218	0	0.0	938	949	11	1.2	0.77	0.78
Res Non-Hmstd	22,852	22,852	0	0.0	323	326	3	0.9	1.41	1.43
Apartments	5,248	5,248	0	0.0	89	89	1	0.9	1.69	1.71
Low-inc Apts	2,722	2,722	0	0.0	28	28	0	0.9	1.02	1.03
Seasn'l Rec'l	19,010	19,010	0	0.0	280	283	2	0.8	1.47	1.49
Com/Ind: Low	14,754	14,754	0	0.0	412	420	8	1.9	2.79	2.84
Com/Ind High	22,318	22,318	0	0.0	829	845	15	1.9	3.72	3.79
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 HGA	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	36	36	0	0.9	1.34	1.35
Misc props	818	818	0	0.0	19	19	0	0.8	2.29	2.31
Total	212,626	212,626	0	0.0	2,954	2,994	41	1.4	1.39	1.41

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,153	2,153	0	0.0	County	37.96	38.28	0.00	0.00
(-) TIF Tax Capacity	166	166	0	0.0	City/Town	77.14	77.89	0.00	0.00
(-) FD Contrib Tax Cap	0	226	226	0.0	School District	17.03	17.18	1.85	1.82
(=) Taxable Tax Capacity	1,987	1,761	-226	-11.4	Special District	1.62	1.63	0.00	0.00
FD Distrib Tax Cap	0	185	185	0.0	Total	133.75	134.98	1.85	1.82

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,400	74,400		0.0	321	326	5	1.6	0.43	0.44
Res Hmstd: Avg Val	111,500	111,500		0.0	858	868	10	1.2	0.77	0.78
Res Hmstd: Hi Val	148,600	148,600		0.0	1,406	1,421	15	1.1	0.95	0.96
Res Hmstd: Ex-Hi Val	223,000	223,000		0.0	2,504	2,529	25	1.0	1.12	1.13
Apartment	300,000	300,000		0.0	5,071	5,116	45	0.9	1.69	1.71
Seas Rec: Lo Val	50,000	50,000		0.0	710	716	6	0.9	1.42	1.43
Seas Rec: Hi Val	150,000	150,000		0.0	2,222	2,240	18	0.8	1.48	1.49
Comm/Ind: Lo Val	150,000	150,000		0.0	4,187	4,265	78	1.9	2.79	2.84
Comm/Ind: Med Val	300,000	300,000		0.0	9,761	9,943	182	1.9	3.25	3.31
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	35,772	36,438	666	1.9	3.58	3.64

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	Alte
Res Homestead	66,838	66,838	0	0.0	532	561	29	5.5	0.80	0.84
Res Non-Hmstd	10,834	10,834	0	0.0	178	184	7	3.8	1.64	1.70
Apartments	326	326	0	0.0	7	7	0	3.8	2.01	2.09
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	3,504	3,504	0	0.0	60	63	2	3.6	1.73	1.79
Com/Ind: Low	3,409	3,409	0	0.0	108	107	-1	-1.0	3.18	3.15
Com/Ind High	4,593	4,593	0	0.0	194	193	-2	-1.0	4.23	4.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,690	13,690	0	0.0	579	573	-6	-1.0	4.23	4.19
Ag HGA	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	3.8	2.01	2.09
Ag Non-Hmstd	1,816	1,816	0	0.0	29	30	1	3.9	1.60	1.66
Misc props	56	56	0	0.0	1	1	0	3.8	2.41	2.51
Total	105,065	105,065	0	0.0	1,688	1,719	31	1.8	1.61	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	1,056	1,056	0	0.0	County	37.42	37.53	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	141	141	0.0	School District	16.81	16.88	1.85	1.82
(=) Taxable Tax Capacity	1,056	915	-141	-13.3	Special District	2.16	2.18	0.00	0.00
FD Distrib Tax Cap	0	96	96	0.0	Total	159.71	165.91	1.85	1.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,400	60,400	0.0	275	297	22	8.1	0.46	0.49
Res Hmstd: Avg Val	90,600	90,600	0.0	684	722	38	5.5	0.76	0.8
Res Hmstd: Hi Val	120,700	120,700	0.0	1,214	1,272	58	4.8	1.01	1.05
Res Hmstd: Ex-Hi Val	181,100	181,100	0.0	2,276	2,375	99	4.3	1.26	1.31
Apartment	300,000	300,000	0.0	6,044	6,276	232	3.8	2.01	2.09
Comm/Ind: Lo Val	150,000	150,000	0.0	4,771	4,725	-46	-1.0	3.18	3.15
Comm/Ind: Med Val	300,000	300,000	0.0	11,124	11,017	-107	-1.0	3.71	3.67
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,768	40,378	-391	-1.0	4.08	4.04

Ramsey County

White Bear township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	922,752	922,752	0	0.0	12,962	12,668	-293	-2.3	1.40	1.37
Res Non-Hmstd	87,533	87,533	0	0.0	1,346	1,318	-28	-2.1	1.54	1.51
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	3,890	3,890	0	0.0	43	42	-1	-2.2	1.11	1.09
Seasn'l Rec'l	1,987	1,987	0	0.0	29	28	0	-0.3	1.43	1.43
Com/Ind: Low	11,163	11,163	0	0.0	319	329	10	3.1	2.85	2.94
Com/Ind High	138,807	138,807	0	0.0	5,150	5,329	179	3.5	3.71	3.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,490	6,490	0	0.0	239	248	8	3.5	3.69	3.82
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	54	54	0	0.0	1	1	0	-1.9	1.79	1.75
Ag Non-Hmstd	5,505	5,505	0	0.0	66	66	0	-0.4	1.20	1.20
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,178,182	1,178,182	0	0.0	20,155	20,029	-125	-0.6	1.71	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	12,704	12,704	0	0.0	County	62.24	61.02	0.00	0.00
(-) TIF Tax Capacity	689	689	0	0.0	City/Town	23.55	23.74	0.64	0.64
(-) FD Contrib Tax Cap	0	1,149	1,149	0.0	School District	25.45	26.05	27.59	24.82
(=) Taxable Tax Capacity	12,014	10,865	-1,149	-9.6	Special District	9.03	9.03	0.00	0.00
FD Distrib Tax Cap	0	1,202	1,202	0.0	Total	120.28	119.83	28.23	25.47

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Base	Alter
Res Hmstd: Lo Val	155,700	155,700	0.0	2,033	1,984	-49	-2.4	1.31	1.27
Res Hmstd: Avg Val	233,400	233,400	0.0	3,271	3,197	-74	-2.3	1.40	1.37
Res Hmstd: Hi Val	311,200	311,200	0.0	4,511	4,411	-99	-2.2	1.45	1.42
Res Hmstd: Ex-Hi Val	466,900	466,900	0.0	6,934	6,784	-150	-2.2	1.49	1.45
Comm/Ind: Lo Val	150,000	150,000	0.0	4,280	4,414	135	3.1	2.85	2.94
Comm/Ind: Med Val	300,000	300,000	0.0	9,845	10,173	328	3.3	3.28	3.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,816	37,046	1,230	3.4	3.58	3.70

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	Alte
Res Homestead	1,233,235	1,233,235	0	0.0	18,952	18,686	-267	-1.4	1.54	1.52
Res Non-Hmstd	96,332	96,332	0	0.0	1,636	1,615	-21	-1.3	1.70	1.68
Apartments	129,300	129,300	0	0.0	2,607	2,577	-30	-1.2	2.02	1.99
Low-inc Apts	30,193	30,193	0	0.0	372	368	-4	-1.1	1.23	1.22
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	27,314	27,314	0	0.0	852	848	-4	-0.5	3.12	3.10
Com/Ind High	299,797	299,797	0	0.0	12,214	12,191	-24	-0.2	4.07	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	12,742	12,742	0	0.0	527	521	-5	-1.0	4.13	4.09
Ag HGA	271	271	0	0.0	4	4	0	-1.2	1.58	1.56
Ag Hmstd Land	7	7	0	0.0	0	0	0	-0.8	2.00	1.98
Ag Non-Hmstd	663	663	0	0.0	9	9	0	0.4	1.41	1.41
Misc props	9,368	9,368	0	0.0	187	185	-2	-0.8	2.00	1.98
Total	1,839,221	1,839,221	0	0.0	37,361	37,005	-357	-1.0	2.03	2.01

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	20,941	20,941	0	0.0	County	62.24	61.02	0.00	0.00
(-) TIF Tax Capacity	3,602	3,602	0	0.0	City/Town	41.08	41.39	0.00	0.00
(-) FD Contrib Tax Cap	0	2,496	2,496	0.0	School District	28.38	29.68	23.70	21.24
(=) Taxable Tax Capacity	17,339	14,842	-2,496	-14.4	Special District	9.89	9.93	0.00	0.00
FD Distrib Tax Cap	0	3,025	3,025	0.0	Total	141.58	142.02	23.70	21.24

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	144,300	144,300		0.0	2,042	2,011	-30	-1.5	1.41	1.39
Res Hmstd: Avg Val	216,300	216,300		0.0	3,324	3,279	-45	-1.3	1.54	1.52
Res Hmstd: Hi Val	288,300	288,300		0.0	4,605	4,546	-59	-1.3	1.6	1.58
Res Hmstd: Ex-Hi Val	432,600	432,600		0.0	7,150	7,062	-88	-1.2	1.65	1.63
Apartment	300,000	300,000		0.0	6,020	5,963	-58	-1.0	2.01	1.99
Comm/Ind: Lo Val	150,000	150,000		0.0	4,691	4,663	-28	-0.6	3.13	3.11
Comm/Ind: Med Val	300,000	300,000		0.0	10,828	10,775	-53	-0.5	3.61	3.59
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	39,465	39,296	-168	-0.4	3.95	3.93

Ramsey County

North 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	Alte
Res Homestead	557,651	557,651	0	0.0	8,094	7,765	-328	-4.1	1.45	1.39
Res Non-Hmstd	51,639	51,639	0	0.0	869	835	-34	-3.9	1.68	1.62
Apartments	38,440	38,440	0	0.0	762	733	-28	-3.7	1.98	1.91
Low-inc Apts	23,740	23,740	0	0.0	291	279	-11	-3.9	1.22	1.18
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	15,540	15,540	0	0.0	481	474	-7	-1.5	3.10	3.05
Com/Ind High	76,242	76,242	0	0.0	3,088	3,046	-42	-1.4	4.05	4.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,815	3,815	0	0.0	155	152	-2	-1.4	4.05	4.00
Ag HGA	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	-3.7	1.98	1.91
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	1,000	1,000	0	0.0	26	26	-1	-3.1	2.64	2.56
Total	768,068	768,068	0	0.0	13,766	13,312	-454	-3.3	1.79	1.73

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	7,898	7,898	0	0.0	County	62.24	61.02	0.00	0.00
(-) TIF Tax Capacity	272	272	0	0.0	City/Town	36.01	33.27	6.25	6.25
(-) FD Contrib Tax Cap	0	700	700	0.0	School District	27.67	28.29	17.38	14.83
(=) Taxable Tax Capacity	7,626	6,926	-700	-9.2	Special District	13.68	13.20	0.00	0.00
FD Distrib Tax Cap	0	2,061	2,061	0.0	Total	139.61	135.77	23.62	21.07

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	112,800	112,800	0.0	1,463	1,401	-62	-4.2	1.3	1.24
Res Hmstd: Avg Val	169,100	169,100	0.0	2,453	2,353	-100	-4.1	1.45	1.39
Res Hmstd: Hi Val	225,500	225,500	0.0	3,444	3,307	-138	-4.0	1.53	1.47
Res Hmstd: Ex-Hi Val	338,300	338,300	0.0	5,427	5,214	-214	-3.9	1.60	1.54
Apartment	300,000	300,000	0.0	5,944	5,724	-220	-3.7	1.98	1.91
Comm/Ind: Lo Val	150,000	150,000	0.0	4,646	4,574	-72	-1.5	3.1	3.05
Comm/Ind: Med Val	300,000	300,000	0.0	10,722	10,567	-154	-1.4	3.57	3.52
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	39,077	38,536	-541	-1.4	3.91	3.85

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	Alte
Res Homestead	2,098,549	2,098,549	0	0.0	27,848	28,070	222	0.8	1.33	1.34
Res Non-Hmstd	220,052	220,052	0	0.0	3,227	3,261	33	1.0	1.47	1.48
Apartments	254,476	254,476	0	0.0	4,406	4,466	60	1.4	1.73	1.75
Low-inc Apts	32,656	32,656	0	0.0	358	362	4	1.1	1.10	1.11
Seasn'l Rec'l	1,248	1,248	0	0.0	18	18	0	2.7	1.41	1.45
Com/Ind: Low	60,839	60,839	0	0.0	1,718	1,797	80	4.6	2.82	2.95
Com/Ind High	1,227,637	1,227,637	0	0.0	45,271	47,497	2,227	4.9	3.69	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	54,958	54,958	0	0.0	2,063	2,151	88	4.3	3.75	3.91
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	77	77	0	0.0	1	1	0	1.3	1.71	1.74
Ag Non-Hmstd	170	170	0	0.0	2	2	0	3.1	1.17	1.21
Misc props	3,251	3,251	0	0.0	60	61	1	1.3	1.85	1.87
Total	3,953,912	3,953,912	0	0.0	84,972	87,687	2,715	3.2	2.15	2.22

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	51,561	51,561	0	0.0	County	62.24	61.02	0.00	0.00
(-) TIF Tax Capacity	2,599	2,095	-504	-19.4	City/Town	28.87	33.02	2.09	2.09
(-) FD Contrib Tax Cap	0	9,924	9,924	0.0	School District	18.40	18.90	22.21	19.83
(=) Taxable Tax Capacity	48,962	39,542	-9,420	-19.2	Special District	9.95	10.00	0.00	0.00
FD Distrib Tax Cap	0	3,633	3,633	0.0	Total	119.46	122.94	24.30	21.93

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	142,400	142,400		0.0	1,755	1,763	7	0.4	1.23	1.24
Res Hmstd: Avg Val	213,500	213,500		0.0	2,854	2,871	17	0.6	1.34	1.34
Res Hmstd: Hi Val	284,600	284,600		0.0	3,953	3,980	27	0.7	1.39	1.4
Res Hmstd: Ex-Hi Val	426,900	426,900		0.0	6,137	6,185	47	0.8	1.44	1.45
Apartment	300,000	300,000		0.0	5,209	5,268	59	1.1	1.74	1.76
Comm/Ind: Lo Val	150,000	150,000		0.0	4,203	4,405	202	4.8	2.80	2.94
Comm/Ind: Med Val	300,000	300,000		0.0	9,684	10,169	484	5.0	3.23	3.39
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	35,266	37,065	1,799	5.1	3.53	3.71

Ramsey County

Falcon 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	Alte
Res Homestead	302,792	302,792	0	0.0	3,832	3,740	-92	-2.4	1.27	1.24
Res Non-Hmstd	23,664	23,664	0	0.0	320	313	-7	-2.3	1.35	1.32
Apartments	32,520	32,520	0	0.0	522	512	-11	-2.0	1.61	1.57
Low-inc Apts	4,559	4,559	0	0.0	45	44	-1	-2.3	1.00	0.97
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	2,621	2,621	0	0.0	69	72	3	4.1	2.65	2.76
Com/Ind High	22,245	22,245	0	0.0	770	804	34	4.4	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	2,766	2,766	0	0.0	96	100	4	4.4	3.46	3.61
Ag HGA	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	-2.0	1.61	1.57
Ag Non-Hmstd	257	257	0	0.0	3	3	0	-0.6	1.11	1.10
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	391,425	391,425	0	0.0	5,658	5,587	-71	-1.2	1.45	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	4,080	4,080	0	0.0	County	62.24	61.02	0.00	0.00
(-) TIF Tax Capacity	338	338	0	0.0	City/Town	23.47	23.50	0.00	0.00
(-) FD Contrib Tax Cap	0	162	162	0.0	School District	16.24	16.91	21.88	19.51
(=) Taxable Tax Capacity	3,742	3,581	-162	-4.3	Special District	9.05	8.86	0.00	0.00
FD Distrib Tax Cap	0	821	821	0.0	Total	111.00	110.29	21.88	19.51

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	169,600	169,600		0.0	2,010	1,959	-51	-2.5	1.19	1.16
Res Hmstd: Avg Val	254,200	254,200		0.0	3,219	3,141	-77	-2.4	1.27	1.24
Res Hmstd: Hi Val	338,900	338,900		0.0	4,429	4,325	-104	-2.4	1.31	1.28
Res Hmstd: Ex-Hi Val	508,500	508,500		0.0	6,781	6,624	-157	-2.3	1.33	1.30
Apartment	300,000	300,000		0.0	4,819	4,721	-98	-2.0	1.61	1.57
Comm/Ind: Lo Val	150,000	150,000		0.0	3,976	4,137	162	4.1	2.65	2.76
Comm/Ind: Med Val	300,000	300,000		0.0	9,168	9,557	389	4.2	3.06	3.19
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	33,396	34,845	1,449	4.3	3.34	3.48

Ramsey County

Lauderdale 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	Alte
Res Homestead	100,010	100,010	0	0.0	1,283	1,246	-37	-2.9	1.28	1.25
Res Non-Hmstd	15,006	15,006	0	0.0	221	215	-6	-2.7	1.47	1.44
Apartments	23,034	23,034	0	0.0	397	387	-10	-2.5	1.72	1.68
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	3,063	3,063	0	0.0	86	87	2	2.2	2.79	2.85
Com/Ind High	14,831	14,831	0	0.0	541	554	13	2.4	3.65	3.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,676	13,676	0	0.0	499	511	12	2.4	3.65	3.74
Ag HGA	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
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	169,620	169,620	0	0.0	3,027	3,001	-26	-0.8	1.78	1.77

Tax Base

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alter	Change	Pctg Chng	Base	Alter
Total Tax Capacity	1,944	1,944	0	0.0	County	62.25	61.02		0.00	0.00
(-) TIF Tax Capacity	162	162	0	0.0	City/Town	32.15	31.21		0.00	0.00
(-) FD Contrib Tax Cap	0	190	190	0.0	School District	16.24	16.91		21.88	19.51
(=) Taxable Tax Capacity	1,782	1,593	-190	-10.6	Special District	9.79	9.79		0.00	0.00
FD Distrib Tax Cap	0	377	377	0.0	Total	120.43	118.93		21.88	19.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,000	120,000	0	0.0	1,389	1,347	-42	-3.1	1.16	1.12
Res Hmstd: Avg Val	179,900	179,900	0	0.0	2,307	2,240	-66	-2.9	1.28	1.25
Res Hmstd: Hi Val	239,800	239,800	0	0.0	3,224	3,134	-90	-2.8	1.34	1.31
Res Hmstd: Ex-Hi Val	359,700	359,700	0	0.0	5,060	4,922	-138	-2.7	1.41	1.37
Apartment	300,000	300,000	0	0.0	5,172	5,045	-127	-2.5	1.72	1.68
Comm/Ind: Lo Val	150,000	150,000	0	0.0	4,188	4,278	90	2.2	2.79	2.85
Comm/Ind: Med Val	300,000	300,000	0	0.0	9,662	9,885	222	2.3	3.22	3.29
Comm/Ind: Hi Val	1,000,000	1,000,000	0	0.0	35,210	36,049	840	2.4	3.52	3.60

Ramsey County

Arden Hills city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	639,426	639,426	0	0.0	8,967	8,998	30	0.3	1.40	1.41
Res Non-Hmstd	60,326	60,326	0	0.0	918	922	4	0.5	1.52	1.53
Apartments	14,963	14,963	0	0.0	264	266	2	0.8	1.77	1.78
Low-inc Apts	2,838	2,838	0	0.0	31	31	0	0.4	1.09	1.10
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	11,953	11,953	0	0.0	339	352	13	3.9	2.84	2.95
Com/Ind High	327,594	327,594	0	0.0	12,140	12,648	508	4.2	3.71	3.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,943	13,943	0	0.0	513	535	22	4.2	3.68	3.84
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	56	56	0	0.0	1	1	0	0.7	1.75	1.76
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	7,084	7,084	0	0.0	126	127	1	0.8	1.77	1.79
Total	1,078,184	1,078,184	0	0.0	23,301	23,881	581	2.5	2.16	2.21

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	14,079	14,079	0	0.0	County	62.24	61.02	0.00	0.00
(-) TIF Tax Capacity	437	437	0	0.0	City/Town	22.70	25.45	0.00	0.00
(-) FD Contrib Tax Cap	0	2,505	2,505	0.0	School District	27.19	28.55	23.56	21.17
(=) Taxable Tax Capacity	13,642	11,137	-2,505	-18.4	Special District	9.89	9.93	0.00	0.00
FD Distrib Tax Cap	0	1,085	1,085	0.0	Total	122.02	124.94	23.56	21.17

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	183,600	183,600		0.0	2,420	2,424	4	0.2	1.32	1.32
Res Hmstd: Avg Val	275,300	275,300		0.0	3,856	3,867	11	0.3	1.40	1.40
Res Hmstd: Hi Val	367,000	367,000		0.0	5,291	5,310	18	0.3	1.44	1.45
Res Hmstd: Ex-Hi Val	550,600	550,600		0.0	8,170	8,203	33	0.4	1.48	1.49
Apartment	300,000	300,000		0.0	5,282	5,320	38	0.7	1.76	1.77
Comm/Ind: Lo Val	150,000	150,000		0.0	4,249	4,416	167	3.9	2.83	2.94
Comm/Ind: Med Val	300,000	300,000		0.0	9,796	10,197	401	4.1	3.27	3.4
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	35,684	37,178	1,494	4.2	3.57	3.72

Ramsey County

Little Canada city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	476,298	476,298	0	0.0	6,207	6,088	-119	-1.9	1.30	1.28
Res Non-Hmstd	53,123	53,123	0	0.0	766	752	-13	-1.7	1.44	1.42
Apartments	85,744	85,744	0	0.0	1,438	1,416	-22	-1.5	1.68	1.65
Low-inc Apts	8,881	8,881	0	0.0	92	91	-2	-1.8	1.04	1.02
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	33,312	33,312	0	0.0	923	961	37	4.0	2.77	2.88
Com/Ind High	206,205	206,205	0	0.0	7,456	7,784	328	4.4	3.62	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,481	8,481	0	0.0	304	318	14	4.7	3.58	3.75
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	208	208	0	0.0	2	2	0	-1.1	0.79	0.78
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	11,473	11,473	0	0.0	193	190	-3	-1.5	1.68	1.65
Total	883,724	883,724	0	0.0	17,382	17,602	220	1.3	1.97	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	11,029	11,029	0	0.0	County	62.24	61.02	0.00	0.00
(-) TIF Tax Capacity	1,214	1,015	-199	-16.4	City/Town	27.44	27.99	0.00	0.00
(-) FD Contrib Tax Cap	0	1,869	1,869	0.0	School District	17.14	17.68	22.33	19.93
(=) Taxable Tax Capacity	9,815	8,145	-1,670	-17.0	Special District	10.72	10.62	0.00	0.00
FD Distrib Tax Cap	0	1,436	1,436	0.0	Total	117.55	117.31	22.33	19.93

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	137,300	137,300		0.0	1,628	1,592	-36	-2.2	1.19	1.16
Res Hmstd: Avg Val	205,800	205,800		0.0	2,659	2,605	-54	-2.0	1.29	1.27
Res Hmstd: Hi Val	274,300	274,300		0.0	3,689	3,617	-72	-2.0	1.34	1.32
Res Hmstd: Ex-Hi Val	411,500	411,500		0.0	5,754	5,645	-109	-1.9	1.4	1.37
Apartment	300,000	300,000		0.0	5,078	4,997	-81	-1.6	1.69	1.67
Comm/Ind: Lo Val	150,000	150,000		0.0	4,130	4,304	175	4.2	2.75	2.87
Comm/Ind: Med Val	300,000	300,000		0.0	9,525	9,944	419	4.4	3.17	3.31
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	34,701	36,263	1,562	4.5	3.47	3.63

Ramsey County

North Oaks city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	878,709	878,709	0	0.0	12,137	11,923	-213	-1.8	1.38	1.36
Res Non-Hmstd	144,474	144,474	0	0.0	2,122	2,084	-38	-1.8	1.47	1.44
Apartments	46,760	46,760	0	0.0	743	727	-16	-2.2	1.59	1.55
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	2,843	2,843	0	0.0	40	40	0	0.2	1.42	1.42
Com/Ind: Low	1,800	1,800	0	0.0	47	50	3	6.8	2.61	2.79
Com/Ind High	30,637	30,637	0	0.0	1,042	1,118	75	7.2	3.40	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,799	4,799	0	0.0	163	175	12	7.2	3.40	3.65
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	755	755	0	0.0	12	12	0	-1.5	1.58	1.55
Ag Non-Hmstd	9,306	9,306	0	0.0	98	97	-1	-0.6	1.05	1.04
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,120,084	1,120,084	0	0.0	16,404	16,226	-178	-1.1	1.46	1.45

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	12,463	12,463	0	0.0	County	62.24	61.02	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	9.74	9.81	0.00	0.00
(-) FD Contrib Tax Cap	0	283	283	0.0	School District	26.97	28.18	24.70	22.20
(=) Taxable Tax Capacity	12,463	12,181	-283	-2.3	Special District	7.66	7.59	0.00	0.00
FD Distrib Tax Cap	0	206	206	0.0	Total	106.60	106.59	24.70	22.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	410,800	410,800	410,800	0.0	5,391	5,288	-103	-1.9	1.31	1.29
Res Hmstd: Avg Val	615,900	615,900	615,900	0.0	8,396	8,241	-154	-1.8	1.36	1.34
Res Hmstd: Hi Val	821,000	821,000	821,000	0.0	11,635	11,429	-206	-1.8	1.42	1.39
Res Hmstd: Ex-Hi Val	1,231,700	1,231,700	1,231,700	0.0	18,122	17,813	-309	-1.7	1.47	1.45
Apartment	300,000	300,000	300,000	0.0	4,738	4,663	-75	-1.6	1.58	1.55
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,919	4,187	268	6.8	2.61	2.79
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,021	9,658	637	7.1	3.01	3.22
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	32,830	35,192	2,362	7.2	3.28	3.52

Ramsey County

Maplewood city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	1,928,919	1,928,919	0	0.0	28,073	27,837	-236	-0.8	1.46	1.44
Res Non-Hmstd	189,298	189,298	0	0.0	3,130	3,110	-19	-0.6	1.65	1.64
Apartments	192,895	192,895	0	0.0	3,771	3,757	-14	-0.4	1.95	1.95
Low-inc Apts	73,228	73,228	0	0.0	889	883	-6	-0.7	1.21	1.21
Seasn'l Rec'l	159	159	0	0.0	2	3	0	0.9	1.57	1.59
Com/Ind: Low	58,894	58,894	0	0.0	1,822	1,817	-5	-0.3	3.09	3.09
Com/Ind High	858,119	858,119	0	0.0	34,787	34,752	-36	-0.1	4.05	4.05
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	50,990	50,990	0	0.0	2,067	2,065	-3	-0.1	4.05	4.05
Ag HGA	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	-0.3	1.94	1.94
Ag Non-Hmstd	356	356	0	0.0	5	5	0	1.0	1.41	1.43
Misc props	26,120	26,120	0	0.0	517	516	-2	-0.4	1.98	1.97
Total	3,378,981	3,378,981	0	0.0	75,064	74,744	-320	-0.4	2.22	2.21

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	41,524	41,524	0	0.0	County	62.21	60.98	0.00	0.00
(-) TIF Tax Capacity	454	454	0	0.0	City/Town	41.80	43.96	2.04	2.04
(-) FD Contrib Tax Cap	0	6,832	6,832	0.0	School District	26.34	26.85	18.11	15.58
(=) Taxable Tax Capacity	41,071	34,238	-6,832	-16.6	Special District	10.65	10.54	0.00	0.00
FD Distrib Tax Cap	0	5,415	5,415	0.0	Total	140.99	142.33	20.16	17.63

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	125,400	125,400		0.0	1,655	1,636	-18	-1.1	1.32	1.30
Res Hmstd: Avg Val	188,000	188,000		0.0	2,743	2,718	-25	-0.9	1.46	1.45
Res Hmstd: Hi Val	250,600	250,600		0.0	3,831	3,799	-32	-0.8	1.53	1.52
Res Hmstd: Ex-Hi Val	375,900	375,900		0.0	6,010	5,964	-45	-0.8	1.6	1.59
Apartment	300,000	300,000		0.0	5,892	5,866	-26	-0.4	1.96	1.96
Comm/Ind: Lo Val	150,000	150,000		0.0	4,625	4,614	-11	-0.2	3.08	3.08
Comm/Ind: Med Val	300,000	300,000		0.0	10,690	10,677	-13	-0.1	3.56	3.56
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	38,996	38,974	-22	-0.1	3.9	3.9

Ramsey County

Shoreview city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	2,075,982	2,075,982	0	0.0	30,450	30,053	-397	-1.3	1.47	1.45
Res Non-Hmstd	169,867	169,867	0	0.0	2,680	2,648	-32	-1.2	1.58	1.56
Apartments	65,326	65,326	0	0.0	1,228	1,216	-11	-0.9	1.88	1.86
Low-inc Apts	8,610	8,610	0	0.0	98	97	-1	-1.3	1.14	1.12
Seasn'l Rec'l	1,578	1,578	0	0.0	24	24	0	0.4	1.54	1.54
Com/Ind: Low	19,145	19,145	0	0.0	569	577	8	1.3	2.97	3.01
Com/Ind High	347,242	347,242	0	0.0	13,529	13,731	202	1.5	3.90	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,723	13,723	0	0.0	532	540	8	1.6	3.88	3.94
Ag HGA	327	327	0	0.0	5	5	0	-1.2	1.53	1.51
Ag Hmstd Land	552	552	0	0.0	4	4	0	0.0	0.80	0.80
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	6,995	6,995	0	0.0	132	131	-1	-0.9	1.89	1.87
Total	2,709,348	2,709,348	0	0.0	49,252	49,027	-225	-0.5	1.82	1.81

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	29,763	29,763	0	0.0	County	62.24	61.02	0.00	0.00
(-) TIF Tax Capacity	1,549	1,549	0	0.0	City/Town	32.93	33.26	0.00	0.00
(-) FD Contrib Tax Cap	0	2,801	2,801	0.0	School District	26.77	28.11	23.49	21.10
(=) Taxable Tax Capacity	28,213	25,413	-2,801	-9.9	Special District	9.30	9.30	0.00	0.00
FD Distrib Tax Cap	0	2,733	2,733	0.0	Total	131.23	131.68	23.49	21.10

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	161,300	161,300	0.0	2,198	2,165	-32	-1.5	1.36	1.34
Res Hmstd: Avg Val	241,900	241,900	0.0	3,540	3,492	-48	-1.3	1.46	1.44
Res Hmstd: Hi Val	322,400	322,400	0.0	4,881	4,817	-63	-1.3	1.51	1.49
Res Hmstd: Ex-Hi Val	483,700	483,700	0.0	7,484	7,390	-94	-1.3	1.55	1.53
Apartment	300,000	300,000	0.0	5,626	5,571	-55	-1.0	1.88	1.86
Comm/Ind: Lo Val	150,000	150,000	0.0	4,455	4,516	60	1.4	2.97	3.01
Comm/Ind: Med Val	300,000	300,000	0.0	10,278	10,431	153	1.5	3.43	3.48
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	37,451	38,036	584	1.6	3.75	3.80

Ramsey County

Vadnais Heights 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	Alte
Res Homestead	878,003	878,003	0	0.0	12,167	12,125	-43	-0.4	1.39	1.38
Res Non-Hmstd	70,560	70,560	0	0.0	1,084	1,082	-2	-0.2	1.54	1.53
Apartments	34,541	34,541	0	0.0	618	618	0	0.1	1.79	1.79
Low-inc Apts	12,329	12,329	0	0.0	137	137	0	-0.3	1.11	1.11
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	27,587	27,587	0	0.0	788	822	34	4.3	2.86	2.98
Com/Ind High	308,664	308,664	0	0.0	11,475	12,006	531	4.6	3.72	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	12,601	12,601	0	0.0	468	490	22	4.7	3.71	3.89
Ag HGA	360	360	0	0.0	5	5	0	-0.5	1.35	1.34
Ag Hmstd Land	221	221	0	0.0	1	1	0	2.8	0.39	0.40
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	7,516	7,516	0	0.0	134	135	0	0.1	1.79	1.79
Total	1,352,382	1,352,382	0	0.0	26,878	27,420	542	2.0	1.99	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	16,276	16,276	0	0.0	County	62.24	61.02	0.00	0.00
(-) TIF Tax Capacity	1,989	1,989	0	0.0	City/Town	24.74	27.75	0.00	0.00
(-) FD Contrib Tax Cap	0	2,820	2,820	0.0	School District	25.72	26.43	27.12	24.39
(=) Taxable Tax Capacity	14,287	11,467	-2,820	-19.7	Special District	8.51	8.42	0.00	0.00
FD Distrib Tax Cap	0	1,421	1,421	0.0	Total	121.21	123.63	27.12	24.39

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	146,600	146,600		0.0	1,883	1,873	-10	-0.5	1.28	1.28
Res Hmstd: Avg Val	219,800	219,800		0.0	3,049	3,038	-11	-0.4	1.39	1.38
Res Hmstd: Hi Val	293,000	293,000		0.0	4,214	4,203	-12	-0.3	1.44	1.43
Res Hmstd: Ex-Hi Val	439,700	439,700		0.0	6,522	6,508	-13	-0.2	1.48	1.48
Apartment	300,000	300,000		0.0	5,359	5,368	9	0.2	1.79	1.79
Comm/Ind: Lo Val	150,000	150,000		0.0	4,284	4,468	184	4.3	2.86	2.98
Comm/Ind: Med Val	300,000	300,000		0.0	9,860	10,302	442	4.5	3.29	3.43
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	35,884	37,531	1,647	4.6	3.59	3.75

Ramsey County

Mounds View 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	Alte
Res Homestead	514,724	514,724	0	0.0	8,235	7,999	-236	-2.9	1.60	1.55
Res Non-Hmstd	40,619	40,619	0	0.0	760	740	-20	-2.7	1.87	1.82
Apartments	69,072	69,072	0	0.0	1,500	1,462	-38	-2.5	2.17	2.12
Low-inc Apts	10,917	10,917	0	0.0	146	142	-4	-2.7	1.34	1.30
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	11,308	11,308	0	0.0	376	363	-13	-3.4	3.32	3.21
Com/Ind High	238,025	238,025	0	0.0	10,337	10,000	-337	-3.3	4.34	4.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,991	5,991	0	0.0	260	252	-8	-3.3	4.34	4.20
Ag HGA	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	-2.5	2.17	2.12
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	18,663	18,663	0	0.0	405	395	-10	-2.5	2.17	2.12
Total	909,319	909,319	0	0.0	22,020	21,353	-667	-3.0	2.42	2.35

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	11,170	11,170	0	0.0	County	62.24	61.02	0.00	0.00
(-) TIF Tax Capacity	3,478	2,773	-706	-20.3	City/Town	51.67	48.86	2.10	2.10
(-) FD Contrib Tax Cap	0	1,950	1,950	0.0	School District	27.54	29.01	23.62	21.23
(=) Taxable Tax Capacity	7,691	6,447	-1,245	-16.2	Special District	11.71	11.77	0.00	0.00
FD Distrib Tax Cap	0	2,044	2,044	0.0	Total	153.17	150.66	25.72	23.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	116,300	116,300		0.0	1,670	1,620	-50	-3.0	1.44	1.39
Res Hmstd: Avg Val	174,400	174,400		0.0	2,790	2,710	-80	-2.9	1.6	1.55
Res Hmstd: Hi Val	232,400	232,400		0.0	3,907	3,798	-110	-2.8	1.68	1.63
Res Hmstd: Ex-Hi Val	348,700	348,700		0.0	6,148	5,979	-169	-2.8	1.76	1.71
Apartment	300,000	300,000		0.0	6,515	6,350	-166	-2.5	2.17	2.12
Comm/Ind: Lo Val	150,000	150,000		0.0	4,982	4,814	-168	-3.4	3.32	3.21
Comm/Ind: Med Val	300,000	300,000		0.0	11,496	11,116	-380	-3.3	3.83	3.71
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	41,896	40,526	-1,370	-3.3	4.19	4.05

Ramsey County

Gem 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	Alte
Res Homestead	57,804	57,804	0	0.0	874	867	-7	-0.8	1.51	1.50
Res Non-Hmstd	14,834	14,834	0	0.0	253	251	-1	-0.5	1.70	1.70
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
Seasn'l Rec'l	3,002	3,002	0	0.0	49	49	0	0.2	1.64	1.64
Com/Ind: Low	2,700	2,700	0	0.0	77	79	3	3.9	2.83	2.94
Com/Ind High	13,960	13,960	0	0.0	515	536	22	4.2	3.69	3.84
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	21	22	1	4.2	3.69	3.84
Ag HGA	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	-0.5	1.77	1.76
Ag Non-Hmstd	78	78	0	0.0	1	1	0	1.3	1.19	1.21
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	92,969	92,969	0	0.0	1,789	1,807	18	1.0	1.92	1.94

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	1,143	1,143	0	0.0	County	62.13	60.91	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	23.93	26.20	0.00	0.00
(-) FD Contrib Tax Cap	0	120	120	0.0	School District	25.45	26.04	27.60	24.83
(=) Taxable Tax Capacity	1,143	1,023	-120	-10.5	Special District	7.87	7.79	0.00	0.00
FD Distrib Tax Cap	0	20	20	0.0	Total	119.38	120.95	27.60	24.83

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Base	Alter
Res Hmstd: Lo Val	264,200	264,200	0.0	3,722	3,689	-34	-0.9	1.41	1.4
Res Hmstd: Avg Val	396,100	396,100	0.0	5,803	5,755	-48	-0.8	1.46	1.45
Res Hmstd: Hi Val	528,000	528,000	0.0	7,844	7,782	-62	-0.8	1.49	1.47
Res Hmstd: Ex-Hi Val	792,200	792,200	0.0	12,515	12,432	-83	-0.7	1.58	1.57
Comm/Ind: Lo Val	150,000	150,000	0.0	4,250	4,416	166	3.9	2.83	2.94
Comm/Ind: Med Val	300,000	300,000	0.0	9,779	10,179	401	4.1	3.26	3.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,579	37,076	1,497	4.2	3.56	3.71

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	Alte
Res Homestead	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
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	3,150	3,150	0	0.0	95	96	1	0.8	3.03	3.06
Com/Ind High	39,666	39,666	0	0.0	1,571	1,587	16	1.0	3.96	4.00
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	1.0	3.96	4.00
Ag HGA	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
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	42,845	42,845	0	0.0	1,668	1,685	17	1.0	3.89	3.93

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	841	841	0	0.0	County	62.24	61.02	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.28	33.48	0.64	0.64
(-) FD Contrib Tax Cap	0	345	345	0.0	School District	27.54	29.01	23.62	21.23
(=) Taxable Tax Capacity	841	497	-345	-41.0	Special District	11.71	11.77	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	134.77	135.28	24.26	21.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	150,000	0.0	4,546	4,583	37	0.8	3.03	3.06
Comm/Ind: Med Val	300,000	300,000	0.0	10,487	10,585	98	0.9	3.5	3.53
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,209	38,593	384	1.0	3.82	3.86

Ramsey 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	Alte
Res Homestead	9,084	9,084	0	0.0	151	147	-4	-2.4	1.66	1.62
Res Non-Hmstd	1,535	1,535	0	0.0	29	28	-1	-2.2	1.90	1.86
Apartments	498	498	0	0.0	12	11	0	-2.0	2.31	2.27
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	300	300	0	0.0	10	10	0	-4.6	3.50	3.34
Com/Ind High	142	142	0	0.0	7	6	0	-4.5	4.58	4.38
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	-4.5	4.58	4.38
Ag HGA	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
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	11,599	11,599	0	0.0	210	205	-5	-2.5	1.81	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	107	107	0	0.0	County	62.25	61.02	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	64.73	62.60	0.00	0.00
(-) FD Contrib Tax Cap	0	3	3	0.0	School District	27.54	29.01	23.63	21.23
(=) Taxable Tax Capacity	107	105	-3	-2.5	Special District	11.71	11.77	0.00	0.00
FD Distrib Tax Cap	0	30	30	0.0	Total	166.22	164.40	23.63	21.23

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,300	106,300	106,300	0.0	1,558	1,518	-40	-2.6	1.47	1.43
Res Hmstd: Avg Val	159,400	159,400	159,400	0.0	2,646	2,583	-63	-2.4	1.66	1.62
Res Hmstd: Hi Val	212,400	212,400	212,400	0.0	3,731	3,645	-86	-2.3	1.76	1.72
Res Hmstd: Ex-Hi Val	318,800	318,800	318,800	0.0	5,910	5,777	-133	-2.2	1.85	1.81
Apartment	300,000	300,000	300,000	0.0	6,942	6,802	-140	-2.0	2.31	2.27
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	5,244	5,004	-241	-4.6	3.5	3.34
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	12,119	11,569	-550	-4.5	4.04	3.86
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	44,200	42,206	-1,994	-4.5	4.42	4.22

Ramsey County

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	Alte
Res Homestead	10,982,788	10,982,788	0	0.0	179,210	167,235	-11,975	-6.7	1.63	1.52
Res Non-Hmstd	2,052,322	2,052,322	0	0.0	39,103	36,589	-2,515	-6.4	1.91	1.78
Apartments	1,836,970	1,836,970	0	0.0	40,252	37,743	-2,509	-6.2	2.19	2.05
Low-inc Apts	380,046	380,046	0	0.0	5,103	4,770	-333	-6.5	1.34	1.26
Seasn'l Rec'l	451	451	0	0.0	8	8	0	-4.6	1.79	1.71
Com/Ind: Low	423,139	423,139	0	0.0	14,212	13,338	-874	-6.1	3.36	3.15
Com/Ind High	3,457,654	3,457,654	0	0.0	152,687	143,605	-9,082	-5.9	4.42	4.15
Publ U: Elec Gen	858	858	0	0.0	29	27	-2	-7.7	3.39	3.13
Publ U: Other	236,750	236,750	0	0.0	10,450	9,829	-622	-5.9	4.41	4.15
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	858	858	0	0.0	19	18	-1	-6.2	2.19	2.05
Ag Non-Hmstd	1,749	1,749	0	0.0	28	27	-1	-4.9	1.60	1.52
Misc props	5,690	5,690	0	0.0	122	116	-7	-5.6	2.15	2.03
Total	19,379,276	19,379,276	0	0.0	441,224	413,303	-27,921	-6.3	2.28	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	227,132	227,132	0	0.0	County	57.68	56.52	0.00	0.00
(-) TIF Tax Capacity	22,377	22,377	0	0.0	City/Town	47.32	44.57	0.00	0.00
(-) FD Contrib Tax Cap	0	25,586	25,586	0.0	School District	43.43	39.86	18.72	14.92
(=) Taxable Tax Capacity	204,756	179,170	-25,586	-12.5	Special District	11.90	11.48	0.00	0.00
FD Distrib Tax Cap	0	51,143	51,143	0.0	Total	160.32	152.43	18.72	14.92

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	127,500	127,500		0.0	1,870	1,741	-129	-6.9	1.47	1.37
Res Hmstd: Avg Val	191,200	191,200		0.0	3,102	2,894	-208	-6.7	1.62	1.51
Res Hmstd: Hi Val	254,900	254,900		0.0	4,334	4,048	-287	-6.6	1.70	1.59
Res Hmstd: Ex-Hi Val	382,400	382,400		0.0	6,801	6,357	-445	-6.5	1.78	1.66
Apartment	300,000	300,000		0.0	6,574	6,164	-410	-6.2	2.19	2.05
Comm/Ind: Lo Val	150,000	150,000		0.0	5,038	4,728	-310	-6.1	3.36	3.15
Comm/Ind: Med Val	300,000	300,000		0.0	11,662	10,958	-704	-6.0	3.89	3.65
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	42,573	40,031	-2,542	-6.0	4.26	4.00

Ramsey County

St. Paul Airport

<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	Alte
Res Homestead	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
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	23,902	23,902	0	0.0	326	319	-7	-2.1	1.36	1.33
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 HGA	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
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	23,902	23,902	0	0.0	326	319	-7	-2.1	1.36	1.33

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	478	478	0	0.0	County	57.81	56.67	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	0.00	0.00		
(=) Taxable Tax Capacity	478	478	0	0.0	Special District	10.35	10.03	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	68.15	66.70		

*Tax Burdens on
Hypothetical Properties*

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	150,000	0.0						
Comm/Ind: Med Val	300,000	300,000	0.0						
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0						

Ramsey County

St. Anthony 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	Alte
Res Homestead	97,111	97,111	0	0.0	1,843	1,754	-89	-4.8	1.90	1.81
Res Non-Hmstd	14,076	14,076	0	0.0	301	287	-14	-4.7	2.14	2.04
Apartments	76,260	76,260	0	0.0	1,945	1,858	-87	-4.5	2.55	2.44
Low-inc Apts	5,481	5,481	0	0.0	86	82	-4	-4.7	1.57	1.49
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	5,273	5,273	0	0.0	199	183	-16	-8.2	3.78	3.47
Com/Ind High	64,281	64,281	0	0.0	3,185	2,925	-259	-8.1	4.95	4.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,079	3,079	0	0.0	153	140	-12	-8.1	4.95	4.55
Ag HGA	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	-4.5	2.55	2.44
Ag 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
Total	265,566	265,566	0	0.0	7,713	7,230	-483	-6.3	2.90	2.72

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	3,435	0	0.0	County	62.24	61.02	0.00	0.00
(-) TIF Tax Capacity	1,282	1,113	-169	-13.2	City/Town	69.96	67.24	0.00	0.00
(-) FD Contrib Tax Cap	0	481	481	0.0	School District	40.57	38.23	24.89	21.35
(=) Taxable Tax Capacity	2,153	1,841	-312	-14.5	Special District	11.40	11.37	0.00	0.00
FD Distrib Tax Cap	0	404	404	0.0	Total	184.17	177.86	24.89	21.35

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	123,400	123,400	123,400	0.0	2,099	1,994	-105	-5.0	1.70	1.62
Res Hmstd: Avg Val	185,000	185,000	185,000	0.0	3,488	3,319	-169	-4.9	1.89	1.79
Res Hmstd: Hi Val	246,600	246,600	246,600	0.0	4,878	4,645	-233	-4.8	1.98	1.88
Res Hmstd: Ex-Hi Val	370,000	370,000	370,000	0.0	7,663	7,301	-362	-4.7	2.07	1.97
Apartment	300,000	300,000	300,000	0.0	7,653	7,310	-343	-4.5	2.55	2.44
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	5,667	5,200	-467	-8.2	3.78	3.47
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	13,099	12,026	-1,073	-8.2	4.37	4.01
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	47,782	43,883	-3,899	-8.2	4.78	4.39

Ramsey 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	Alte
Res Homestead	1,370,542	1,370,542	0	0.0	18,257	17,829	-428	-2.3	1.33	1.30
Res Non-Hmstd	178,647	178,647	0	0.0	2,676	2,619	-57	-2.1	1.50	1.47
Apartments	154,567	154,567	0	0.0	2,677	2,627	-50	-1.9	1.73	1.70
Low-inc Apts	25,459	25,459	0	0.0	275	269	-6	-2.2	1.08	1.06
Seasn'l Rec'l	1,193	1,193	0	0.0	17	17	0	-0.3	1.41	1.41
Com/Ind: Low	44,370	44,370	0	0.0	1,238	1,289	52	4.2	2.79	2.91
Com/Ind High	313,552	313,552	0	0.0	11,375	11,891	515	4.5	3.63	3.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,527	16,527	0	0.0	600	627	27	4.5	3.63	3.79
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	123	123	0	0.0	2	2	0	-1.9	1.73	1.70
Ag Non-Hmstd	5	5	0	0.0	0	0	0	-0.3	1.16	1.16
Misc props	1,438	1,438	0	0.0	32	31	0	-1.5	2.19	2.16
Total	2,106,424	2,106,424	0	0.0	37,149	37,202	53	0.1	1.76	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	23,728	23,728	0	0.0	County	62.23	61.01	0.00	0.00
(-) TIF Tax Capacity	703	703	0	0.0	City/Town	19.59	19.88	0.00	0.00
(-) FD Contrib Tax Cap	0	2,811	2,811	0.0	School District	25.45	26.04	27.60	24.83
(=) Taxable Tax Capacity	23,025	20,214	-2,811	-12.2	Special District	9.22	9.17	0.00	0.00
FD Distrib Tax Cap	0	3,161	3,161	0.0	Total	116.49	116.10	27.60	24.83

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	132,600	132,600		0.0	1,616	1,575	-41	-2.5	1.22	1.19
Res Hmstd: Avg Val	198,700	198,700		0.0	2,638	2,576	-62	-2.4	1.33	1.3
Res Hmstd: Hi Val	264,900	264,900		0.0	3,661	3,578	-83	-2.3	1.38	1.35
Res Hmstd: Ex-Hi Val	397,500	397,500		0.0	5,710	5,585	-126	-2.2	1.44	1.41
Apartment	300,000	300,000		0.0	5,196	5,099	-98	-1.9	1.73	1.7
Comm/Ind: Lo Val	150,000	150,000		0.0	4,185	4,360	175	4.2	2.79	2.91
Comm/Ind: Med Val	300,000	300,000		0.0	9,627	10,048	421	4.4	3.21	3.35
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	35,024	36,596	1,572	4.5	3.50	3.66

St. Louis County

Alango township

<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	Alte
Res Homestead	8,534	8,534	0	0.0	44	44	0	-0.8	0.52	0.52
Res Non-Hmstd	1,016	1,016	0	0.0	12	12	0	-0.5	1.16	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
Seasn'l Rec'l	1,291	1,291	0	0.0	16	16	0	-0.4	1.25	1.25
Com/Ind: Low	168	168	0	0.0	4	4	0	6.2	2.50	2.66
Com/Ind High	74	74	0	0.0	2	3	0	6.2	3.33	3.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	147	147	0	0.0	5	5	0	6.2	3.33	3.53
Ag HGA	394	394	0	0.0	2	2	0	-0.8	0.49	0.48
Ag Hmstd Land	1,375	1,375	0	0.0	4	4	0	-0.9	0.28	0.28
Ag Non-Hmstd	9,280	9,280	0	0.0	106	106	0	-0.5	1.14	1.14
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	22,278	22,278	0	0.0	196	196	0	-0.2	0.88	0.88

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	194	194	0	0.0	County	67.52	67.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.46	21.97	0.00	0.00
(-) FD Contrib Tax Cap	0	3	3	0.0	School District	23.32	23.49	1.59	1.57
(=) Taxable Tax Capacity	194	191	-3	-1.4	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	8	8	0.0	Total	114.49	113.96	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,300	59,300	59,300	0.0	179	178	-1	-0.5	0.30	0.30
Res Hmstd: Avg Val	88,900	88,900	88,900	0.0	407	404	-3	-0.8	0.46	0.45
Res Hmstd: Hi Val	118,500	118,500	118,500	0.0	782	776	-5	-0.7	0.66	0.66
Res Hmstd: Ex-Hi Val	177,800	177,800	177,800	0.0	1,531	1,522	-9	-0.6	0.86	0.86
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	614	611	-3	-0.4	1.23	1.22
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,933	1,925	-8	-0.4	1.29	1.28
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,750	3,983	233	6.2	2.50	2.66
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,742	9,285	543	6.2	2.91	3.09
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	32,039	34,029	1,990	6.2	3.20	3.40

St. Louis County

Alborn township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	20,059	20,059	0	0.0	158	159	1	0.6	0.79	0.79
Res Non-Hmstd	3,525	3,525	0	0.0	43	43	0	0.5	1.21	1.22
Apartments	175	175	0	0.0	3	3	0	0.5	1.51	1.52
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	8,592	8,592	0	0.0	113	114	0	0.4	1.32	1.33
Com/Ind: Low	61	61	0	0.0	2	2	0	3.8	2.57	2.67
Com/Ind High	2,947	2,947	0	0.0	101	105	4	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	730	730	0	0.0	25	26	1	3.8	3.43	3.56
Ag HGA	264	264	0	0.0	2	2	0	0.6	0.58	0.58
Ag Hmstd Land	747	747	0	0.0	3	3	0	0.8	0.36	0.36
Ag Non-Hmstd	7,851	7,851	0	0.0	94	94	0	0.5	1.19	1.20
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	44,951	44,951	0	0.0	542	549	7	1.3	1.21	1.22

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	448	448	0	0.0	County	67.35	67.13	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.64	28.27	0.00	0.00
(-) FD Contrib Tax Cap	0	20	20	0.0	School District	23.23	23.39	1.59	1.57
(=) Taxable Tax Capacity	448	428	-20	-4.5	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	12	12	0.0	Total	119.42	120.00	1.59	1.57

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	89,800	89,800	0.0	449	452	3	0.7	0.5	0.50
Res Hmstd: Avg Val	134,600	134,600	0.0	1,039	1,045	6	0.6	0.77	0.78
Res Hmstd: Hi Val	179,500	179,500	0.0	1,631	1,639	9	0.5	0.91	0.91
Res Hmstd: Ex-Hi Val	269,200	269,200	0.0	2,812	2,827	14	0.5	1.04	1.05
Apartment	300,000	300,000	0.0	4,526	4,547	21	0.5	1.51	1.52
Seas Rec: Lo Val	50,000	50,000	0.0	638	641	3	0.5	1.28	1.28
Seas Rec: Hi Val	150,000	150,000	0.0	2,007	2,015	9	0.4	1.34	1.34
Comm/Ind: Lo Val	150,000	150,000	0.0	3,861	4,006	145	3.8	2.57	2.67
Comm/Ind: Med Val	300,000	300,000	0.0	9,001	9,339	338	3.8	3.00	3.11
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,987	34,227	1,240	3.8	3.3	3.42

St. Louis County

Alden township

<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	Alte
Res Homestead	10,618	10,618	0	0.0	79	79	-1	-0.7	0.75	0.74
Res Non-Hmstd	910	910	0	0.0	11	11	0	-0.5	1.17	1.17
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
Seasn'l Rec'l	1,526	1,526	0	0.0	18	18	0	-0.5	1.19	1.19
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	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	1.8	3.25	3.31
Ag HGA	178	178	0	0.0	1	1	0	-0.7	0.63	0.63
Ag Hmstd Land	315	315	0	0.0	1	1	0	-0.9	0.31	0.31
Ag Non-Hmstd	5,733	5,733	0	0.0	63	63	0	-0.5	1.10	1.10
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	19,308	19,308	0	0.0	174	173	-1	-0.6	0.90	0.90

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	175	175	0	0.0	County	67.52	67.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.92	22.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.97	19.37	1.85	1.82
(=) Taxable Tax Capacity	175	174	0	0.0	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	6	6	0.0	Total	110.61	110.06	1.85	1.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,000	97,000	0.0	486	482	-4	-0.8	0.50	0.5
Res Hmstd: Avg Val	145,500	145,500	0.0	1,079	1,072	-7	-0.7	0.74	0.74
Res Hmstd: Hi Val	193,900	193,900	0.0	1,672	1,662	-10	-0.6	0.86	0.86
Res Hmstd: Ex-Hi Val	290,900	290,900	0.0	2,859	2,843	-16	-0.6	0.98	0.98
Seas Rec: Lo Val	50,000	50,000	0.0	594	592	-3	-0.5	1.19	1.18
Seas Rec: Hi Val	150,000	150,000	0.0	1,875	1,866	-8	-0.4	1.25	1.24

St. Louis County

Angora township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	10,452	10,452	0	0.0	66	66	0	-0.1	0.64	0.63
Res Non-Hmstd	1,133	1,133	0	0.0	13	13	0	-0.1	1.18	1.18
Apartments	70	70	0	0.0	1	1	0	-0.1	1.44	1.44
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	1,302	1,302	0	0.0	16	16	0	0.0	1.23	1.23
Com/Ind: Low	975	975	0	0.0	24	24	0	0.0	2.50	2.49
Com/Ind High	4,382	4,382	0	0.0	146	146	0	0.0	3.32	3.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,120	1,120	0	0.0	37	37	0	0.0	3.32	3.32
Ag HGA	707	707	0	0.0	5	5	0	-0.1	0.74	0.73
Ag Hmstd Land	845	845	0	0.0	3	3	0	-0.1	0.32	0.32
Ag Non-Hmstd	9,213	9,213	0	0.0	105	105	0	0.0	1.14	1.14
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	30,199	30,199	0	0.0	417	416	0	-0.1	1.38	1.38

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	332	332	0	0.0	County	67.52	67.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.10	10.93	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.32	23.49	1.59	1.57
(=) Taxable Tax Capacity	332	332	0	0.0	Special District	12.28	12.44	0.00	0.00
FD Distrib Tax Cap	0	6	6	0.0	Total	114.21	114.16	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	75,000	75,000	0.0	236	236	0	-0.2	0.31	0.31
Res Hmstd: Avg Val	112,400	112,400	0.0	702	701	-1	-0.1	0.62	0.62
Res Hmstd: Hi Val	149,800	149,800	0.0	1,174	1,173	-1	-0.1	0.78	0.78
Res Hmstd: Ex-Hi Val	224,800	224,800	0.0	2,119	2,118	-2	-0.1	0.94	0.94
Apartment	300,000	300,000	0.0	4,331	4,328	-3	-0.1	1.44	1.44
Comm/Ind: Lo Val	150,000	150,000	0.0	3,744	3,742	-2	0.0	2.5	2.49
Comm/Ind: Med Val	300,000	300,000	0.0	8,727	8,724	-3	0.0	2.91	2.91
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,985	31,972	-13	0.0	3.2	3.2

St. Louis County

Kabetogema township

<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	Alte
Res Homestead	14,842	14,842	0	0.0	156	156	0	0.2	1.05	1.05
Res Non-Hmstd	3,270	3,270	0	0.0	44	44	0	0.2	1.34	1.34
Apartments	106	106	0	0.0	2	2	0	0.2	1.61	1.61
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	44,850	44,850	0	0.0	571	572	1	0.2	1.27	1.27
Com/Ind: Low	792	792	0	0.0	21	22	0	2.2	2.69	2.75
Com/Ind High	158	158	0	0.0	6	6	0	2.2	3.58	3.66
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 HGA	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	0.2	1.61	1.61
Ag Non-Hmstd	4,475	4,475	0	0.0	57	57	0	0.2	1.27	1.27
Misc props	3	3	0	0.0	0	0	0	0.2	1.29	1.29
Total	68,498	68,498	0	0.0	856	858	2	0.2	1.25	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	638	638	0	0.0	County	66.87	66.65	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.03	25.17	0.00	0.00
(-) FD Contrib Tax Cap	0	4	4	0.0	School District	22.99	23.16	1.59	1.57
(=) Taxable Tax Capacity	638	634	-4	-0.6	Special District	12.28	12.44	0.00	0.00
FD Distrib Tax Cap	0	1	1	0.0	Total	127.18	127.42	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	137,500	137,500	0.0	1,165	1,167	2	0.2	0.85	0.85
Res Hmstd: Avg Val	206,200	206,200	0.0	2,128	2,132	4	0.2	1.03	1.03
Res Hmstd: Hi Val	274,800	274,800	0.0	3,090	3,095	6	0.2	1.12	1.13
Res Hmstd: Ex-Hi Val	412,300	412,300	0.0	5,018	5,027	9	0.2	1.22	1.22
Apartment	300,000	300,000	0.0	4,817	4,825	9	0.2	1.61	1.61
Seas Rec: Lo Val	50,000	50,000	0.0	677	678	1	0.2	1.35	1.36
Seas Rec: Hi Val	150,000	150,000	0.0	2,123	2,127	4	0.2	1.42	1.42
Comm/Ind: Lo Val	150,000	150,000	0.0	4,035	4,123	88	2.2	2.69	2.75
Comm/Ind: Med Val	300,000	300,000	0.0	9,408	9,613	206	2.2	3.14	3.20
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,480	35,234	754	2.2	3.45	3.52

St. Louis County	Arrowhead township
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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	Alte
Res Homestead	6,015	6,015	0	0.0	34	34	0	-0.2	0.57	0.56
Res Non-Hmstd	1,001	1,001	0	0.0	10	10	0	-0.2	1.02	1.02
Apartments	489	489	0	0.0	6	6	0	-0.2	1.31	1.31
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	1,544	1,544	0	0.0	17	17	0	-0.1	1.07	1.07
Com/Ind: Low	131	131	0	0.0	3	3	0	-0.1	2.34	2.33
Com/Ind High	1,817	1,817	0	0.0	56	56	0	-0.1	3.07	3.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	38,811	38,811	0	0.0	1,150	1,150	-1	-0.1	2.96	2.96
Ag HGA	1,373	1,373	0	0.0	8	8	0	-0.2	0.59	0.59
Ag Hmstd Land	3,277	3,277	0	0.0	10	10	0	-0.2	0.30	0.30
Ag Non-Hmstd	5,696	5,696	0	0.0	56	56	0	-0.1	0.98	0.98
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	60,154	60,154	0	0.0	1,350	1,349	-1	-0.1	2.24	2.24

<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	979	979	0	0.0	County	67.37	67.16	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	3.55	3.54	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.13	24.29	1.70	1.68		
(=) Taxable Tax Capacity	979	979	0	0.0	Special District	1.79	1.78	0.00	0.00		
FD Distrib Tax Cap	0	2	2	0.0	Total	96.84	96.76	1.70	1.68		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	89,200	89,200	0.0	306	306	-1	-0.2	0.34	0.34
Res Hmstd: Avg Val	133,700	133,700	0.0	784	782	-1	-0.1	0.59	0.59
Res Hmstd: Hi Val	178,200	178,200	0.0	1,261	1,259	-2	-0.1	0.71	0.71
Res Hmstd: Ex-Hi Val	267,400	267,400	0.0	2,218	2,215	-3	-0.1	0.83	0.83
Apartment	300,000	300,000	0.0	3,682	3,679	-4	-0.1	1.23	1.23
Comm/Ind: Lo Val	150,000	150,000	0.0	3,354	3,352	-2	-0.1	2.24	2.23
Comm/Ind: Med Val	300,000	300,000	0.0	7,819	7,814	-5	-0.1	2.61	2.60
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,651	28,634	-17	-0.1	2.87	2.86

St. Louis County

Ault township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	6,048	6,048	0	0.0	35	35	0	0.8	0.58	0.58
Res Non-Hmstd	834	834	0	0.0	8	8	0	0.6	1.01	1.02
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
Seasn'l Rec'l	13,052	13,052	0	0.0	145	146	1	0.5	1.11	1.12
Com/Ind: Low	73	73	0	0.0	2	2	0	9.3	2.28	2.49
Com/Ind High	1,593	1,593	0	0.0	48	53	4	9.3	3.03	3.31
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 HGA	95	95	0	0.0	0	0	0	0.9	0.48	0.48
Ag Hmstd Land	103	103	0	0.0	0	0	0	1.9	0.13	0.13
Ag Non-Hmstd	4,641	4,641	0	0.0	45	45	0	0.6	0.97	0.98
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	26,439	26,439	0	0.0	284	290	6	2.1	1.08	1.10

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	268	268	0	0.0	County	67.52	67.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.64	12.06	0.00	0.00
(-) FD Contrib Tax Cap	0	11	11	0.0	School District	18.97	19.37	1.85	1.82
(=) Taxable Tax Capacity	268	258	-11	-4.0	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	1	1	0.0	Total	99.33	99.94	1.85	1.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,800	85,800	85,800	0.0	285	288	3	1.1	0.33	0.34
Res Hmstd: Avg Val	128,700	128,700	128,700	0.0	758	763	6	0.8	0.59	0.59
Res Hmstd: Hi Val	171,500	171,500	171,500	0.0	1,229	1,237	9	0.7	0.72	0.72
Res Hmstd: Ex-Hi Val	257,400	257,400	257,400	0.0	2,175	2,189	14	0.6	0.84	0.85
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	538	541	3	0.6	1.08	1.08
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,705	1,715	9	0.5	1.14	1.14
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,413	3,729	316	9.3	2.28	2.49
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,954	8,691	738	9.3	2.65	2.9
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	29,145	31,850	2,705	9.3	2.91	3.19

St. Louis County

Balkan township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	36,966	36,966	0	0.0	413	378	-35	-8.4	1.12	1.02
Res Non-Hmstd	2,561	2,561	0	0.0	45	42	-3	-6.3	1.75	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
Seasn'l Rec'l	2,674	2,674	0	0.0	41	40	-2	-4.3	1.55	1.48
Com/Ind: Low	349	349	0	0.0	11	10	0	-4.1	3.13	3.00
Com/Ind High	396	396	0	0.0	16	16	-1	-4.0	4.14	3.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,632	1,632	0	0.0	63	61	-2	-3.4	3.89	3.76
Ag HGA	826	826	0	0.0	9	8	-1	-8.5	1.06	0.97
Ag Hmstd Land	549	549	0	0.0	2	2	0	-9.4	0.35	0.32
Ag Non-Hmstd	13,562	13,562	0	0.0	193	185	-9	-4.5	1.43	1.36
Misc props	366	366	0	0.0	13	13	0	-2.7	3.61	3.51
Total	59,882	59,882	0	0.0	808	755	-53	-6.5	1.35	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	536	536	0	0.0	County	57.25	57.06	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.85	40.73	0.00	0.00
(-) FD Contrib Tax Cap	0	1	1	0.0	School District	41.86	37.70	28.06	23.81
(=) Taxable Tax Capacity	536	535	-1	-0.1	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	32	32	0.0	Total	143.17	136.69	28.06	23.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	75,900	75,900	75,900	0.0	550	488	-62	-11.2	0.72	0.64
Res Hmstd: Avg Val	113,700	113,700	113,700	0.0	1,245	1,141	-104	-8.4	1.1	1.00
Res Hmstd: Hi Val	151,600	151,600	151,600	0.0	1,943	1,796	-147	-7.6	1.28	1.18
Res Hmstd: Ex-Hi Val	227,500	227,500	227,500	0.0	3,340	3,107	-233	-7.0	1.47	1.37
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,792	4,584	-208	-4.3	3.19	3.06
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	11,041	10,577	-464	-4.2	3.68	3.53
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	40,205	38,545	-1,659	-4.1	4.02	3.85

St. Louis County

Bassett township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	1,926	1,926	0	0.0	8	8	0	0.7	0.39	0.39
Res Non-Hmstd	180	180	0	0.0	2	2	0	0.5	0.93	0.94
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
Seasn'l Rec'l	9,284	9,284	0	0.0	97	97	0	0.4	1.04	1.05
Com/Ind: Low	134	134	0	0.0	3	3	0	7.9	2.21	2.39
Com/Ind High	3,231	3,231	0	0.0	95	103	8	8.4	2.93	3.18
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 HGA	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	5,474	5,474	0	0.0	51	51	0	0.4	0.93	0.94
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	20,229	20,229	0	0.0	255	264	9	3.5	1.26	1.30

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	230	230	0	0.0	County	67.52	67.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	3.65	3.93	0.00	0.00
(-) FD Contrib Tax Cap	0	17	17	0.0	School District	20.58	20.78	1.71	1.69
(=) Taxable Tax Capacity	230	213	-17	-7.4	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	92.95	93.22	1.71	1.69

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	61,200	61,200	61,200	0.0	151	152	0	0.2	0.25	0.25
Res Hmstd: Avg Val	91,700	91,700	91,700	0.0	309	310	1	0.5	0.34	0.34
Res Hmstd: Hi Val	122,300	122,300	122,300	0.0	624	626	2	0.4	0.51	0.51
Res Hmstd: Ex-Hi Val	183,400	183,400	183,400	0.0	1,254	1,258	4	0.3	0.68	0.69
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	506	507	1	0.3	1.01	1.01
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,610	1,614	4	0.3	1.07	1.08
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,267	3,550	283	8.7	2.18	2.37
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,615	8,276	661	8.7	2.54	2.76
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	27,903	30,328	2,425	8.7	2.79	3.03

St. Louis County

Beatty township

<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	Alte
Res Homestead	66,217	66,217	0	0.0	679	679	1	0.1	1.02	1.03
Res Non-Hmstd	9,296	9,296	0	0.0	110	110	0	0.1	1.19	1.19
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
Seasn'l Rec'l	140,524	140,524	0	0.0	1,824	1,826	2	0.1	1.30	1.30
Com/Ind: Low	813	813	0	0.0	20	22	1	6.8	2.49	2.66
Com/Ind High	327	327	0	0.0	11	12	1	6.8	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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	7	7	0	0.0	0	0	0	0.1	1.44	1.44
Ag Non-Hmstd	26,781	26,781	0	0.0	304	304	0	0.1	1.14	1.14
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	243,966	243,966	0	0.0	2,948	2,954	5	0.2	1.21	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	2,427	2,427	0	0.0	County	67.45	67.24	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.12	11.15	0.00	0.00
(-) FD Contrib Tax Cap	0	8	8	0.0	School District	23.28	23.45	1.59	1.57
(=) Taxable Tax Capacity	2,427	2,419	-8	-0.3	Special District	12.28	12.44	0.00	0.00
FD Distrib Tax Cap	0	1	1	0.0	Total	114.13	114.27	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	206,400	206,400	206,400	0.0	1,886	1,888	2	0.1	0.91	0.91
Res Hmstd: Avg Val	309,500	309,500	309,500	0.0	3,185	3,188	4	0.1	1.03	1.03
Res Hmstd: Hi Val	412,500	412,500	412,500	0.0	4,482	4,487	5	0.1	1.09	1.09
Res Hmstd: Ex-Hi Val	618,900	618,900	618,900	0.0	7,211	7,219	8	0.1	1.17	1.17
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	612	613	1	0.1	1.22	1.23
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,927	1,930	2	0.1	1.28	1.29
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,742	3,995	253	6.8	2.49	2.66
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,723	9,313	590	6.8	2.91	3.10
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	31,968	34,132	2,165	6.8	3.2	3.41

St. Louis County

Biwabik township

<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	Alte
Res Homestead	49,175	49,175	0	0.0	477	475	-2	-0.4	0.97	0.97
Res Non-Hmstd	7,241	7,241	0	0.0	100	100	0	-0.2	1.38	1.38
Apartments	51	51	0	0.0	1	1	0	0.0	1.78	1.78
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	15,022	15,022	0	0.0	228	229	0	0.0	1.52	1.52
Com/Ind: Low	971	971	0	0.0	27	27	1	1.9	2.78	2.83
Com/Ind High	2,818	2,818	0	0.0	100	103	4	3.5	3.54	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,185	1,185	0	0.0	42	44	1	3.1	3.58	3.69
Ag HGA	829	829	0	0.0	7	7	0	-0.9	0.82	0.81
Ag Hmstd Land	961	961	0	0.0	3	3	0	0.0	0.31	0.31
Ag Non-Hmstd	6,375	6,375	0	0.0	79	79	0	0.0	1.24	1.24
Misc props	209	209	0	0.0	7	7	0	-0.3	3.21	3.21
Total	84,838	84,838	0	0.0	1,071	1,074	3	0.3	1.26	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	817	817	0	0.0	County	65.03	64.75	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	40.52	40.77	0.00	0.00
(-) FD Contrib Tax Cap	0	24	24	0.0	School District	22.82	23.25	8.26	7.80
(=) Taxable Tax Capacity	817	793	-24	-3.0	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	21	21	0.0	Total	129.57	129.97	8.26	7.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	100,900	100,900	100,900	0.0	711	709	-2	-0.2	0.70	0.70
Res Hmstd: Avg Val	151,300	151,300	151,300	0.0	1,464	1,462	-2	-0.1	0.97	0.97
Res Hmstd: Hi Val	201,700	201,700	201,700	0.0	2,218	2,216	-2	-0.1	1.1	1.1
Res Hmstd: Ex-Hi Val	302,600	302,600	302,600	0.0	3,726	3,724	-2	-0.1	1.23	1.23
Apartment	300,000	300,000	300,000	0.0	5,107	5,108	1	0.0	1.70	1.70
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	689	691	2	0.3	1.38	1.38
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	2,159	2,165	6	0.3	1.44	1.44
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,189	4,259	70	1.7	2.79	2.84
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,734	9,898	165	1.7	3.24	3.3
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	35,608	36,216	608	1.7	3.56	3.62

St. Louis County

Breitung township

<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	Alte
Res Homestead	45,397	45,397	0	0.0	476	475	-1	-0.2	1.05	1.05
Res Non-Hmstd	4,085	4,085	0	0.0	62	62	0	-0.1	1.51	1.51
Apartments	521	521	0	0.0	9	9	0	-0.1	1.76	1.75
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	62,613	62,613	0	0.0	982	981	-1	-0.1	1.57	1.57
Com/Ind: Low	241	241	0	0.0	7	7	0	0.2	2.87	2.87
Com/Ind High	3	3	0	0.0	0	0	0	0.2	3.82	3.83
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	4	0	0.2	3.82	3.83
Ag HGA	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	-0.1	1.76	1.75
Ag Non-Hmstd	15,070	15,070	0	0.0	209	208	0	-0.1	1.38	1.38
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	128,046	128,046	0	0.0	1,749	1,747	-2	-0.1	1.37	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	1,243	1,243	0	0.0	County	65.89	65.68	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	49.75	49.61	0.00	0.00
(-) FD Contrib Tax Cap	0	1	1	0.0	School District	22.32	22.49	1.59	1.57
(=) Taxable Tax Capacity	1,243	1,242	-1	-0.1	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	6	6	0.0	Total	139.16	138.98	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated 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	807	805	-2	-0.2	0.75	0.75
Res Hmstd: Avg Val	160,400	160,400	0.0	1,625	1,622	-3	-0.2	1.01	1.01
Res Hmstd: Hi Val	213,800	213,800	0.0	2,444	2,440	-4	-0.2	1.14	1.14
Res Hmstd: Ex-Hi Val	320,800	320,800	0.0	4,084	4,077	-6	-0.2	1.27	1.27
Apartment	300,000	300,000	0.0	5,266	5,259	-8	-0.1	1.76	1.75
Seas Rec: Lo Val	50,000	50,000	0.0	737	736	-1	-0.1	1.47	1.47
Seas Rec: Hi Val	150,000	150,000	0.0	2,303	2,300	-3	-0.1	1.54	1.53
Comm/Ind: Lo Val	150,000	150,000	0.0	4,305	4,312	7	0.2	2.87	2.87
Comm/Ind: Med Val	300,000	300,000	0.0	10,037	10,055	17	0.2	3.35	3.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,788	36,851	63	0.2	3.68	3.69

St. Louis County

Cherry township

<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	Alte
Res Homestead	43,384	43,384	0	0.0	307	305	-2	-0.7	0.71	0.70
Res Non-Hmstd	2,264	2,264	0	0.0	25	25	0	-0.5	1.11	1.11
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
Seasn'l Rec'l	1,437	1,437	0	0.0	17	17	0	-0.5	1.20	1.20
Com/Ind: Low	204	204	0	0.0	5	5	0	2.1	2.43	2.48
Com/Ind High	2,049	2,049	0	0.0	66	68	2	2.4	3.23	3.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,165	2,165	0	0.0	70	72	2	2.4	3.23	3.31
Ag HGA	1,438	1,438	0	0.0	9	9	0	-0.6	0.63	0.63
Ag Hmstd Land	1,620	1,620	0	0.0	4	4	0	-0.9	0.26	0.26
Ag Non-Hmstd	7,574	7,574	0	0.0	82	82	0	-0.5	1.09	1.08
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	62,133	62,133	0	0.0	587	587	1	0.1	0.94	0.94

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	576	576	0	0.0	County	67.52	67.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.62	17.17	0.00	0.00
(-) FD Contrib Tax Cap	0	12	12	0.0	School District	22.95	23.11	2.22	2.15
(=) Taxable Tax Capacity	576	565	-12	-2.0	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	31	31	0.0	Total	109.29	108.78	2.22	2.15

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	91,300	91,300	91,300	0.0	411	407	-4	-0.9	0.45	0.45
Res Hmstd: Avg Val	136,900	136,900	136,900	0.0	965	958	-7	-0.7	0.70	0.7
Res Hmstd: Hi Val	182,400	182,400	182,400	0.0	1,517	1,507	-10	-0.6	0.83	0.83
Res Hmstd: Ex-Hi Val	273,700	273,700	273,700	0.0	2,625	2,609	-15	-0.6	0.96	0.95
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,643	3,728	85	2.3	2.43	2.49
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,488	8,687	199	2.3	2.83	2.9
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	31,101	31,832	731	2.4	3.11	3.18

St. Louis County

Clinton township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	33,525	33,525	0	0.0	183	183	0	0.2	0.54	0.55
Res Non-Hmstd	2,188	2,188	0	0.0	24	24	0	0.3	1.09	1.09
Apartments	44	44	0	0.0	1	1	0	0.4	1.34	1.34
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	638	638	0	0.0	7	7	0	0.7	1.07	1.08
Com/Ind: Low	837	837	0	0.0	20	21	1	6.4	2.34	2.49
Com/Ind High	10,009	10,009	0	0.0	312	332	20	6.3	3.12	3.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,817	1,817	0	0.0	56	60	4	6.5	3.10	3.30
Ag HGA	1,557	1,557	0	0.0	8	8	0	0.5	0.51	0.51
Ag Hmstd Land	3,365	3,365	0	0.0	9	9	0	0.8	0.27	0.28
Ag Non-Hmstd	7,307	7,307	0	0.0	74	74	0	0.6	1.01	1.02
Misc props	125	125	0	0.0	2	2	0	0.3	1.32	1.33
Total	61,411	61,411	0	0.0	695	721	26	3.7	1.13	1.17

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	633	633	0	0.0	County	66.46	66.14	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	16.09	16.86	0.00	0.00
(-) FD Contrib Tax Cap	0	62	62	0.0	School District	17.88	17.91	5.79	5.50
(=) Taxable Tax Capacity	633	571	-62	-9.7	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	37	37	0.0	Total	101.64	102.11	5.79	5.50

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	69,700	69,700		0.0	200	200	0	0.0	0.29	0.29
Res Hmstd: Avg Val	104,400	104,400		0.0	549	549	1	0.1	0.53	0.53
Res Hmstd: Hi Val	139,200	139,200		0.0	954	956	1	0.1	0.69	0.69
Res Hmstd: Ex-Hi Val	208,900	208,900		0.0	1,767	1,770	3	0.2	0.85	0.85
Apartment	300,000	300,000		0.0	3,985	3,994	9	0.2	1.33	1.33
Comm/Ind: Lo Val	150,000	150,000		0.0	3,524	3,750	226	6.4	2.35	2.5
Comm/Ind: Med Val	300,000	300,000		0.0	8,193	8,722	529	6.5	2.73	2.91
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	29,984	31,925	1,942	6.5	3	3.19

St. Louis County

Colvin township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	12,773	12,773	0	0.0	97	96	-1	-0.6	0.76	0.75
Res Non-Hmstd	2,037	2,037	0	0.0	28	28	0	-0.4	1.39	1.39
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
Seasn'l Rec'l	15,121	15,121	0	0.0	222	221	-1	-0.3	1.47	1.46
Com/Ind: Low	148	148	0	0.0	4	4	0	0.3	2.81	2.82
Com/Ind High	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	330	330	0	0.0	12	12	0	0.3	3.74	3.75
Ag HGA	408	408	0	0.0	3	3	0	-0.6	0.68	0.67
Ag Hmstd Land	1,076	1,076	0	0.0	4	4	0	-0.6	0.37	0.37
Ag Non-Hmstd	9,613	9,613	0	0.0	128	128	0	-0.4	1.34	1.33
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	41,505	41,505	0	0.0	499	497	-2	-0.4	1.20	1.20

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	382	382	0	0.0	County	67.52	67.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	31.92	31.61	0.00	0.00
(-) FD Contrib Tax Cap	0	1	1	0.0	School District	33.91	33.96	2.98	2.86
(=) Taxable Tax Capacity	382	381	-1	-0.3	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	5	5	0.0	Total	134.54	134.07	2.98	2.86

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	66,600	66,600	66,600	0.0	268	265	-3	-1.0	0.40	0.4
Res Hmstd: Avg Val	99,800	99,800	99,800	0.0	703	698	-5	-0.7	0.70	0.7
Res Hmstd: Hi Val	133,000	133,000	133,000	0.0	1,199	1,193	-7	-0.6	0.90	0.9
Res Hmstd: Ex-Hi Val	199,600	199,600	199,600	0.0	2,196	2,185	-11	-0.5	1.10	1.09
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	714	712	-2	-0.3	1.43	1.42
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	2,234	2,227	-7	-0.3	1.49	1.48

St. Louis County

Cotton township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	27,385	27,385	0	0.0	220	220	1	0.3	0.80	0.80
Res Non-Hmstd	8,171	8,171	0	0.0	95	95	0	0.2	1.16	1.17
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
Seasn'l Rec'l	16,901	16,901	0	0.0	214	215	0	0.2	1.27	1.27
Com/Ind: Low	945	945	0	0.0	24	24	1	3.4	2.49	2.57
Com/Ind High	3,311	3,311	0	0.0	110	113	4	3.4	3.31	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	422	422	0	0.0	14	14	0	3.4	3.31	3.43
Ag HGA	279	279	0	0.0	2	2	0	0.3	0.62	0.63
Ag Hmstd Land	648	648	0	0.0	2	2	0	0.4	0.32	0.32
Ag Non-Hmstd	9,901	9,901	0	0.0	112	112	0	0.2	1.13	1.13
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	67,963	67,963	0	0.0	792	798	7	0.8	1.16	1.17

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	679	679	0	0.0	County	66.47	66.23	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	23.26	23.61	0.00	0.00
(-) FD Contrib Tax Cap	0	17	17	0.0	School District	22.77	22.92	1.59	1.57
(=) Taxable Tax Capacity	679	662	-17	-2.6	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	7	7	0.0	Total	113.70	113.97	1.59	1.57

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,200	103,200	103,200	0.0	582	584	2	0.3	0.56	0.57
Res Hmstd: Avg Val	154,700	154,700	154,700	0.0	1,229	1,232	3	0.3	0.79	0.8
Res Hmstd: Hi Val	206,200	206,200	206,200	0.0	1,875	1,880	5	0.2	0.91	0.91
Res Hmstd: Ex-Hi Val	309,400	309,400	309,400	0.0	3,170	3,178	7	0.2	1.02	1.03
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	610	611	1	0.2	1.22	1.22
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,921	1,925	4	0.2	1.28	1.28
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,732	3,860	128	3.4	2.49	2.57
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,700	8,998	298	3.4	2.90	3
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	31,886	32,978	1,092	3.4	3.19	3.3

St. Louis County

Culver township

<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	Alte
Res Homestead	11,359	11,359	0	0.0	85	85	0	0.1	0.75	0.75
Res Non-Hmstd	1,637	1,637	0	0.0	20	20	0	0.1	1.20	1.21
Apartments	169	169	0	0.0	3	3	0	0.1	1.50	1.50
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	906	906	0	0.0	11	11	0	0.1	1.27	1.27
Com/Ind: Low	1	1	0	0.0	0	0	0	2.3	2.56	2.62
Com/Ind High	1,956	1,956	0	0.0	67	68	2	2.3	3.41	3.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	841	841	0	0.0	29	29	1	2.3	3.41	3.49
Ag HGA	79	79	0	0.0	0	0	0	0.1	0.61	0.61
Ag Hmstd Land	222	222	0	0.0	1	1	0	0.2	0.38	0.38
Ag Non-Hmstd	7,075	7,075	0	0.0	84	84	0	0.1	1.18	1.18
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	24,244	24,244	0	0.0	299	302	2	0.8	1.24	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	249	249	0	0.0	County	65.82	65.55	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	29.03	29.33	0.00	0.00
(-) FD Contrib Tax Cap	0	9	9	0.0	School District	22.42	22.55	1.59	1.57
(=) Taxable Tax Capacity	249	239	-9	-3.8	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	10	10	0.0	Total	118.47	118.63	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,200	90,200	90,200	0.0	448	449	1	0.2	0.5	0.5
Res Hmstd: Avg Val	135,200	135,200	135,200	0.0	1,036	1,038	1	0.1	0.77	0.77
Res Hmstd: Hi Val	180,300	180,300	180,300	0.0	1,626	1,628	2	0.1	0.90	0.90
Res Hmstd: Ex-Hi Val	270,500	270,500	270,500	0.0	2,805	2,809	3	0.1	1.04	1.04
Apartment	300,000	300,000	300,000	0.0	4,490	4,496	5	0.1	1.5	1.5
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,840	3,929	90	2.3	2.56	2.62
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,951	9,160	209	2.3	2.98	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	32,804	33,571	766	2.3	3.28	3.36

St. Louis County

Duluth township

<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	Alte
Res Homestead	145,091	145,091	0	0.0	1,254	1,255	1	0.0	0.86	0.86
Res Non-Hmstd	21,834	21,834	0	0.0	245	245	0	0.0	1.12	1.12
Apartments	517	517	0	0.0	7	7	0	0.0	1.35	1.35
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	9,207	9,207	0	0.0	111	111	0	0.1	1.21	1.21
Com/Ind: Low	2,191	2,191	0	0.0	52	56	3	6.3	2.39	2.54
Com/Ind High	1,558	1,558	0	0.0	50	53	3	6.3	3.18	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,730	1,730	0	0.0	54	57	3	6.3	3.11	3.31
Ag HGA	1,352	1,352	0	0.0	10	10	0	0.0	0.73	0.73
Ag Hmstd Land	1,256	1,256	0	0.0	3	3	0	0.1	0.26	0.26
Ag Non-Hmstd	26,967	26,967	0	0.0	283	283	0	0.1	1.05	1.05
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	211,701	211,701	0	0.0	2,069	2,080	11	0.5	0.98	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	2,038	2,038	0	0.0	County	67.52	67.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.16	19.05	0.00	0.00
(-) FD Contrib Tax Cap	0	28	28	0.0	School District	18.97	19.37	1.85	1.82
(=) Taxable Tax Capacity	2,038	2,010	-28	-1.4	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	46	46	0.0	Total	106.85	106.92	1.85	1.82

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	144,700	144,700		0.0	1,024	1,025	0	0.0	0.71	0.71
Res Hmstd: Avg Val	216,900	216,900		0.0	1,879	1,879	1	0.0	0.87	0.87
Res Hmstd: Hi Val	289,100	289,100		0.0	2,733	2,734	1	0.0	0.95	0.95
Res Hmstd: Ex-Hi Val	433,800	433,800		0.0	4,426	4,427	2	0.0	1.02	1.02
Apartment	300,000	300,000		0.0	4,062	4,064	2	0.0	1.35	1.35
Comm/Ind: Lo Val	150,000	150,000		0.0	3,582	3,808	226	6.3	2.39	2.54
Comm/Ind: Med Val	300,000	300,000		0.0	8,349	8,875	527	6.3	2.78	2.96
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	30,593	32,524	1,931	6.3	3.06	3.25

St. Louis County

Ellsburg township

<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	Alte
Res Homestead	13,625	13,625	0	0.0	111	112	1	0.6	0.82	0.82
Res Non-Hmstd	4,273	4,273	0	0.0	48	49	0	0.5	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
Seasn'l Rec'l	25,116	25,116	0	0.0	310	311	1	0.4	1.23	1.24
Com/Ind: Low	61	61	0	0.0	1	2	0	5.2	2.44	2.56
Com/Ind High	3,244	3,244	0	0.0	105	111	5	5.2	3.24	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	795	795	0	0.0	26	27	1	5.2	3.24	3.41
Ag HGA	68	68	0	0.0	1	1	0	0.6	0.92	0.93
Ag Hmstd Land	374	374	0	0.0	1	1	0	0.8	0.36	0.36
Ag Non-Hmstd	8,163	8,163	0	0.0	90	90	0	0.5	1.10	1.11
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	55,718	55,718	0	0.0	694	703	10	1.4	1.24	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	580	580	0	0.0	County	66.59	66.34	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.62	20.27	0.00	0.00
(-) FD Contrib Tax Cap	0	21	21	0.0	School District	22.83	22.98	1.59	1.57
(=) Taxable Tax Capacity	580	559	-21	-3.6	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	2	2	0.0	Total	110.24	110.79	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	112,200	112,200		0.0	666	670	4	0.7	0.59	0.6
Res Hmstd: Avg Val	168,200	168,200		0.0	1,347	1,355	8	0.6	0.80	0.81
Res Hmstd: Hi Val	224,200	224,200		0.0	2,029	2,040	11	0.5	0.91	0.91
Res Hmstd: Ex-Hi Val	336,400	336,400		0.0	3,395	3,413	17	0.5	1.01	1.01
Seas Rec: Lo Val	50,000	50,000		0.0	592	595	3	0.5	1.18	1.19
Seas Rec: Hi Val	150,000	150,000		0.0	1,869	1,877	8	0.4	1.25	1.25
Comm/Ind: Lo Val	150,000	150,000		0.0	3,654	3,844	190	5.2	2.44	2.56
Comm/Ind: Med Val	300,000	300,000		0.0	8,519	8,961	442	5.2	2.84	2.99
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	31,219	32,842	1,623	5.2	3.12	3.28

St. Louis County

Elmer township

<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	Alte
Res Homestead	3,714	3,714	0	0.0	13	13	0	-0.6	0.36	0.36
Res Non-Hmstd	1,254	1,254	0	0.0	13	13	0	-0.3	1.06	1.06
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
Seasn'l Rec'l	297	297	0	0.0	3	3	0	-0.3	1.09	1.09
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	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	319	319	0	0.0	10	10	0	3.8	3.06	3.17
Ag HGA	1,130	1,130	0	0.0	6	6	0	-0.4	0.53	0.53
Ag Hmstd Land	3,403	3,403	0	0.0	11	11	0	-0.4	0.32	0.32
Ag Non-Hmstd	3,211	3,211	0	0.0	32	32	0	-0.3	1.01	1.01
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	13,329	13,329	0	0.0	89	89	0	0.1	0.67	0.67

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	106	106	0	0.0	County	67.52	67.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	8.93	8.69	0.00	0.00
(-) FD Contrib Tax Cap	0	1	1	0.0	School District	23.31	23.49	1.59	1.57
(=) Taxable Tax Capacity	106	105	-1	-0.9	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	5	5	0.0	Total	100.96	100.67	1.59	1.57

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	67,000	67,000	0.0	179	179	-1	-0.3	0.27	0.27
Res Hmstd: Avg Val	100,400	100,400	0.0	455	453	-2	-0.5	0.45	0.45
Res Hmstd: Hi Val	133,800	133,800	0.0	828	825	-3	-0.4	0.62	0.62
Res Hmstd: Ex-Hi Val	200,800	200,800	0.0	1,576	1,570	-6	-0.4	0.78	0.78

St. Louis County	Embarrass township
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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	Alte
Res Homestead	22,632	22,632	0	0.0	151	145	-6	-3.9	0.67	0.64
Res Non-Hmstd	1,827	1,827	0	0.0	26	25	-1	-2.6	1.42	1.39
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
Seasn'l Rec'l	1,448	1,448	0	0.0	22	21	-1	-2.5	1.51	1.47
Com/Ind: Low	356	356	0	0.0	10	10	0	-1.7	2.89	2.84
Com/Ind High	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	182	182	0	0.0	7	7	0	-1.7	3.85	3.79
Ag HGA	559	559	0	0.0	4	4	0	-3.6	0.78	0.75
Ag Hmstd Land	688	688	0	0.0	3	2	0	-4.8	0.37	0.36
Ag Non-Hmstd	9,504	9,504	0	0.0	134	130	-4	-2.7	1.41	1.37
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	37,196	37,196	0	0.0	357	346	-11	-3.2	0.96	0.93

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	303	303	0	0.0	County	67.41	67.20	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	48.74	45.04	0.00	0.00
(-) FD Contrib Tax Cap	0	1	1	0.0	School District	23.30	23.47	1.59	1.57
(=) Taxable Tax Capacity	303	302	-1	-0.3	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	31	31	0.0	Total	140.65	136.91	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,800	57,800	0.0	214	208	-6	-2.6	0.37	0.36
Res Hmstd: Avg Val	86,700	86,700	0.0	529	508	-22	-4.1	0.61	0.59
Res Hmstd: Hi Val	115,600	115,600	0.0	977	944	-34	-3.4	0.85	0.82
Res Hmstd: Ex-Hi Val	173,400	173,400	0.0	1,872	1,815	-57	-3.1	1.08	1.05

St. Louis County

Fairbanks township

<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	Alte
Res Homestead	3,805	3,805	0	0.0	19	19	0	1.2	0.50	0.51
Res Non-Hmstd	481	481	0	0.0	5	5	0	0.8	1.03	1.04
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
Seasn'l Rec'l	7,502	7,502	0	0.0	84	84	1	0.8	1.11	1.12
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	1,828	1,828	0	0.0	56	61	5	8.9	3.04	3.31
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 HGA	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	5,610	5,610	0	0.0	55	55	0	0.9	0.98	0.99
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	19,228	19,228	0	0.0	218	225	6	2.9	1.13	1.17

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	201	201	0	0.0	County	67.51	67.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.25	12.95	0.00	0.00
(-) FD Contrib Tax Cap	0	11	11	0.0	School District	18.97	19.37	1.85	1.82
(=) Taxable Tax Capacity	201	190	-11	-5.6	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	1	1	0.0	Total	99.94	100.82	1.85	1.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	65,100	65,100	65,100	0.0	173	174	1	0.8	0.27	0.27
Res Hmstd: Avg Val	97,600	97,600	97,600	0.0	419	425	6	1.4	0.43	0.44
Res Hmstd: Hi Val	130,100	130,100	130,100	0.0	779	788	9	1.1	0.6	0.61
Res Hmstd: Ex-Hi Val	195,100	195,100	195,100	0.0	1,499	1,514	15	1.0	0.77	0.78
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	541	545	4	0.8	1.08	1.09
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,715	1,728	13	0.8	1.14	1.15
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,427	3,731	304	8.9	2.28	2.49
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,986	8,696	710	8.9	2.66	2.9
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	29,264	31,866	2,602	8.9	2.93	3.19

St. Louis County

Fayal township

<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	Alte
Res Homestead	138,263	138,263	0	0.0	1,192	1,177	-15	-1.3	0.86	0.85
Res Non-Hmstd	8,324	8,324	0	0.0	97	96	-1	-0.9	1.16	1.15
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
Seasn'l Rec'l	21,192	21,192	0	0.0	238	238	0	-0.1	1.12	1.12
Com/Ind: Low	1,882	1,882	0	0.0	46	48	3	5.6	2.42	2.56
Com/Ind High	4,042	4,042	0	0.0	128	136	8	5.9	3.17	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,030	1,030	0	0.0	33	35	2	5.9	3.17	3.36
Ag HGA	2,060	2,060	0	0.0	19	18	0	-1.2	0.90	0.89
Ag Hmstd Land	1,512	1,512	0	0.0	4	4	0	-0.3	0.23	0.23
Ag Non-Hmstd	9,851	9,851	0	0.0	97	97	0	-0.1	0.98	0.98
Misc props	1,176	1,176	0	0.0	26	26	0	-0.5	2.22	2.21
Total	189,332	189,332	0	0.0	1,878	1,874	-4	-0.2	0.99	0.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,790	1,790	0	0.0	County	66.84	66.62	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.00	26.81	0.00	0.00
(-) FD Contrib Tax Cap	0	30	30	0.0	School District	3.70	4.05	17.44	16.40
(=) Taxable Tax Capacity	1,790	1,760	-30	-1.7	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	46	46	0.0	Total	98.74	98.68	17.44	16.40

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	121,200	121,200		0.0	833	820	-13	-1.6	0.69	0.68
Res Hmstd: Avg Val	181,700	181,700		0.0	1,590	1,570	-20	-1.2	0.87	0.86
Res Hmstd: Hi Val	242,200	242,200		0.0	2,346	2,320	-27	-1.1	0.97	0.96
Res Hmstd: Ex-Hi Val	363,400	363,400		0.0	3,862	3,822	-40	-1.0	1.06	1.05
Seas Rec: Lo Val	50,000	50,000		0.0	535	535	0	-0.1	1.07	1.07
Seas Rec: Hi Val	150,000	150,000		0.0	1,697	1,696	-1	-0.1	1.13	1.13
Comm/Ind: Lo Val	150,000	150,000		0.0	3,633	3,839	205	5.6	2.42	2.56
Comm/Ind: Med Val	300,000	300,000		0.0	8,391	8,875	484	5.8	2.8	2.96
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	30,591	32,376	1,785	5.8	3.06	3.24

St. Louis County	Field township
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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	Alte
Res Homestead	13,336	13,336	0	0.0	80	81	0	0.5	0.60	0.60
Res Non-Hmstd	1,769	1,769	0	0.0	20	21	0	0.3	1.16	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
Seasn'l Rec'l	1,903	1,903	0	0.0	24	24	0	0.3	1.24	1.24
Com/Ind: Low	270	270	0	0.0	7	7	0	2.6	2.49	2.56
Com/Ind High	2,736	2,736	0	0.0	91	93	2	2.6	3.32	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,790	2,790	0	0.0	93	95	2	2.6	3.32	3.40
Ag HGA	2,329	2,329	0	0.0	14	14	0	0.5	0.62	0.62
Ag Hmstd Land	5,321	5,321	0	0.0	18	18	0	0.6	0.34	0.34
Ag Non-Hmstd	12,047	12,047	0	0.0	137	137	1	0.4	1.14	1.14
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	42,500	42,500	0	0.0	483	490	6	1.3	1.14	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	415	415	0	0.0	County	67.52	67.30	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	10.83	11.13	0.00	0.00		
(-) FD Contrib Tax Cap	0	17	17	0.0	School District	23.32	23.49	1.59	1.57		
(=) Taxable Tax Capacity	415	399	-17	-4.0	Special District	12.28	12.44	0.00	0.00		
FD Distrib Tax Cap	0	10	10	0.0	Total	113.94	114.36	1.59	1.57		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,700	71,700	0.0	216	216	1	0.3	0.30	0.30
Res Hmstd: Avg Val	107,600	107,600	0.0	639	642	3	0.5	0.59	0.6
Res Hmstd: Hi Val	143,400	143,400	0.0	1,090	1,094	5	0.4	0.76	0.76
Res Hmstd: Ex-Hi Val	215,100	215,100	0.0	1,992	1,999	8	0.4	0.93	0.93
Comm/Ind: Lo Val	150,000	150,000	0.0	3,738	3,836	98	2.6	2.49	2.56
Comm/Ind: Med Val	300,000	300,000	0.0	8,713	8,943	229	2.6	2.90	2.98
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,932	32,774	841	2.6	3.19	3.28

St. Louis County

French township

<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	Alte
Res Homestead	71,141	71,141	0	0.0	652	641	-12	-1.8	0.92	0.90
Res Non-Hmstd	10,589	10,589	0	0.0	116	114	-2	-1.5	1.09	1.08
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
Seasn'l Rec'l	56,982	56,982	0	0.0	600	598	-2	-0.3	1.05	1.05
Com/Ind: Low	788	788	0	0.0	18	20	2	8.6	2.31	2.51
Com/Ind High	218	218	0	0.0	7	7	1	8.9	3.02	3.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	453	453	0	0.0	14	15	1	8.9	3.02	3.29
Ag HGA	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	-1.3	1.32	1.30
Ag Non-Hmstd	4,243	4,243	0	0.0	38	38	0	-0.3	0.90	0.89
Misc props	1	1	0	0.0	0	0	0	-1.5	1.09	1.07
Total	144,416	144,416	0	0.0	1,444	1,433	-12	-0.8	1.00	0.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,412	1,412	0	0.0	County	65.58	65.36	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.57	12.59	0.00	0.00
(-) FD Contrib Tax Cap	0	7	7	0.0	School District	11.03	10.95	18.75	17.39
(=) Taxable Tax Capacity	1,412	1,405	-7	-0.5	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	6	6	0.0	Total	90.39	90.09	18.75	17.39

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	171,300	171,300		0.0	1,382	1,355	-28	-2.0	0.81	0.79
Res Hmstd: Avg Val	256,800	256,800		0.0	2,385	2,343	-42	-1.8	0.93	0.91
Res Hmstd: Hi Val	342,400	342,400		0.0	3,389	3,333	-56	-1.7	0.99	0.97
Res Hmstd: Ex-Hi Val	513,700	513,700		0.0	5,347	5,263	-85	-1.6	1.04	1.02
Seas Rec: Lo Val	50,000	50,000		0.0	493	492	-1	-0.3	0.99	0.98
Seas Rec: Hi Val	150,000	150,000		0.0	1,571	1,567	-4	-0.3	1.05	1.04
Comm/Ind: Lo Val	150,000	150,000		0.0	3,465	3,763	298	8.6	2.31	2.51
Comm/Ind: Med Val	300,000	300,000		0.0	7,991	8,692	701	8.8	2.66	2.9
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	29,113	31,698	2,584	8.9	2.91	3.17

St. Louis County	Great Scott township
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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	Alte
Res Homestead	21,925	21,925	0	0.0	135	134	-1	-0.5	0.61	0.61
Res Non-Hmstd	1,748	1,748	0	0.0	18	18	0	-0.1	1.02	1.02
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
Seasn'l Rec'l	3,247	3,247	0	0.0	33	33	0	0.8	1.01	1.02
Com/Ind: Low	316	316	0	0.0	7	8	1	8.0	2.23	2.40
Com/Ind High	6,278	6,278	0	0.0	184	199	15	8.2	2.93	3.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,023	1,023	0	0.0	30	32	2	8.2	2.93	3.17
Ag HGA	319	319	0	0.0	1	1	0	-0.6	0.43	0.43
Ag Hmstd Land	384	384	0	0.0	0	0	0	2.3	0.11	0.12
Ag Non-Hmstd	11,158	11,158	0	0.0	99	100	1	0.9	0.89	0.90
Misc props	426	426	0	0.0	12	12	0	0.2	2.91	2.92
Total	46,825	46,825	0	0.0	520	539	19	3.6	1.11	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	505	505	0	0.0	County	67.52	67.30	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	18.23	19.21	0.00	0.00		
(-) FD Contrib Tax Cap	0	34	34	0.0	School District	2.31	2.33	12.10	11.15		
(=) Taxable Tax Capacity	505	471	-34	-6.8	Special District	1.20	1.20	0.00	0.00		
FD Distrib Tax Cap	0	9	9	0.0	Total	89.26	90.05	12.10	11.15		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,300	90,300	90,300	0.0	340	337	-4	-1.1	0.38	0.37
Res Hmstd: Avg Val	135,300	135,300	135,300	0.0	832	828	-4	-0.5	0.62	0.61
Res Hmstd: Hi Val	180,400	180,400	180,400	0.0	1,326	1,321	-4	-0.3	0.73	0.73
Res Hmstd: Ex-Hi Val	270,700	270,700	270,700	0.0	2,314	2,308	-5	-0.2	0.85	0.85
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	488	492	4	0.8	0.98	0.98
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,554	1,566	12	0.8	1.04	1.04
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,340	3,607	267	8.0	2.23	2.40
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,732	8,360	627	8.1	2.58	2.79
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	28,231	30,540	2,310	8.2	2.82	3.05

St. Louis County	Industrial township
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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	Alte
Res Homestead	32,417	32,417	0	0.0	256	254	-1	-0.5	0.79	0.79
Res Non-Hmstd	4,472	4,472	0	0.0	54	54	0	-0.4	1.20	1.20
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
Seasn'l Rec'l	2,150	2,150	0	0.0	28	28	0	-0.3	1.31	1.31
Com/Ind: Low	559	559	0	0.0	14	15	0	3.1	2.56	2.64
Com/Ind High	2,388	2,388	0	0.0	81	84	3	3.1	3.41	3.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,668	1,668	0	0.0	57	59	2	3.1	3.41	3.51
Ag HGA	1,285	1,285	0	0.0	10	10	0	-0.5	0.78	0.77
Ag Hmstd Land	3,088	3,088	0	0.0	13	13	0	-0.5	0.41	0.41
Ag Non-Hmstd	9,648	9,648	0	0.0	114	114	0	-0.4	1.18	1.18
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	57,674	57,674	0	0.0	627	630	3	0.4	1.09	1.09

<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	548	548	0	0.0	County	65.75	65.46	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	29.14	28.86	0.00	0.00	
(-) FD Contrib Tax Cap	0	22	22	0.0	School District	22.38	22.51	1.59	1.57	
(=) Taxable Tax Capacity	548	526	-22	-4.0	Special District	1.20	1.20	0.00	0.00	
FD Distrib Tax Cap	0	31	31	0.0	Total	118.48	118.03	1.59	1.57	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated 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	472	469	-3	-0.6	0.51	0.51
Res Hmstd: Avg Val	137,900	137,900	0.0	1,072	1,066	-5	-0.5	0.78	0.77
Res Hmstd: Hi Val	183,900	183,900	0.0	1,673	1,665	-8	-0.5	0.91	0.91
Res Hmstd: Ex-Hi Val	275,900	275,900	0.0	2,876	2,864	-12	-0.4	1.04	1.04
Comm/Ind: Lo Val	150,000	150,000	0.0	3,840	3,959	120	3.1	2.56	2.64
Comm/Ind: Med Val	300,000	300,000	0.0	8,951	9,231	280	3.1	2.98	3.08
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,805	33,831	1,026	3.1	3.28	3.38

St. Louis County

Kelsey township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	4,452	4,452	0	0.0	20	21	0	2.3	0.46	0.47
Res Non-Hmstd	584	584	0	0.0	7	7	0	1.4	1.14	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
Seasn'l Rec'l	1,016	1,016	0	0.0	12	12	0	1.3	1.19	1.21
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	2,534	2,534	0	0.0	83	87	5	5.6	3.26	3.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	845	845	0	0.0	28	29	2	5.6	3.26	3.44
Ag HGA	593	593	0	0.0	4	4	0	1.8	0.65	0.67
Ag Hmstd Land	1,356	1,356	0	0.0	5	5	0	2.2	0.35	0.36
Ag Non-Hmstd	4,765	4,765	0	0.0	53	54	1	1.4	1.11	1.13
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	16,145	16,145	0	0.0	211	219	8	3.7	1.31	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	174	174	0	0.0	County	66.20	65.84	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.20	23.07	0.00	0.00
(-) FD Contrib Tax Cap	0	18	18	0.0	School District	22.62	22.71	1.59	1.57
(=) Taxable Tax Capacity	174	156	-18	-10.1	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	4	4	0.0	Total	111.22	112.82	1.59	1.57

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,200	58,200	0.0	171	173	2	1.4	0.29	0.3
Res Hmstd:Avg Val	87,300	87,300	0.0	368	377	9	2.5	0.42	0.43
Res Hmstd: Hi Val	116,400	116,400	0.0	726	740	14	1.9	0.62	0.64
Res Hmstd: Ex-Hi Val	174,600	174,600	0.0	1,441	1,465	24	1.7	0.83	0.84
Seas Rec: Lo Val	50,000	50,000	0.0	597	605	8	1.3	1.19	1.21
Seas Rec: Hi Val	150,000	150,000	0.0	1,884	1,908	24	1.3	1.26	1.27
Comm/Ind: Lo Val	150,000	150,000	0.0	3,676	3,881	204	5.6	2.45	2.59
Comm/Ind: Med Val	300,000	300,000	0.0	8,571	9,047	476	5.6	2.86	3.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,409	33,157	1,747	5.6	3.14	3.32

St. Louis County

Kugler township

<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	Alte
Res Homestead	6,157	6,157	0	0.0	29	29	0	1.4	0.47	0.48
Res Non-Hmstd	771	771	0	0.0	9	9	0	0.9	1.11	1.12
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
Seasn'l Rec'l	1,129	1,129	0	0.0	13	13	0	0.8	1.17	1.18
Com/Ind: Low	54	54	0	0.0	1	1	0	7.4	2.41	2.58
Com/Ind High	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	1,942	1,942	0	0.0	62	67	5	7.4	3.20	3.44
Ag HGA	60	60	0	0.0	0	0	0	1.9	0.38	0.39
Ag Hmstd Land	112	112	0	0.0	0	0	0	3.1	0.14	0.14
Ag Non-Hmstd	4,916	4,916	0	0.0	53	54	0	0.9	1.08	1.09
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	15,141	15,141	0	0.0	168	174	6	3.5	1.11	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	153	153	0	0.0	County	67.06	66.81	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	16.94	18.05	0.00	0.00
(-) FD Contrib Tax Cap	0	13	13	0.0	School District	23.04	23.19	1.59	1.57
(=) Taxable Tax Capacity	153	140	-13	-8.7	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	5	5	0.0	Total	108.25	109.24	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Pctg Chng	Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change		Base	Alter
Res Hmstd: Lo Val	60,400	60,400	60,400	0.0	173	174	1	0.9	0.29	0.29
Res Hmstd: Avg Val	90,500	90,500	90,500	0.0	389	395	6	1.5	0.43	0.44
Res Hmstd: Hi Val	120,700	120,700	120,700	0.0	750	760	9	1.2	0.62	0.63
Res Hmstd: Ex-Hi Val	181,100	181,100	181,100	0.0	1,473	1,488	16	1.1	0.81	0.82
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	583	587	5	0.9	1.17	1.17
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,839	1,854	15	0.8	1.23	1.24

St. Louis County	Lavell township
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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	Alte
Res Homestead	10,419	10,419	0	0.0	55	54	0	-0.5	0.52	0.52
Res Non-Hmstd	790	790	0	0.0	9	9	0	-0.2	1.17	1.17
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
Seasn'l Rec'l	1,969	1,969	0	0.0	24	24	0	-0.1	1.20	1.20
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	1,731	1,731	0	0.0	56	57	0	0.6	3.26	3.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	27,819	27,819	0	0.0	911	911	0	0.0	3.28	3.27
Ag HGA	687	687	0	0.0	3	3	0	-0.2	0.50	0.50
Ag Hmstd Land	1,859	1,859	0	0.0	5	5	0	-0.2	0.29	0.29
Ag Non-Hmstd	18,078	18,078	0	0.0	202	201	0	-0.1	1.12	1.11
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	63,351	63,351	0	0.0	1,266	1,265	-1	0.0	2.00	2.00

<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	889	889	0	0.0	County	67.48	67.27	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.90	19.85	0.00	0.00		
(-) FD Contrib Tax Cap	0	2	2	0.0	School District	23.00	23.18	2.26	2.19		
(=) Taxable Tax Capacity	889	888	-2	-0.2	Special District	1.20	1.20	0.00	0.00		
FD Distrib Tax Cap	0	4	4	0.0	Total	111.59	111.50	2.26	2.19		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,200	63,200	0.0	188	188	0	-0.2	0.3	0.3
Res Hmstd: Avg Val	94,700	94,700	0.0	468	467	-1	-0.3	0.49	0.49
Res Hmstd: Hi Val	126,300	126,300	0.0	859	858	-2	-0.2	0.68	0.68
Res Hmstd: Ex-Hi Val	189,400	189,400	0.0	1,641	1,638	-3	-0.2	0.87	0.87
Comm/Ind: Lo Val	150,000	150,000	0.0	3,695	3,694	-1	0.0	2.46	2.46
Comm/Ind: Med Val	300,000	300,000	0.0	8,610	8,607	-3	0.0	2.87	2.87
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,547	31,538	-9	0.0	3.15	3.15

St. Louis County	Leiding township
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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	Alte
Res Homestead	17,197	17,197	0	0.0	119	119	0	0.3	0.69	0.69
Res Non-Hmstd	2,019	2,019	0	0.0	22	22	0	0.2	1.10	1.10
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
Seasn'l Rec'l	40,491	40,491	0	0.0	469	470	1	0.2	1.16	1.16
Com/Ind: Low	851	851	0	0.0	20	21	1	4.6	2.40	2.51
Com/Ind High	4,921	4,921	0	0.0	157	165	7	4.7	3.20	3.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,546	1,546	0	0.0	49	52	2	4.7	3.20	3.35
Ag HGA	1,013	1,013	0	0.0	6	6	0	0.3	0.62	0.62
Ag Hmstd Land	1,862	1,862	0	0.0	5	5	0	0.5	0.25	0.25
Ag Non-Hmstd	15,682	15,682	0	0.0	169	170	0	0.2	1.08	1.08
Misc props	90	90	0	0.0	1	1	0	0.2	1.44	1.44
Total	85,672	85,672	0	0.0	1,019	1,031	12	1.2	1.19	1.20

<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	865	865	0	0.0	County	66.69	66.44	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	6.09	6.27	0.00	0.00	
(-) FD Contrib Tax Cap	0	31	31	0.0	School District	22.90	23.06	1.59	1.57	
(=) Taxable Tax Capacity	865	835	-31	-3.5	Special District	12.28	12.44	0.00	0.00	
FD Distrib Tax Cap	0	5	5	0.0	Total	107.95	108.21	1.59	1.57	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated 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	345	346	1	0.4	0.4	0.4
Res Hmstd: Avg Val	130,300	130,300	0.0	862	865	2	0.3	0.66	0.66
Res Hmstd: Hi Val	173,700	173,700	0.0	1,380	1,383	4	0.3	0.79	0.8
Res Hmstd: Ex-Hi Val	260,600	260,600	0.0	2,416	2,422	6	0.2	0.93	0.93
Seas Rec: Lo Val	50,000	50,000	0.0	581	582	1	0.2	1.16	1.16
Seas Rec: Hi Val	150,000	150,000	0.0	1,835	1,839	4	0.2	1.22	1.23
Comm/Ind: Lo Val	150,000	150,000	0.0	3,603	3,770	167	4.6	2.40	2.51
Comm/Ind: Med Val	300,000	300,000	0.0	8,399	8,790	391	4.7	2.8	2.93
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,779	32,213	1,433	4.7	3.08	3.22

St. Louis County

Linden Grove township

<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	Alte
Res Homestead	3,441	3,441	0	0.0	20	19	0	-0.2	0.57	0.57
Res Non-Hmstd	316	316	0	0.0	4	4	0	-0.1	1.17	1.17
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
Seasn'l Rec'l	903	903	0	0.0	11	11	0	-0.1	1.24	1.24
Com/Ind: Low	39	39	0	0.0	1	1	0	3.2	2.51	2.59
Com/Ind High	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	210	210	0	0.0	7	7	0	3.2	3.35	3.45
Ag HGA	1,292	1,292	0	0.0	8	8	0	-0.2	0.61	0.61
Ag Hmstd Land	3,609	3,609	0	0.0	14	13	0	-0.1	0.37	0.37
Ag Non-Hmstd	6,010	6,010	0	0.0	69	69	0	-0.1	1.15	1.15
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	15,820	15,820	0	0.0	133	133	0	0.1	0.84	0.84

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	130	130	0	0.0	County	67.17	66.95	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.80	12.58	0.00	0.00
(-) FD Contrib Tax Cap	0	1	1	0.0	School District	23.13	23.30	1.59	1.57
(=) Taxable Tax Capacity	130	129	-1	-0.8	Special District	12.28	12.44	0.00	0.00
FD Distrib Tax Cap	0	4	4	0.0	Total	115.38	115.27	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	65,600	65,600		0.0	200	200	0	-0.1	0.30	0.30
Res Hmstd: Avg Val	98,300	98,300		0.0	532	531	-1	-0.2	0.54	0.54
Res Hmstd: Hi Val	131,100	131,100		0.0	950	949	-1	-0.1	0.72	0.72
Res Hmstd: Ex-Hi Val	196,600	196,600		0.0	1,784	1,782	-2	-0.1	0.91	0.91
Seas Rec: Lo Val	50,000	50,000		0.0	618	618	-1	-0.1	1.24	1.24
Seas Rec: Hi Val	150,000	150,000		0.0	1,946	1,945	-2	-0.1	1.3	1.3

St. Louis County

McDavitt township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	16,061	16,061	0	0.0	69	69	1	0.8	0.43	0.43
Res Non-Hmstd	984	984	0	0.0	10	10	0	0.5	1.01	1.02
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
Seasn'l Rec'l	1,308	1,308	0	0.0	14	14	0	0.5	1.08	1.09
Com/Ind: Low	157	157	0	0.0	4	4	0	7.9	2.27	2.45
Com/Ind High	6,595	6,595	0	0.0	199	215	16	8.0	3.02	3.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,329	1,329	0	0.0	40	43	3	8.0	3.02	3.26
Ag HGA	1,141	1,141	0	0.0	6	6	0	0.7	0.52	0.53
Ag Hmstd Land	1,624	1,624	0	0.0	3	3	0	1.1	0.21	0.21
Ag Non-Hmstd	8,273	8,273	0	0.0	82	82	0	0.5	0.99	0.99
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	37,471	37,471	0	0.0	427	447	20	4.8	1.14	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	403	403	0	0.0	County	67.52	67.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	6.91	7.45	0.00	0.00
(-) FD Contrib Tax Cap	0	44	44	0.0	School District	23.32	23.49	1.59	1.57
(=) Taxable Tax Capacity	403	359	-44	-10.9	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	16	16	0.0	Total	98.94	99.44	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,800	63,800		0.0	132	133	1	0.5	0.21	0.21
Res Hmstd: Avg Val	95,600	95,600		0.0	363	366	3	0.9	0.38	0.38
Res Hmstd: Hi Val	127,400	127,400		0.0	711	715	5	0.7	0.56	0.56
Res Hmstd: Ex-Hi Val	191,200	191,200		0.0	1,409	1,417	8	0.6	0.74	0.74
Comm/Ind: Lo Val	150,000	150,000		0.0	3,400	3,670	270	7.9	2.27	2.45
Comm/Ind: Med Val	300,000	300,000		0.0	7,926	8,556	630	8.0	2.64	2.85
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	29,044	31,355	2,311	8.0	2.90	3.14

St. Louis County

Meadowlands township

<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	Alte
Res Homestead	9,074	9,074	0	0.0	49	49	0	0.8	0.54	0.54
Res Non-Hmstd	1,339	1,339	0	0.0	17	17	0	0.5	1.23	1.24
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
Seasn'l Rec'l	724	724	0	0.0	9	9	0	0.5	1.25	1.26
Com/Ind: Low	17	17	0	0.0	0	0	0	3.9	2.54	2.64
Com/Ind High	2,176	2,176	0	0.0	73	76	3	3.9	3.38	3.51
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	35	36	1	3.9	3.38	3.51
Ag HGA	1,599	1,599	0	0.0	11	11	0	0.6	0.70	0.70
Ag Hmstd Land	4,588	4,588	0	0.0	18	18	0	0.8	0.39	0.40
Ag Non-Hmstd	6,613	6,613	0	0.0	77	78	0	0.5	1.17	1.18
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	27,161	27,161	0	0.0	290	295	5	1.9	1.07	1.09

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	253	253	0	0.0	County	66.99	66.75	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.65	26.40	0.00	0.00
(-) FD Contrib Tax Cap	0	16	16	0.0	School District	23.04	23.19	1.59	1.57
(=) Taxable Tax Capacity	253	237	-16	-6.4	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	10	10	0.0	Total	116.89	117.53	1.59	1.57

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,900	59,900	59,900	0.0	185	186	1	0.5	0.31	0.31
Res Hmstd: Avg Val	89,800	89,800	89,800	0.0	433	437	4	0.9	0.48	0.49
Res Hmstd: Hi Val	119,800	119,800	119,800	0.0	820	826	6	0.7	0.68	0.69
Res Hmstd: Ex-Hi Val	179,700	179,700	179,700	0.0	1,593	1,603	10	0.6	0.89	0.89
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,804	3,953	149	3.9	2.54	2.64
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,868	9,216	348	3.9	2.96	3.07
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	32,500	33,778	1,277	3.9	3.25	3.38

St. Louis County

Morcom township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	3,103	3,103	0	0.0	17	17	0	-0.5	0.54	0.54
Res Non-Hmstd	674	674	0	0.0	8	8	0	-0.3	1.20	1.20
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
Seasn'l Rec'l	1,071	1,071	0	0.0	14	14	0	-0.3	1.28	1.28
Com/Ind: Low	164	164	0	0.0	4	4	0	2.7	2.56	2.63
Com/Ind High	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	86	86	0	0.0	3	3	0	2.7	3.41	3.50
Ag HGA	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	-0.2	0.64	0.64
Ag Non-Hmstd	5,726	5,726	0	0.0	68	68	0	-0.3	1.19	1.18
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	10,924	10,924	0	0.0	114	114	0	-0.1	1.05	1.04

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	102	102	0	0.0	County	67.51	67.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	26.54	26.26	0.00	0.00
(-) FD Contrib Tax Cap	0	1	1	0.0	School District	23.32	23.49	1.59	1.57
(=) Taxable Tax Capacity	102	101	-1	-0.9	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	2	2	0.0	Total	118.57	118.25	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,500	57,500	0.0	180	179	-1	-0.3	0.31	0.31
Res Hmstd: Avg Val	86,200	86,200	0.0	396	394	-2	-0.5	0.46	0.46
Res Hmstd: Hi Val	114,900	114,900	0.0	772	769	-3	-0.4	0.67	0.67
Res Hmstd: Ex-Hi Val	172,400	172,400	0.0	1,524	1,519	-5	-0.3	0.88	0.88
Seas Rec: Lo Val	50,000	50,000	0.0	634	633	-2	-0.3	1.27	1.27
Seas Rec: Hi Val	150,000	150,000	0.0	1,994	1,989	-5	-0.2	1.33	1.33

St. Louis County	Morse township
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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	Alte
Res Homestead	161,796	161,796	0	0.0	1,473	1,468	-5	-0.4	0.91	0.91
Res Non-Hmstd	31,425	31,425	0	0.0	340	339	-1	-0.3	1.08	1.08
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
Seasn'l Rec'l	207,283	207,283	0	0.0	2,270	2,269	-1	0.0	1.10	1.09
Com/Ind: Low	1,951	1,951	0	0.0	44	50	6	12.8	2.25	2.54
Com/Ind High	153	153	0	0.0	5	5	1	13.0	2.96	3.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	720	720	0	0.0	21	24	3	13.0	2.96	3.34
Ag HGA	420	420	0	0.0	3	3	0	-0.4	0.77	0.77
Ag Hmstd Land	797	797	0	0.0	3	3	0	-0.1	0.37	0.37
Ag Non-Hmstd	72,760	72,760	0	0.0	645	645	0	0.0	0.89	0.89
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	477,306	477,306	0	0.0	4,804	4,805	1	0.0	1.01	1.01

<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	4,797	4,797	0	0.0	County	67.52	67.30	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	5.68	5.70	0.00	0.00		
(-) FD Contrib Tax Cap	0	17	17	0.0	School District	14.73	14.90	15.10	14.81		
(=) Taxable Tax Capacity	4,797	4,779	-17	-0.4	Special District	1.20	1.20	0.00	0.00		
FD Distrib Tax Cap	0	8	8	0.0	Total	89.13	89.10	15.10	14.81		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	185,200	185,200	0.0	1,457	1,451	-6	-0.4	0.79	0.78
Res Hmstd: Avg Val	277,700	277,700	0.0	2,496	2,487	-9	-0.4	0.9	0.9
Res Hmstd: Hi Val	370,100	370,100	0.0	3,533	3,521	-12	-0.3	0.95	0.95
Res Hmstd: Ex-Hi Val	555,300	555,300	0.0	5,622	5,603	-18	-0.3	1.01	1.01
Seas Rec: Lo Val	50,000	50,000	0.0	487	487	0	0.0	0.97	0.97
Seas Rec: Hi Val	150,000	150,000	0.0	1,552	1,552	-1	0.0	1.03	1.03
Comm/Ind: Lo Val	150,000	150,000	0.0	3,382	3,814	432	12.8	2.25	2.54
Comm/Ind: Med Val	300,000	300,000	0.0	7,816	8,826	1,009	12.9	2.61	2.94
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,508	32,212	3,704	13.0	2.85	3.22

St. Louis County	Ness township
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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	Alte
Res Homestead	2,525	2,525	0	0.0	13	13	0	-0.2	0.51	0.51
Res Non-Hmstd	572	572	0	0.0	6	6	0	-0.1	0.99	0.99
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
Seasn'l Rec'l	1,007	1,007	0	0.0	11	11	0	-0.1	1.06	1.06
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	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	176	176	0	0.0	5	5	0	1.1	2.99	3.02
Ag HGA	461	461	0	0.0	3	3	0	-0.1	0.55	0.55
Ag Hmstd Land	2,348	2,348	0	0.0	8	8	0	-0.1	0.33	0.33
Ag Non-Hmstd	5,250	5,250	0	0.0	51	51	0	-0.1	0.97	0.97
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,338	12,338	0	0.0	96	96	0	0.0	0.78	0.78

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter	
Total Tax Capacity	107	107	0	0.0	County	67.52	67.30	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	5.44	5.41	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.32	23.49	1.59	1.57		
(=) Taxable Tax Capacity	107	107	0	-0.1	Special District	1.20	1.20	0.00	0.00		
FD Distrib Tax Cap	0	1	1	0.0	Total	97.47	97.39	1.59	1.57		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,200	80,200	0.0	216	216	0	-0.1	0.27	0.27
Res Hmstd: Avg Val	120,200	120,200	0.0	643	642	-1	-0.2	0.54	0.53
Res Hmstd: Hi Val	160,300	160,300	0.0	1,076	1,074	-1	-0.1	0.67	0.67
Res Hmstd: Ex-Hi Val	240,400	240,400	0.0	1,940	1,937	-2	-0.1	0.81	0.81
Seas Rec: Lo Val	50,000	50,000	0.0	529	528	0	-0.1	1.06	1.06
Seas Rec: Hi Val	150,000	150,000	0.0	1,678	1,676	-1	-0.1	1.12	1.12

St. Louis County

New Independence townshi

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	16,084	16,084	0	0.0	113	113	0	-0.1	0.70	0.70
Res Non-Hmstd	876	876	0	0.0	10	10	0	-0.1	1.09	1.09
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
Seasn'l Rec'l	1,619	1,619	0	0.0	19	19	0	-0.1	1.16	1.16
Com/Ind: Low	579	579	0	0.0	14	15	1	4.9	2.39	2.50
Com/Ind High	416	416	0	0.0	13	14	1	4.9	3.18	3.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	463	463	0	0.0	15	15	1	4.9	3.18	3.33
Ag HGA	443	443	0	0.0	3	3	0	-0.1	0.69	0.69
Ag Hmstd Land	1,169	1,169	0	0.0	5	5	0	-0.1	0.39	0.39
Ag Non-Hmstd	11,851	11,851	0	0.0	126	126	0	-0.1	1.07	1.07
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	33,500	33,500	0	0.0	317	319	2	0.6	0.95	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	314	314	0	0.0	County	67.32	67.10	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.32	15.29	0.00	0.00
(-) FD Contrib Tax Cap	0	6	6	0.0	School District	23.21	23.38	1.59	1.57
(=) Taxable Tax Capacity	314	308	-6	-1.9	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	7	7	0.0	Total	107.05	106.96	1.59	1.57

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,600	96,600	96,600	0.0	454	453	-1	-0.2	0.47	0.47
Res Hmstd: Avg Val	144,900	144,900	144,900	0.0	1,025	1,024	-1	-0.1	0.71	0.71
Res Hmstd: Hi Val	193,200	193,200	193,200	0.0	1,597	1,595	-2	-0.1	0.83	0.83
Res Hmstd: Ex-Hi Val	289,800	289,800	289,800	0.0	2,739	2,736	-3	-0.1	0.95	0.94
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,582	3,757	175	4.9	2.39	2.50
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,351	8,759	408	4.9	2.78	2.92
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	30,605	32,102	1,497	4.9	3.06	3.21

St. Louis County	Northland township
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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	Alte
Res Homestead	10,287	10,287	0	0.0	87	87	0	-0.2	0.85	0.84
Res Non-Hmstd	3,721	3,721	0	0.0	43	43	0	-0.2	1.15	1.15
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
Seasn'l Rec'l	7,690	7,690	0	0.0	96	96	0	-0.2	1.25	1.24
Com/Ind: Low	344	344	0	0.0	8	9	0	0.8	2.46	2.48
Com/Ind High	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	332	332	0	0.0	11	11	0	0.8	3.27	3.30
Ag HGA	301	301	0	0.0	3	3	0	-0.2	0.83	0.83
Ag Hmstd Land	393	393	0	0.0	1	1	0	-0.3	0.36	0.35
Ag Non-Hmstd	5,599	5,599	0	0.0	62	62	0	-0.2	1.11	1.11
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	28,667	28,667	0	0.0	311	311	0	-0.1	1.08	1.08

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	278	278	0	0.0	County	66.48	66.27	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.35	21.18	0.00	0.00
(-) FD Contrib Tax Cap	0	1	1	0.0	School District	22.77	22.94	1.59	1.57
(=) Taxable Tax Capacity	278	277	-1	-0.2	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	3	3	0.0	Total	111.80	111.59	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,400	120,400	120,400	0.0	780	778	-2	-0.3	0.65	0.65
Res Hmstd: Avg Val	180,500	180,500	180,500	0.0	1,522	1,518	-4	-0.3	0.84	0.84
Res Hmstd: Hi Val	240,600	240,600	240,600	0.0	2,264	2,259	-5	-0.2	0.94	0.94
Res Hmstd: Ex-Hi Val	361,000	361,000	361,000	0.0	3,751	3,742	-8	-0.2	1.04	1.04
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	600	599	-1	-0.2	1.20	1.2
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,893	1,889	-3	-0.2	1.26	1.26

St. Louis County

Owens township

<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	Alte
Res Homestead	11,494	11,494	0	0.0	79	79	0	0.4	0.68	0.69
Res Non-Hmstd	252	252	0	0.0	3	3	0	0.3	1.18	1.18
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
Seasn'l Rec'l	1,656	1,656	0	0.0	21	21	0	0.3	1.26	1.26
Com/Ind: Low	466	466	0	0.0	12	12	1	4.8	2.51	2.63
Com/Ind High	1,687	1,687	0	0.0	56	59	3	4.8	3.35	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 HGA	1,423	1,423	0	0.0	11	11	0	0.4	0.74	0.75
Ag Hmstd Land	3,071	3,071	0	0.0	11	11	0	0.5	0.37	0.37
Ag Non-Hmstd	5,579	5,579	0	0.0	64	65	0	0.4	1.15	1.16
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	25,628	25,628	0	0.0	257	261	4	1.6	1.00	1.02

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	232	232	0	0.0	County	67.52	67.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.37	12.67	0.00	0.00
(-) FD Contrib Tax Cap	0	12	12	0.0	School District	23.32	23.49	1.59	1.57
(=) Taxable Tax Capacity	232	220	-12	-5.2	Special District	12.28	12.44	0.00	0.00
FD Distrib Tax Cap	0	7	7	0.0	Total	115.48	115.89	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,200	78,200		0.0	277	279	2	0.6	0.35	0.36
Res Hmstd: Avg Val	117,300	117,300		0.0	775	779	3	0.4	0.66	0.66
Res Hmstd: Hi Val	156,300	156,300		0.0	1,272	1,278	5	0.4	0.81	0.82
Res Hmstd: Ex-Hi Val	234,600	234,600		0.0	2,271	2,279	8	0.4	0.97	0.97
Seas Rec: Lo Val	50,000	50,000		0.0	619	621	2	0.3	1.24	1.24
Seas Rec: Hi Val	150,000	150,000		0.0	1,948	1,954	6	0.3	1.3	1.30
Comm/Ind: Lo Val	150,000	150,000		0.0	3,772	3,952	179	4.8	2.51	2.63
Comm/Ind: Med Val	300,000	300,000		0.0	8,794	9,212	418	4.8	2.93	3.07
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	32,229	33,763	1,534	4.8	3.22	3.38

St. Louis County

Pike township

<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	Alte
Res Homestead	19,478	19,478	0	0.0	163	158	-5	-3.1	0.84	0.81
Res Non-Hmstd	909	909	0	0.0	13	12	0	-2.0	1.39	1.36
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
Seasn'l Rec'l	1,489	1,489	0	0.0	19	19	0	-0.8	1.26	1.25
Com/Ind: Low	838	838	0	0.0	23	24	1	2.7	2.75	2.82
Com/Ind High	269	269	0	0.0	10	10	0	2.9	3.59	3.70
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 HGA	853	853	0	0.0	8	8	0	-2.8	0.92	0.89
Ag Hmstd Land	1,715	1,715	0	0.0	6	6	0	-1.4	0.37	0.37
Ag Non-Hmstd	8,045	8,045	0	0.0	94	93	-1	-0.8	1.16	1.15
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	33,597	33,597	0	0.0	335	329	-6	-1.7	1.00	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	284	284	0	0.0	County	67.52	67.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.70	29.96	0.00	0.00
(-) FD Contrib Tax Cap	0	5	5	0.0	School District	17.86	17.86	22.34	20.47
(=) Taxable Tax Capacity	284	279	-5	-1.8	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	14	14	0.0	Total	117.28	116.33	22.34	20.47

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,600	70,600	70,600	0.0	365	347	-17	-4.7	0.52	0.49
Res Hmstd: Avg Val	105,900	105,900	105,900	0.0	864	837	-27	-3.2	0.82	0.79
Res Hmstd: Hi Val	141,100	141,100	141,100	0.0	1,392	1,355	-37	-2.7	0.99	0.96
Res Hmstd: Ex-Hi Val	211,700	211,700	211,700	0.0	2,453	2,395	-58	-2.4	1.16	1.13
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,124	4,234	111	2.7	2.75	2.82
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,511	9,778	267	2.8	3.17	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	34,650	35,648	999	2.9	3.46	3.56

St. Louis County

Portage township

<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	Alte
Res Homestead	10,439	10,439	0	0.0	80	80	0	0.1	0.77	0.77
Res Non-Hmstd	1,590	1,590	0	0.0	19	20	0	0.1	1.23	1.23
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
Seasn'l Rec'l	16,738	16,738	0	0.0	210	210	0	0.1	1.25	1.25
Com/Ind: Low	426	426	0	0.0	11	12	1	5.6	2.56	2.70
Com/Ind High	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	28	28	0	0.0	1	1	0	5.6	3.40	3.59
Ag HGA	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	16,287	16,287	0	0.0	193	193	0	0.1	1.18	1.18
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	45,508	45,508	0	0.0	514	515	1	0.3	1.13	1.13

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	434	434	0	0.0	County	67.52	67.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.10	15.14	0.00	0.00
(-) FD Contrib Tax Cap	0	3	3	0.0	School District	23.32	23.49	1.59	1.57
(=) Taxable Tax Capacity	434	431	-3	-0.7	Special District	12.28	12.44	0.00	0.00
FD Distrib Tax Cap	0	2	2	0.0	Total	118.21	118.37	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,400	90,400	90,400	0.0	449	450	1	0.2	0.5	0.5
Res Hmstd: Avg Val	135,600	135,600	135,600	0.0	1,039	1,040	2	0.1	0.77	0.77
Res Hmstd: Hi Val	180,700	180,700	180,700	0.0	1,627	1,629	2	0.1	0.90	0.90
Res Hmstd: Ex-Hi Val	271,100	271,100	271,100	0.0	2,806	2,810	4	0.1	1.04	1.04
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	632	633	1	0.1	1.26	1.27
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,989	1,991	2	0.1	1.33	1.33

St. Louis County

Sandy township

<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	Alte
Res Homestead	14,554	14,554	0	0.0	103	100	-3	-3.1	0.71	0.68
Res Non-Hmstd	1,082	1,082	0	0.0	14	13	0	-1.9	1.25	1.23
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
Seasn'l Rec'l	593	593	0	0.0	6	6	0	-0.4	1.10	1.09
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	2,093	2,093	0	0.0	68	71	3	4.3	3.26	3.40
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	11	12	0	4.3	3.26	3.40
Ag HGA	444	444	0	0.0	3	3	0	-3.1	0.69	0.67
Ag Hmstd Land	861	861	0	0.0	2	2	0	-1.4	0.22	0.22
Ag Non-Hmstd	4,786	4,786	0	0.0	48	48	0	-0.5	1.01	1.00
Misc props	61	61	0	0.0	1	1	0	-1.7	1.49	1.46
Total	24,818	24,818	0	0.0	256	256	0	-0.2	1.03	1.03

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	232	232	0	0.0	County	66.03	65.75	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	16.61	16.45	0.00	0.00
(-) FD Contrib Tax Cap	0	10	10	0.0	School District	16.94	16.90	22.57	20.68
(=) Taxable Tax Capacity	232	222	-10	-4.3	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	14	14	0.0	Total	100.78	100.30	22.57	20.68

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,900	71,900	71,900	0.0	307	292	-16	-5.1	0.43	0.41
Res Hmstd: Avg Val	107,800	107,800	107,800	0.0	762	738	-24	-3.2	0.71	0.68
Res Hmstd: Hi Val	143,700	143,700	143,700	0.0	1,238	1,205	-33	-2.7	0.86	0.84
Res Hmstd: Ex-Hi Val	215,600	215,600	215,600	0.0	2,190	2,140	-50	-2.3	1.02	0.99
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,756	3,908	152	4.0	2.50	2.61
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,651	9,014	363	4.2	2.88	3.00
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	31,496	32,846	1,350	4.3	3.15	3.28

St. Louis County

Stoney Brook township

<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	Alte
Res Homestead	9,289	9,289	0	0.0	58	58	-1	-0.9	0.63	0.62
Res Non-Hmstd	664	664	0	0.0	7	7	0	-0.7	1.03	1.02
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
Seasn'l Rec'l	1,680	1,680	0	0.0	19	19	0	-0.6	1.12	1.12
Com/Ind: Low	69	69	0	0.0	2	2	0	5.9	2.30	2.44
Com/Ind High	284	284	0	0.0	9	9	1	6.0	3.06	3.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	154	154	0	0.0	5	5	0	6.0	3.06	3.25
Ag HGA	284	284	0	0.0	2	2	0	-0.8	0.75	0.75
Ag Hmstd Land	1,060	1,060	0	0.0	5	5	0	-0.8	0.43	0.43
Ag Non-Hmstd	6,318	6,318	0	0.0	64	63	0	-0.7	1.01	1.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	19,801	19,801	0	0.0	170	169	0	-0.2	0.86	0.86

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	180	180	0	0.0	County	67.40	67.19	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	9.43	8.78	0.00	0.00
(-) FD Contrib Tax Cap	0	2	2	0.0	School District	23.26	23.43	1.59	1.57
(=) Taxable Tax Capacity	180	178	-2	-1.3	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	15	15	0.0	Total	101.30	100.60	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	89,800	89,800	89,800	0.0	339	334	-4	-1.3	0.38	0.37
Res Hmstd: Avg Val	134,600	134,600	134,600	0.0	841	833	-8	-0.9	0.62	0.62
Res Hmstd: Hi Val	179,500	179,500	179,500	0.0	1,343	1,332	-11	-0.8	0.75	0.74
Res Hmstd: Ex-Hi Val	269,200	269,200	269,200	0.0	2,348	2,330	-18	-0.8	0.87	0.87
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	548	544	-3	-0.6	1.1	1.09
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,735	1,724	-10	-0.6	1.16	1.15
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,453	3,658	205	5.9	2.30	2.44
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,049	8,528	479	5.9	2.68	2.84
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	29,498	31,253	1,755	5.9	2.95	3.13

St. Louis County

Sturgeon township

<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	Alte
Res Homestead	3,821	3,821	0	0.0	18	18	0	-0.8	0.47	0.47
Res Non-Hmstd	516	516	0	0.0	6	6	0	-0.5	1.16	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
Seasn'l Rec'l	801	801	0	0.0	10	10	0	-0.4	1.23	1.22
Com/Ind: Low	8	8	0	0.0	0	0	0	7.5	2.50	2.68
Com/Ind High	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 HGA	1,048	1,048	0	0.0	6	5	0	-0.7	0.53	0.52
Ag Hmstd Land	2,801	2,801	0	0.0	8	8	0	-0.9	0.27	0.27
Ag Non-Hmstd	7,308	7,308	0	0.0	83	83	0	-0.4	1.14	1.13
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	16,303	16,303	0	0.0	130	130	-1	-0.5	0.80	0.79

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	133	133	0	0.0	County	67.51	67.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.24	21.77	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.31	23.49	1.59	1.57
(=) Taxable Tax Capacity	133	133	0	0.0	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	3	3	0.0	Total	114.27	113.76	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated 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	171	170	-1	-0.5	0.30	0.30
Res Hmstd: Avg Val	84,900	84,900	0.0	356	353	-3	-0.8	0.42	0.42
Res Hmstd: Hi Val	113,200	113,200	0.0	713	708	-5	-0.7	0.63	0.63
Res Hmstd: Ex-Hi Val	169,800	169,800	0.0	1,427	1,419	-8	-0.6	0.84	0.84

St. Louis County

Toivola township

<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	Alte
Res Homestead	5,342	5,342	0	0.0	25	25	0	-0.6	0.48	0.47
Res Non-Hmstd	874	874	0	0.0	11	10	0	-0.3	1.21	1.20
Apartments	157	157	0	0.0	2	2	0	-0.3	1.50	1.50
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	1,175	1,175	0	0.0	15	15	0	-0.3	1.27	1.27
Com/Ind: Low	222	222	0	0.0	6	6	0	0.2	2.57	2.57
Com/Ind High	75	75	0	0.0	3	3	0	0.2	3.42	3.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,567	1,567	0	0.0	54	54	0	0.2	3.42	3.42
Ag HGA	505	505	0	0.0	3	3	0	-0.4	0.64	0.63
Ag Hmstd Land	1,565	1,565	0	0.0	6	6	0	-0.5	0.35	0.35
Ag Non-Hmstd	8,630	8,630	0	0.0	101	101	0	-0.3	1.18	1.17
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	20,110	20,110	0	0.0	225	225	0	-0.2	1.12	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	192	192	0	0.0	County	66.85	66.63	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.90	27.58	0.00	0.00
(-) FD Contrib Tax Cap	0	1	1	0.0	School District	22.97	23.13	1.59	1.57
(=) Taxable Tax Capacity	192	191	-1	-0.6	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	4	4	0.0	Total	118.91	118.54	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	54,800	54,800	0.0	172	171	-1	-0.3	0.31	0.31
Res Hmstd: Avg Val	82,200	82,200	0.0	346	344	-2	-0.6	0.42	0.42
Res Hmstd: Hi Val	109,500	109,500	0.0	704	701	-3	-0.5	0.64	0.64
Res Hmstd: Ex-Hi Val	164,400	164,400	0.0	1,424	1,419	-6	-0.4	0.87	0.86
Apartment	300,000	300,000	0.0	4,507	4,492	-15	-0.3	1.50	1.5
Seas Rec: Lo Val	50,000	50,000	0.0	636	634	-2	-0.3	1.27	1.27
Seas Rec: Hi Val	150,000	150,000	0.0	1,999	1,994	-6	-0.3	1.33	1.33
Comm/Ind: Lo Val	150,000	150,000	0.0	3,849	3,857	8	0.2	2.57	2.57
Comm/Ind: Med Val	300,000	300,000	0.0	8,974	8,992	18	0.2	2.99	3
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,889	32,957	67	0.2	3.29	3.3

St. Louis County

Vermilion Lake township

<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	Alte
Res Homestead	20,526	20,526	0	0.0	144	144	0	0.1	0.70	0.70
Res Non-Hmstd	1,776	1,776	0	0.0	18	18	0	0.1	1.01	1.01
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
Seasn'l Rec'l	16,570	16,570	0	0.0	184	184	0	0.1	1.11	1.11
Com/Ind: Low	844	844	0	0.0	19	21	2	11.9	2.27	2.54
Com/Ind High	738	738	0	0.0	22	25	3	11.9	3.02	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	444	444	0	0.0	13	15	2	11.9	3.02	3.38
Ag HGA	169	169	0	0.0	1	1	0	0.2	0.44	0.44
Ag Hmstd Land	240	240	0	0.0	0	0	0	0.3	0.17	0.17
Ag Non-Hmstd	10,486	10,486	0	0.0	104	104	0	0.1	0.99	0.99
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	51,792	51,792	0	0.0	506	513	7	1.4	0.98	0.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	503	503	0	0.0	County	66.99	66.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	8.01	8.21	0.00	0.00
(-) FD Contrib Tax Cap	0	15	15	0.0	School District	22.99	23.15	1.59	1.57
(=) Taxable Tax Capacity	503	487	-15	-3.1	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	4	4	0.0	Total	99.19	99.32	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	110,400	110,400	110,400	0.0	552	553	1	0.2	0.5	0.50
Res Hmstd: Avg Val	165,500	165,500	165,500	0.0	1,156	1,158	1	0.1	0.7	0.7
Res Hmstd: Hi Val	220,700	220,700	220,700	0.0	1,762	1,764	2	0.1	0.8	0.8
Res Hmstd: Ex-Hi Val	331,100	331,100	331,100	0.0	2,973	2,977	3	0.1	0.9	0.9
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	537	538	1	0.1	1.07	1.08
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,703	1,705	2	0.1	1.14	1.14
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,406	3,811	405	11.9	2.27	2.54
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,939	8,884	946	11.9	2.65	2.96
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	29,093	32,561	3,468	11.9	2.91	3.26

St. Louis County

Waasa township

<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	Alte
Res Homestead	9,872	9,872	0	0.0	46	46	0	-0.3	0.47	0.46
Res Non-Hmstd	1,353	1,353	0	0.0	15	15	0	-0.2	1.08	1.08
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
Seasn'l Rec'l	1,837	1,837	0	0.0	21	21	0	-0.2	1.15	1.15
Com/Ind: Low	210	210	0	0.0	5	5	0	3.3	2.37	2.45
Com/Ind High	145	145	0	0.0	5	5	0	3.3	3.16	3.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	329	329	0	0.0	10	11	0	3.3	3.16	3.26
Ag HGA	228	228	0	0.0	1	1	0	-0.4	0.38	0.38
Ag Hmstd Land	151	151	0	0.0	0	0	0	-0.6	0.12	0.12
Ag Non-Hmstd	13,623	13,623	0	0.0	144	144	0	-0.2	1.06	1.05
Misc props	2	2	0	0.0	0	0	0	-0.1	3.16	3.15
Total	27,750	27,750	0	0.0	247	247	0	0.1	0.89	0.89

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	254	254	0	0.0	County	67.52	67.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.85	13.69	0.00	0.00
(-) FD Contrib Tax Cap	0	2	2	0.0	School District	23.32	23.49	1.59	1.57
(=) Taxable Tax Capacity	254	252	-2	-0.8	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	6	6	0.0	Total	105.88	105.68	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,400	60,400	60,400	0.0	169	169	0	-0.2	0.28	0.28
Res Hmstd: Avg Val	90,600	90,600	90,600	0.0	376	375	-1	-0.4	0.41	0.41
Res Hmstd: Hi Val	120,700	120,700	120,700	0.0	728	726	-2	-0.3	0.60	0.60
Res Hmstd: Ex-Hi Val	181,100	181,100	181,100	0.0	1,435	1,431	-4	-0.3	0.79	0.79
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	571	570	-1	-0.2	1.14	1.14
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,804	1,801	-3	-0.2	1.20	1.20
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,556	3,675	119	3.3	2.37	2.45
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,290	8,567	277	3.3	2.76	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	30,381	31,398	1,017	3.3	3.04	3.14

St. Louis County

White township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	74,130	74,130	0	0.0	680	665	-15	-2.2	0.92	0.90
Res Non-Hmstd	7,836	7,836	0	0.0	117	115	-2	-1.7	1.50	1.47
Apartments	218	218	0	0.0	4	4	0	-1.7	1.82	1.79
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	8,487	8,487	0	0.0	133	131	-2	-1.5	1.57	1.55
Com/Ind: Low	1,184	1,184	0	0.0	35	35	0	-1.2	2.95	2.91
Com/Ind High	1,185	1,185	0	0.0	46	46	-1	-1.2	3.92	3.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,647	3,647	0	0.0	143	141	-2	-1.2	3.92	3.88
Ag HGA	1,751	1,751	0	0.0	15	14	0	-2.2	0.83	0.81
Ag Hmstd Land	2,109	2,109	0	0.0	8	8	0	-2.9	0.39	0.38
Ag Non-Hmstd	33,951	33,951	0	0.0	485	477	-8	-1.6	1.43	1.40
Misc props	736	736	0	0.0	29	29	0	-1.2	3.92	3.88
Total	135,233	135,233	0	0.0	1,695	1,665	-30	-1.8	1.25	1.23

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,255	1,255	0	0.0	County	45.45	44.99	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	65.86	64.07	0.00	0.00
(-) FD Contrib Tax Cap	0	14	14	0.0	School District	31.02	30.96	2.98	2.86
(=) Taxable Tax Capacity	1,255	1,241	-14	-1.1	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	48	48	0.0	Total	143.54	141.22	2.98	2.86

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	81,500	81,500	81,500	0.0	450	437	-13	-2.9	0.55	0.54
Res Hmstd: Avg Val	122,100	122,100	122,100	0.0	1,097	1,073	-24	-2.2	0.9	0.88
Res Hmstd: Hi Val	162,800	162,800	162,800	0.0	1,746	1,712	-34	-2.0	1.07	1.05
Res Hmstd: Ex-Hi Val	244,300	244,300	244,300	0.0	3,045	2,989	-56	-1.8	1.25	1.22
Apartment	300,000	300,000	300,000	0.0	5,472	5,382	-91	-1.7	1.82	1.79
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	759	747	-12	-1.5	1.52	1.49
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	2,369	2,334	-35	-1.5	1.58	1.56
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,424	4,372	-53	-1.2	2.95	2.91
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	10,309	10,186	-123	-1.2	3.44	3.4
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	37,769	37,320	-449	-1.2	3.78	3.73

St. Louis County

Willow Valley township

<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	Alte
Res Homestead	2,745	2,745	0	0.0	7	7	0	-0.2	0.27	0.27
Res Non-Hmstd	493	493	0	0.0	6	6	0	-0.1	1.13	1.13
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
Seasn'l Rec'l	1,126	1,126	0	0.0	13	13	0	0.0	1.18	1.18
Com/Ind: Low	437	437	0	0.0	11	11	0	2.7	2.43	2.50
Com/Ind High	1	1	0	0.0	0	0	0	2.7	3.24	3.32
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	13	13	0	2.7	3.24	3.32
Ag HGA	415	415	0	0.0	2	2	0	-0.1	0.53	0.53
Ag Hmstd Land	684	684	0	0.0	2	2	0	-0.1	0.23	0.23
Ag Non-Hmstd	5,596	5,596	0	0.0	61	61	0	0.0	1.10	1.10
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	11,892	11,892	0	0.0	115	115	1	0.5	0.97	0.97

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	110	110	0	0.0	County	66.19	65.95	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	8.73	8.60	0.00	0.00
(-) FD Contrib Tax Cap	0	2	2	0.0	School District	22.65	22.81	1.59	1.57
(=) Taxable Tax Capacity	110	108	-2	-1.8	Special District	12.28	12.44	0.00	0.00
FD Distrib Tax Cap	0	4	4	0.0	Total	109.85	109.80	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated 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		0.0	133	133	0	-0.1	0.29	0.29
Res Hmstd: Avg Val	68,600	68,600		0.0	199	199	0	-0.1	0.29	0.29
Res Hmstd: Hi Val	91,500	91,500		0.0	411	411	0	-0.1	0.45	0.45
Res Hmstd: Ex-Hi Val	137,200	137,200		0.0	966	965	-1	-0.1	0.70	0.70
Seas Rec: Lo Val	50,000	50,000		0.0	591	590	0	0.0	1.18	1.18
Seas Rec: Hi Val	150,000	150,000		0.0	1,863	1,862	-1	0.0	1.24	1.24
Comm/Ind: Lo Val	150,000	150,000		0.0	3,645	3,743	97	2.7	2.43	2.5
Comm/Ind: Med Val	300,000	300,000		0.0	8,498	8,726	227	2.7	2.83	2.91
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	31,144	31,978	834	2.7	3.11	3.2

St. Louis County	Wuori township
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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	Alte
Res Homestead	27,406	27,406	0	0.0	210	204	-6	-2.9	0.77	0.74
Res Non-Hmstd	1,761	1,761	0	0.0	22	21	0	-1.9	1.23	1.21
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
Seasn'l Rec'l	186	186	0	0.0	2	2	0	-0.4	1.07	1.06
Com/Ind: Low	430	430	0	0.0	11	11	0	2.9	2.47	2.54
Com/Ind High	4,045	4,045	0	0.0	130	134	4	3.1	3.22	3.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	966	966	0	0.0	31	32	1	3.1	3.22	3.32
Ag HGA	69	69	0	0.0	0	0	0	-4.9	0.42	0.40
Ag Hmstd Land	45	45	0	0.0	0	0	0	-3.2	0.09	0.09
Ag Non-Hmstd	4,922	4,922	0	0.0	48	48	0	-0.4	0.98	0.98
Misc props	175	175	0	0.0	6	6	0	-0.8	3.22	3.19
Total	40,004	40,004	0	0.0	460	458	-1	-0.3	1.15	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	400	400	0	0.0	County	66.88	66.64	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.98	12.83	0.00	0.00
(-) FD Contrib Tax Cap	0	16	16	0.0	School District	17.41	17.40	22.57	20.68
(=) Taxable Tax Capacity	400	384	-16	-3.9	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	23	23	0.0	Total	98.48	98.07	22.57	20.68

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	83,900	83,900		0.0	408	390	-18	-4.4	0.49	0.46
Res Hmstd: Avg Val	125,700	125,700		0.0	951	923	-28	-2.9	0.76	0.73
Res Hmstd: Hi Val	167,600	167,600		0.0	1,495	1,458	-38	-2.5	0.89	0.87
Res Hmstd: Ex-Hi Val	251,400	251,400		0.0	2,584	2,527	-57	-2.2	1.03	1.01
Comm/Ind: Lo Val	150,000	150,000		0.0	3,704	3,811	106	2.9	2.47	2.54
Comm/Ind: Med Val	300,000	300,000		0.0	8,531	8,788	258	3.0	2.84	2.93
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	31,053	32,017	963	3.1	3.11	3.20

St. Louis County

Greenwood township

<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	Alte
Res Homestead	154,796	154,796	0	0.0	1,450	1,450	0	0.0	0.94	0.94
Res Non-Hmstd	20,415	20,415	0	0.0	217	217	0	0.0	1.06	1.06
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
Seasn'l Rec'l	274,485	274,485	0	0.0	3,250	3,250	0	0.0	1.18	1.18
Com/Ind: Low	1,730	1,730	0	0.0	40	43	3	8.2	2.31	2.50
Com/Ind High	2,063	2,063	0	0.0	63	69	5	8.2	3.07	3.32
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	8.2	3.07	3.32
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	48	48	0	0.0	1	1	0	0.0	1.29	1.29
Ag Non-Hmstd	16,820	16,820	0	0.0	170	170	0	0.0	1.01	1.01
Misc props	12	12	0	0.0	0	0	0	0.0	1.03	1.03
Total	470,390	470,390	0	0.0	5,192	5,200	8	0.1	1.10	1.11

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,734	4,734	0	0.0	County	66.96	66.74	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	10.58	10.62	0.00	0.00
(-) FD Contrib Tax Cap	0	21	21	0.0	School District	22.98	23.15	1.59	1.57
(=) Taxable Tax Capacity	4,734	4,713	-21	-0.5	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	5	5	0.0	Total	101.71	101.70	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	242,400	242,400		0.0	2,057	2,057	-1	0.0	0.85	0.85
Res Hmstd: Avg Val	363,500	363,500		0.0	3,419	3,418	-1	0.0	0.94	0.94
Res Hmstd: Hi Val	484,500	484,500		0.0	4,715	4,714	-2	0.0	0.97	0.97
Res Hmstd: Ex-Hi Val	727,000	727,000		0.0	7,798	7,795	-2	0.0	1.07	1.07
Seas Rec: Lo Val	50,000	50,000		0.0	550	550	0	0.0	1.1	1.1
Seas Rec: Hi Val	150,000	150,000		0.0	1,741	1,741	0	0.0	1.16	1.16
Comm/Ind: Lo Val	150,000	150,000		0.0	3,462	3,746	284	8.2	2.31	2.5
Comm/Ind: Med Val	300,000	300,000		0.0	8,071	8,734	663	8.2	2.69	2.91
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	29,578	32,009	2,430	8.2	2.96	3.20

St. Louis County

Pequaywan township

<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	Alte
Res Homestead	16,800	16,800	0	0.0	127	127	0	0.2	0.76	0.76
Res Non-Hmstd	892	892	0	0.0	9	9	0	0.2	1.05	1.05
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
Seasn'l Rec'l	23,863	23,863	0	0.0	256	256	0	0.2	1.07	1.07
Com/Ind: Low	58	58	0	0.0	1	1	0	13.5	2.18	2.47
Com/Ind High	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 HGA	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	0.2	1.18	1.18
Ag Non-Hmstd	3,524	3,524	0	0.0	31	31	0	0.2	0.89	0.89
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	45,140	45,140	0	0.0	425	426	1	0.2	0.94	0.94

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	440	440	0	0.0	County	67.52	67.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	5.23	5.22	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.97	19.37	1.85	1.82
(=) Taxable Tax Capacity	440	440	0	-0.1	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	1	1	0.0	Total	92.92	93.09	1.85	1.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	162,400	162,400	0.0	1,039	1,041	2	0.2	0.64	0.64
Res Hmstd: Avg Val	243,500	243,500	0.0	1,875	1,879	3	0.2	0.77	0.77
Res Hmstd: Hi Val	324,600	324,600	0.0	2,712	2,716	5	0.2	0.84	0.84
Res Hmstd: Ex-Hi Val	487,000	487,000	0.0	4,325	4,332	7	0.2	0.89	0.89
Seas Rec: Lo Val	50,000	50,000	0.0	506	507	1	0.2	1.01	1.01
Seas Rec: Hi Val	150,000	150,000	0.0	1,609	1,612	3	0.2	1.07	1.07

St. Louis County	Eagles Nest township
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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	Alte
Res Homestead	38,821	38,821	0	0.0	345	344	0	-0.1	0.89	0.89
Res Non-Hmstd	3,553	3,553	0	0.0	39	39	0	-0.1	1.09	1.09
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
Seasn'l Rec'l	60,643	60,643	0	0.0	717	717	0	0.0	1.18	1.18
Com/Ind: Low	96	96	0	0.0	2	2	0	1.7	2.32	2.36
Com/Ind High	2	2	0	0.0	0	0	0	1.7	3.09	3.14
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	1.7	3.09	3.14
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1	1	0	0.0	0	0	0	-0.1	1.30	1.30
Ag Non-Hmstd	11,659	11,659	0	0.0	119	119	0	-0.1	1.02	1.02
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	114,944	114,944	0	0.0	1,228	1,227	-1	0.0	1.07	1.07

<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	1,141	1,141	0	0.0	County	66.40	66.19	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.23	12.22	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.63	22.80	1.59	1.57		
(=) Taxable Tax Capacity	1,141	1,140	0	0.0	Special District	1.20	1.20	0.00	0.00		
FD Distrib Tax Cap	0	1	1	0.0	Total	102.46	102.41	1.59	1.57		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	205,500	205,500	0.0	1,631	1,630	-1	-0.1	0.79	0.79
Res Hmstd: Avg Val	308,100	308,100	0.0	2,793	2,791	-2	-0.1	0.91	0.91
Res Hmstd: Hi Val	410,700	410,700	0.0	3,956	3,953	-3	-0.1	0.96	0.96
Res Hmstd: Ex-Hi Val	616,200	616,200	0.0	6,394	6,390	-5	-0.1	1.04	1.04
Seas Rec: Lo Val	50,000	50,000	0.0	554	553	0	0.0	1.11	1.11
Seas Rec: Hi Val	150,000	150,000	0.0	1,752	1,752	-1	0.0	1.17	1.17
Comm/Ind: Lo Val	150,000	150,000	0.0	3,479	3,539	59	1.7	2.32	2.36
Comm/Ind: Med Val	300,000	300,000	0.0	8,111	8,249	139	1.7	2.70	2.75
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,723	30,232	509	1.7	2.97	3.02

St. Louis County

Camp 5 township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	3,245	3,245	0	0.0	27	27	0	0.1	0.82	0.82
Res Non-Hmstd	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
Seasn'l Rec'l	10,162	10,162	0	0.0	126	126	0	0.1	1.24	1.24
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	4	4	0	0.0	0	0	0	9.8	3.27	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 HGA	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	1,171	1,171	0	0.0	13	13	0	0.1	1.12	1.12
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	14,583	14,583	0	0.0	166	166	0	0.1	1.14	1.14

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	142	142	0	0.0	County	67.52	67.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	8.45	8.43	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.32	23.49	1.59	1.57
(=) Taxable Tax Capacity	142	142	0	0.0	Special District	12.28	12.44	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	111.56	111.66	1.59	1.57

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,200	120,200	120,200	0.0	775	776	1	0.1	0.65	0.65
Res Hmstd: Avg Val	180,300	180,300	180,300	0.0	1,516	1,517	1	0.1	0.84	0.84
Res Hmstd: Hi Val	240,300	240,300	240,300	0.0	2,255	2,257	2	0.1	0.94	0.94
Res Hmstd: Ex-Hi Val	360,600	360,600	360,600	0.0	3,737	3,740	3	0.1	1.04	1.04
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	599	600	1	0.1	1.2	1.2
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,889	1,890	2	0.1	1.26	1.26
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,684	4,044	360	9.8	2.46	2.7
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,588	9,428	840	9.8	2.86	3.14
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	31,473	34,554	3,080	9.8	3.15	3.46

St. Louis County

Crane Lake township

<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	Alte
Res Homestead	14,534	14,534	0	0.0	165	165	0	0.2	1.13	1.14
Res Non-Hmstd	4,716	4,716	0	0.0	63	63	0	0.2	1.33	1.34
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
Seasn'l Rec'l	46,080	46,080	0	0.0	638	639	1	0.2	1.38	1.39
Com/Ind: Low	773	773	0	0.0	21	22	1	2.7	2.71	2.78
Com/Ind High	335	335	0	0.0	12	12	0	2.7	3.61	3.71
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	2.7	3.61	3.71
Ag HGA	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	0.2	1.62	1.63
Ag Non-Hmstd	4,064	4,064	0	0.0	52	52	0	0.2	1.29	1.29
Misc props	391	391	0	0.0	5	5	0	0.2	1.29	1.29
Total	70,939	70,939	0	0.0	958	960	3	0.3	1.35	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	696	696	0	0.0	County	67.13	66.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.30	13.43	0.00	0.00
(-) FD Contrib Tax Cap	0	7	7	0.0	School District	23.11	23.28	1.59	1.57
(=) Taxable Tax Capacity	696	689	-7	-1.0	Special District	25.03	25.24	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	128.57	128.86	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	183,000	183,000	183,000	0.0	1,825	1,829	4	0.2	1	1
Res Hmstd: Avg Val	274,300	274,300	274,300	0.0	3,119	3,126	7	0.2	1.14	1.14
Res Hmstd: Hi Val	365,600	365,600	365,600	0.0	4,413	4,423	10	0.2	1.21	1.21
Res Hmstd: Ex-Hi Val	548,600	548,600	548,600	0.0	7,007	7,022	15	0.2	1.28	1.28
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	684	686	1	0.2	1.37	1.37
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	2,144	2,148	4	0.2	1.43	1.43
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,067	4,176	109	2.7	2.71	2.78
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,481	9,735	254	2.7	3.16	3.25
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	34,749	35,680	931	2.7	3.47	3.57

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	Alte
Res Homestead	43,344	43,344	0	0.0	486	430	-56	-11.6	1.12	0.99
Res Non-Hmstd	4,314	4,314	0	0.0	109	100	-9	-8.4	2.52	2.31
Apartments	532	532	0	0.0	16	15	-1	-8.4	3.06	2.80
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	75	75	0	0.0	2	2	0	-8.2	2.50	2.30
Com/Ind: Low	4,090	4,090	0	0.0	181	157	-24	-13.3	4.43	3.84
Com/Ind High	1,927	1,927	0	0.0	114	99	-15	-13.3	5.90	5.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,900	1,900	0	0.0	110	95	-15	-13.3	5.78	5.01
Ag HGA	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	1,069	1,069	0	0.0	26	24	-2	-8.5	2.42	2.22
Misc props	94	94	0	0.0	5	4	0	-7.2	5.14	4.76
Total	57,344	57,344	0	0.0	1,049	925	-123	-11.8	1.83	1.61

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	485	485	0	0.0	County	53.44	52.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	32	32	0.0	School District	29.73	29.48	2.98	2.86
(=) Taxable Tax Capacity	485	453	-32	-6.6	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	133	133	0.0	Total	242.20	221.68	2.98	2.86

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,300	44,300	0.0	342	287	-55	-16.1	0.77	0.65
Res Hmstd: Avg Val	66,400	66,400	0.0	670	587	-83	-12.3	1.01	0.88
Res Hmstd: Hi Val	88,500	88,500	0.0	1,146	1,023	-123	-10.7	1.29	1.16
Res Hmstd: Ex-Hi Val	132,800	132,800	0.0	2,328	2,106	-222	-9.5	1.75	1.59
Apartment	300,000	300,000	0.0	9,172	8,399	-773	-8.4	3.06	2.8
Comm/Ind: Lo Val	150,000	150,000	0.0	6,644	5,763	-881	-13.3	4.43	3.84
Comm/Ind: Med Val	300,000	300,000	0.0	15,489	13,433	-2,056	-13.3	5.16	4.48
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	56,762	49,225	-7,537	-13.3	5.68	4.92

St. Louis County

Biwabik city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	26,164	26,164	0	0.0	210	209	-1	-0.7	0.80	0.80
Res Non-Hmstd	4,613	4,613	0	0.0	88	87	0	-0.4	1.90	1.89
Apartments	1,295	1,295	0	0.0	29	29	0	-0.4	2.26	2.25
Low-inc Apts	447	447	0	0.0	6	6	0	-0.4	1.36	1.35
Seasn'l Rec'l	51,376	51,376	0	0.0	993	990	-3	-0.3	1.93	1.93
Com/Ind: Low	2,767	2,767	0	0.0	96	91	-4	-4.6	3.46	3.31
Com/Ind High	3,058	3,058	0	0.0	141	135	-7	-4.6	4.62	4.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,448	1,448	0	0.0	67	64	-3	-4.6	4.62	4.40
Ag HGA	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	1,515	1,515	0	0.0	26	26	0	-0.3	1.72	1.71
Misc props	231	231	0	0.0	10	10	0	-0.3	4.34	4.33
Total	92,914	92,914	0	0.0	1,666	1,647	-19	-1.2	1.79	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	913	913	0	0.0	County	58.63	58.04	0.00	0.00
(-) TIF Tax Capacity	8	8	0	0.0	City/Town	89.08	89.17	0.00	0.00
(-) FD Contrib Tax Cap	0	36	36	0.0	School District	29.15	29.01	3.06	2.93
(=) Taxable Tax Capacity	905	869	-36	-4.0	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	30	30	0.0	Total	178.06	177.42	3.06	2.93

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,000	47,000		0.0	201	199	-2	-1.2	0.43	0.42
Res Hmstd: Avg Val	70,500	70,500		0.0	460	456	-4	-0.8	0.65	0.65
Res Hmstd: Hi Val	94,000	94,000		0.0	875	870	-5	-0.6	0.93	0.93
Res Hmstd: Ex-Hi Val	141,000	141,000		0.0	1,802	1,792	-9	-0.5	1.28	1.27
Apartment	300,000	300,000		0.0	6,769	6,741	-28	-0.4	2.26	2.25
Seas Rec: Lo Val	50,000	50,000		0.0	932	928	-3	-0.3	1.86	1.86
Seas Rec: Hi Val	150,000	150,000		0.0	2,886	2,877	-9	-0.3	1.92	1.92
Comm/Ind: Lo Val	150,000	150,000		0.0	5,202	4,963	-239	-4.6	3.47	3.31
Comm/Ind: Med Val	300,000	300,000		0.0	12,123	11,566	-558	-4.6	4.04	3.86
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	44,422	42,378	-2,044	-4.6	4.44	4.24

St. Louis County

Brookston city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	3,097	3,097	0	0.0	22	21	-1	-5.1	0.70	0.66
Res Non-Hmstd	1,054	1,054	0	0.0	15	14	-1	-3.6	1.41	1.36
Apartments	331	331	0	0.0	6	5	0	-3.6	1.70	1.64
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	583	583	0	0.0	9	8	0	-3.3	1.48	1.43
Com/Ind: Low	155	155	0	0.0	4	4	0	-1.3	2.80	2.77
Com/Ind High	262	262	0	0.0	10	10	0	-1.3	3.73	3.68
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	-1.3	3.73	3.68
Ag HGA	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	-3.6	1.35	1.30
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,781	5,781	0	0.0	71	68	-2	-3.5	1.22	1.18

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	55	55	0	0.0	County	66.04	65.78	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	44.91	40.19	0.00	0.00
(-) FD Contrib Tax Cap	0	2	2	0.0	School District	22.53	22.67	1.59	1.57
(=) Taxable Tax Capacity	55	53	-2	-3.4	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	9	9	0.0	Total	134.68	129.84	1.59	1.57

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,900	68,900	68,900	0.0	278	258	-20	-7.3	0.40	0.37
Res Hmstd: Avg Val	103,200	103,200	103,200	0.0	740	703	-37	-5.0	0.72	0.68
Res Hmstd: Hi Val	137,600	137,600	137,600	0.0	1,251	1,196	-55	-4.4	0.91	0.87
Res Hmstd: Ex-Hi Val	206,500	206,500	206,500	0.0	2,273	2,182	-91	-4.0	1.10	1.06
Apartment	300,000	300,000	300,000	0.0	5,098	4,916	-182	-3.6	1.7	1.64
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	715	690	-24	-3.4	1.43	1.38
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	2,236	2,163	-73	-3.3	1.49	1.44
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,204	4,150	-54	-1.3	2.80	2.77
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,802	9,676	-126	-1.3	3.27	3.23
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	35,925	35,463	-462	-1.3	3.59	3.55

St. Louis County

Buhl 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	Alte
Res Homestead	25,201	25,201	0	0.0	208	172	-37	-17.6	0.83	0.68
Res Non-Hmstd	3,688	3,688	0	0.0	69	61	-8	-11.6	1.86	1.64
Apartments	938	938	0	0.0	21	19	-2	-11.7	2.28	2.02
Low-inc Apts	500	500	0	0.0	7	6	-1	-11.6	1.39	1.23
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	1,145	1,145	0	0.0	40	36	-4	-10.2	3.48	3.13
Com/Ind High	463	463	0	0.0	21	19	-2	-10.2	4.60	4.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	85	85	0	0.0	4	4	0	-10.2	4.60	4.13
Ag HGA	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	5	5	-1	-11.9	1.73	1.52
Misc props	285	285	0	0.0	10	9	-1	-9.6	3.54	3.19
Total	32,621	32,621	0	0.0	386	330	-56	-14.5	1.18	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	260	260	0	0.0	County	52.05	51.44	0.00	0.00
(-) TIF Tax Capacity	18	18	0	0.0	City/Town	#####	99.67	0.00	0.00
(-) FD Contrib Tax Cap	0	6	6	0.0	School District	0.00	0.00	12.10	11.15
(=) Taxable Tax Capacity	242	236	-6	-2.7	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	79	79	0.0	Total	172.83	152.31	12.10	11.15

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,600	47,600		0.0	236	173	-63	-26.7	0.5	0.36
Res Hmstd: Avg Val	71,400	71,400		0.0	512	417	-95	-18.5	0.72	0.58
Res Hmstd: Hi Val	95,200	95,200		0.0	950	804	-145	-15.3	1	0.84
Res Hmstd: Ex-Hi Val	142,800	142,800		0.0	1,904	1,648	-256	-13.5	1.33	1.15
Apartment	300,000	300,000		0.0	6,844	6,046	-798	-11.7	2.28	2.02
Comm/Ind: Lo Val	150,000	150,000		0.0	5,220	4,689	-531	-10.2	3.48	3.13
Comm/Ind: Med Val	300,000	300,000		0.0	12,120	10,886	-1,234	-10.2	4.04	3.63
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	44,318	39,803	-4,516	-10.2	4.43	3.98

St. Louis County

Chisholm 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	Alte
Res Homestead	105,575	105,575	0	0.0	1,324	1,034	-290	-21.9	1.25	0.98
Res Non-Hmstd	13,715	13,715	0	0.0	354	298	-56	-15.9	2.58	2.17
Apartments	4,323	4,323	0	0.0	133	112	-21	-15.9	3.09	2.60
Low-inc Apts	1,620	1,620	0	0.0	31	26	-5	-15.9	1.89	1.59
Seasn'l Rec'l	136	136	0	0.0	3	3	-1	-15.1	2.49	2.12
Com/Ind: Low	8,155	8,155	0	0.0	359	300	-60	-16.6	4.41	3.68
Com/Ind High	4,199	4,199	0	0.0	242	202	-40	-16.7	5.77	4.81
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	168	140	-28	-16.6	5.79	4.83
Ag HGA	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	379	379	0	0.0	9	7	-1	-16.0	2.24	1.89
Misc props	132	132	0	0.0	7	6	-1	-13.5	5.28	4.57
Total	141,128	141,128	0	0.0	2,631	2,128	-503	-19.1	1.86	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	1,176	1,176	0	0.0	County	50.80	49.76	0.00	0.00
(-) TIF Tax Capacity	11	11	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	58	58	0.0	School District	40.15	35.43	28.18	23.90
(=) Taxable Tax Capacity	1,165	1,106	-58	-5.0	Special District	0.97	0.96	0.00	0.00
FD Distrib Tax Cap	0	436	436	0.0	Total	224.29	188.47	28.18	23.90

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,300	43,300		0.0	390	278	-112	-28.6	0.9	0.64
Res Hmstd: Avg Val	65,000	65,000		0.0	743	575	-168	-22.6	1.14	0.89
Res Hmstd: Hi Val	86,600	86,600		0.0	1,211	969	-242	-20.0	1.4	1.12
Res Hmstd: Ex-Hi Val	129,900	129,900		0.0	2,391	1,962	-429	-18.0	1.84	1.51
Apartment	300,000	300,000		0.0	9,256	7,784	-1,472	-15.9	3.09	2.59
Comm/Ind: Lo Val	150,000	150,000		0.0	6,619	5,517	-1,102	-16.6	4.41	3.68
Comm/Ind: Med Val	300,000	300,000		0.0	15,304	12,754	-2,550	-16.7	5.10	4.25
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	55,833	46,527	-9,307	-16.7	5.58	4.65

St. Louis County	Cook city
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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	Alte
Res Homestead	14,312	14,312	0	0.0	144	148	4	2.5	1.01	1.03
Res Non-Hmstd	2,963	2,963	0	0.0	60	61	1	1.9	2.03	2.07
Apartments	1,160	1,160	0	0.0	28	29	1	1.9	2.41	2.46
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	99	99	0	0.0	2	2	0	1.8	2.03	2.07
Com/Ind: Low	5,661	5,661	0	0.0	207	198	-9	-4.5	3.66	3.49
Com/Ind High	4,314	4,314	0	0.0	210	201	-10	-4.5	4.88	4.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	449	449	0	0.0	22	21	-1	-4.5	4.88	4.65
Ag HGA	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	168	168	0	0.0	3	3	0	1.9	1.92	1.96
Misc props	860	860	0	0.0	25	25	0	1.9	2.89	2.94
Total	29,989	29,989	0	0.0	702	688	-14	-2.0	2.34	2.29

<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	343	343	0	0.0	County	61.84	60.82	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	97.35	#####	0.00	0.00	
(-) FD Contrib Tax Cap	0	49	49	0.0	School District	20.69	20.42	1.59	1.57	
(=) Taxable Tax Capacity	343	294	-49	-14.3	Special District	12.04	12.20	0.00	0.00	
FD Distrib Tax Cap	0	32	32	0.0	Total	191.91	195.53	1.59	1.57	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	53,300	53,300	0.0	332	344	11	3.4	0.62	0.65
Res Hmstd: Avg Val	80,000	80,000	0.0	682	700	18	2.6	0.85	0.87
Res Hmstd: Hi Val	106,600	106,600	0.0	1,242	1,271	28	2.3	1.17	1.19
Res Hmstd: Ex-Hi Val	159,900	159,900	0.0	2,366	2,415	49	2.1	1.48	1.51
Apartment	300,000	300,000	0.0	7,245	7,379	135	1.9	2.41	2.46
Comm/Ind: Lo Val	150,000	150,000	0.0	5,492	5,242	-250	-4.5	3.66	3.49
Comm/Ind: Med Val	300,000	300,000	0.0	12,807	12,224	-582	-4.5	4.27	4.07
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	46,942	44,807	-2,135	-4.5	4.69	4.48

St. Louis County	Ely city
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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	Alte
Res Homestead	97,656	97,656	0	0.0	1,007	994	-13	-1.3	1.03	1.02
Res Non-Hmstd	27,347	27,347	0	0.0	559	554	-5	-0.9	2.04	2.03
Apartments	3,183	3,183	0	0.0	75	75	-1	-0.9	2.37	2.35
Low-inc Apts	1,537	1,537	0	0.0	22	22	0	-0.9	1.45	1.43
Seasn'l Rec'l	2,773	2,773	0	0.0	50	50	0	-0.8	1.80	1.79
Com/Ind: Low	22,828	22,828	0	0.0	818	769	-49	-6.0	3.58	3.37
Com/Ind High	13,208	13,208	0	0.0	624	587	-37	-6.0	4.73	4.44
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	14	13	-1	-6.0	4.73	4.44
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1	1	0	0.0	0	0	0	-0.9	2.37	2.35
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	161	161	0	0.0	4	4	0	-0.9	2.29	2.27
Total	168,983	168,983	0	0.0	3,173	3,066	-106	-3.3	1.88	1.81

<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	1,674	1,674	0	0.0	County	58.52	57.06	0.00	0.00	
(-) TIF Tax Capacity	78	66	-12	-15.5	City/Town	#####	#####	0.00	0.00	
(-) FD Contrib Tax Cap	0	223	223	0.0	School District	9.85	9.27	15.10	14.81	
(=) Taxable Tax Capacity	1,597	1,386	-211	-13.2	Special District	2.75	3.02	0.00	0.00	
FD Distrib Tax Cap	0	212	212	0.0	Total	177.59	176.12	15.10	14.81	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,100	58,100	0.0	392	385	-7	-1.7	0.67	0.66
Res Hmstd: Avg Val	87,000	87,000	0.0	839	828	-11	-1.3	0.96	0.95
Res Hmstd: Hi Val	116,000	116,000	0.0	1,444	1,428	-17	-1.1	1.25	1.23
Res Hmstd: Ex-Hi Val	174,100	174,100	0.0	2,657	2,629	-28	-1.0	1.53	1.51
Apartment	300,000	300,000	0.0	7,113	7,049	-64	-0.9	2.37	2.35
Comm/Ind: Lo Val	150,000	150,000	0.0	5,373	5,053	-320	-6.0	3.58	3.37
Comm/Ind: Med Val	300,000	300,000	0.0	12,460	11,716	-745	-6.0	4.15	3.91
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	45,537	42,809	-2,728	-6.0	4.55	4.28

St. Louis County	Eveleth city
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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	Alte
Res Homestead	73,022	73,022	0	0.0	664	516	-149	-22.4	0.91	0.71
Res Non-Hmstd	9,677	9,677	0	0.0	210	179	-32	-15.0	2.17	1.85
Apartments	3,343	3,343	0	0.0	86	73	-13	-15.1	2.56	2.17
Low-inc Apts	2,029	2,029	0	0.0	32	27	-5	-15.0	1.56	1.33
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	7,638	7,638	0	0.0	291	251	-40	-13.6	3.81	3.29
Com/Ind High	4,686	4,686	0	0.0	235	203	-32	-13.7	5.02	4.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,633	3,633	0	0.0	182	157	-25	-13.7	5.02	4.33
Ag HGA	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
Misc props	417	417	0	0.0	20	18	-2	-12.4	4.82	4.22
Total	104,446	104,446	0	0.0	1,720	1,423	-297	-17.3	1.65	1.36

<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	926	926	0	0.0	County	50.14	48.92	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00		
(-) FD Contrib Tax Cap	0	54	54	0.0	School District	0.00	0.00	17.43	16.40		
(=) Taxable Tax Capacity	926	873	-54	-5.8	Special District	0.97	0.96	0.00	0.00		
FD Distrib Tax Cap	0	378	378	0.0	Total	190.97	160.79	17.43	16.40		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,300	41,300	0.0	230	158	-72	-31.1	0.56	0.38
Res Hmstd: Avg Val	61,900	61,900	0.0	502	384	-118	-23.6	0.81	0.62
Res Hmstd: Hi Val	82,600	82,600	0.0	837	669	-168	-20.0	1.01	0.81
Res Hmstd: Ex-Hi Val	123,900	123,900	0.0	1,769	1,461	-308	-17.4	1.43	1.18
Apartment	300,000	300,000	0.0	7,684	6,522	-1,162	-15.1	2.56	2.17
Comm/Ind: Lo Val	150,000	150,000	0.0	5,708	4,932	-777	-13.6	3.81	3.29
Comm/Ind: Med Val	300,000	300,000	0.0	13,232	11,425	-1,807	-13.7	4.41	3.81
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	48,344	41,728	-6,615	-13.7	4.83	4.17

St. Louis County	Gilbert city
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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	Alte
Res Homestead	50,477	50,477	0	0.0	620	537	-83	-13.4	1.23	1.06
Res Non-Hmstd	4,713	4,713	0	0.0	116	105	-12	-10.2	2.47	2.22
Apartments	377	377	0	0.0	11	10	-1	-10.2	2.98	2.67
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	670	670	0	0.0	16	14	-2	-9.9	2.39	2.15
Com/Ind: Low	3,654	3,654	0	0.0	157	137	-20	-12.9	4.31	3.75
Com/Ind High	2,637	2,637	0	0.0	150	130	-19	-12.9	5.68	4.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	916	916	0	0.0	52	45	-7	-12.9	5.68	4.95
Ag HGA	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	1,181	1,181	0	0.0	26	24	-3	-10.5	2.24	2.01
Misc props	259	259	0	0.0	14	12	-1	-8.6	5.26	4.81
Total	64,883	64,883	0	0.0	1,163	1,015	-148	-12.7	1.79	1.56

<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	543	543	0	0.0	County	55.53	54.73	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00		
(-) FD Contrib Tax Cap	0	27	27	0.0	School District	0.00	0.00	17.43	16.40		
(=) Taxable Tax Capacity	543	516	-27	-5.0	Special District	0.97	0.96	0.00	0.00		
FD Distrib Tax Cap	0	138	138	0.0	Total	224.29	200.77	17.43	16.40		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated 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	410	338	-72	-17.6	0.86	0.71
Res Hmstd: Avg Val	71,500	71,500	0.0	772	663	-108	-14.0	1.08	0.93
Res Hmstd: Hi Val	95,300	95,300	0.0	1,346	1,179	-167	-12.4	1.41	1.24
Res Hmstd: Ex-Hi Val	143,000	143,000	0.0	2,595	2,301	-294	-11.3	1.81	1.61
Apartment	300,000	300,000	0.0	8,934	8,021	-913	-10.2	2.98	2.67
Comm/Ind: Lo Val	150,000	150,000	0.0	6,458	5,627	-832	-12.9	4.31	3.75
Comm/Ind: Med Val	300,000	300,000	0.0	14,982	13,047	-1,935	-12.9	4.99	4.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	54,759	47,674	-7,086	-12.9	5.48	4.77

St. Louis County	Hibbing city
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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	Alte
Res Homestead	493,297	493,297	0	0.0	4,724	4,439	-285	-6.0	0.96	0.90
Res Non-Hmstd	49,012	49,012	0	0.0	870	833	-38	-4.3	1.78	1.70
Apartments	15,335	15,335	0	0.0	320	306	-14	-4.3	2.09	2.00
Low-inc Apts	10,135	10,135	0	0.0	130	124	-6	-4.4	1.28	1.22
Seasn'l Rec'l	4,440	4,440	0	0.0	74	72	-3	-3.7	1.67	1.61
Com/Ind: Low	46,056	46,056	0	0.0	1,488	1,434	-55	-3.7	3.23	3.11
Com/Ind High	69,630	69,630	0	0.0	2,957	2,849	-107	-3.6	4.25	4.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,046	16,046	0	0.0	681	657	-25	-3.6	4.25	4.09
Ag HGA	3,484	3,484	0	0.0	43	41	-2	-5.1	1.24	1.18
Ag Hmstd Land	2,966	2,966	0	0.0	15	14	-1	-6.0	0.50	0.47
Ag Non-Hmstd	35,920	35,920	0	0.0	544	522	-22	-4.0	1.51	1.45
Misc props	3,274	3,274	0	0.0	116	112	-4	-3.4	3.54	3.42
Total	749,595	749,595	0	0.0	11,963	11,402	-561	-4.7	1.60	1.52

<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	7,312	7,312	0	0.0	County	57.11	56.10	0.00	0.00		
(-) TIF Tax Capacity	69	66	-3	-4.9	City/Town	86.34	81.89	0.00	0.00		
(-) FD Contrib Tax Cap	0	562	562	0.0	School District	6.67	6.14	18.74	17.39		
(=) Taxable Tax Capacity	7,242	6,684	-558	-7.7	Special District	1.71	1.62	0.00	0.00		
FD Distrib Tax Cap	0	1,041	1,041	0.0	Total	151.83	145.76	18.74	17.39		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,900	61,900	0.0	365	334	-31	-8.5	0.59	0.54
Res Hmstd: Avg Val	92,700	92,700	0.0	827	776	-51	-6.2	0.89	0.84
Res Hmstd: Hi Val	123,600	123,600	0.0	1,397	1,321	-76	-5.4	1.13	1.07
Res Hmstd: Ex-Hi Val	185,500	185,500	0.0	2,537	2,412	-125	-4.9	1.37	1.30
Apartment	300,000	300,000	0.0	6,256	5,988	-268	-4.3	2.09	2
Comm/Ind: Lo Val	150,000	150,000	0.0	4,847	4,669	-179	-3.7	3.23	3.11
Comm/Ind: Med Val	300,000	300,000	0.0	11,217	10,807	-410	-3.7	3.74	3.60
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,942	39,451	-1,490	-3.6	4.09	3.95

St. Louis County	Iron Junction city
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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	Alte
Res Homestead	3,375	3,375	0	0.0	15	15	0	-1.0	0.45	0.44
Res Non-Hmstd	147	147	0	0.0	2	2	0	-0.1	1.23	1.23
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
Seasn'l Rec'l	1	1	0	0.0	0	0	0	0.8	1.06	1.07
Com/Ind: Low	83	83	0	0.0	2	2	0	7.2	2.40	2.58
Com/Ind High	806	806	0	0.0	25	27	2	7.5	3.15	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	192	192	0	0.0	6	6	0	7.5	3.15	3.38
Ag HGA	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	133	133	0	0.0	1	1	0	0.8	0.98	0.98
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,737	4,737	0	0.0	52	54	2	4.5	1.09	1.14

<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	47	47	0	0.0	County	67.52	67.30	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	24.77	25.42	0.00	0.00		
(-) FD Contrib Tax Cap	0	6	6	0.0	School District	4.03	4.38	17.44	16.40		
(=) Taxable Tax Capacity	47	41	-6	-12.0	Special District	1.20	1.20	0.00	0.00		
FD Distrib Tax Cap	0	5	5	0.0	Total	97.52	98.31	17.44	16.40		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,000	50,000	0.0	163	162	-1	-0.7	0.33	0.32
Res Hmstd: Avg Val	75,000	75,000	0.0	280	276	-4	-1.5	0.37	0.37
Res Hmstd: Hi Val	100,000	100,000	0.0	584	580	-5	-0.8	0.58	0.58
Res Hmstd: Ex-Hi Val	150,000	150,000	0.0	1,203	1,198	-5	-0.5	0.80	0.8
Comm/Ind: Lo Val	150,000	150,000	0.0	3,606	3,866	260	7.2	2.40	2.58
Comm/Ind: Med Val	300,000	300,000	0.0	8,326	8,939	613	7.4	2.78	2.98
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,355	32,613	2,258	7.4	3.04	3.26

St. Louis County	Kinney city
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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	Alte
Res Homestead	1,802	1,802	0	0.0	25	15	-10	-39.1	1.41	0.86
Res Non-Hmstd	293	293	0	0.0	12	9	-3	-26.1	4.20	3.10
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	265	265	0	0.0	18	13	-5	-29.2	6.80	4.81
Com/Ind High	371	371	0	0.0	33	24	-10	-29.3	9.02	6.38
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	15	11	-4	-29.3	9.02	6.38
Ag HGA	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	395	395	0	0.0	16	11	-4	-26.7	3.94	2.89
Misc props	644	644	0	0.0	57	44	-13	-23.4	8.89	6.81
Total	3,940	3,940	0	0.0	177	127	-50	-28.4	4.50	3.22

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	45	45	0	0.0	County	28.24	25.61	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	3	3	0.0	School District	0.00	0.00	12.10	11.15
(=) Taxable Tax Capacity	45	42	-3	-5.9	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	22	22	0.0	Total	394.05	288.93	12.10	11.15

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	23,100	23,100	23,100	0.0	259	145	-114	-44.0	1.12	0.63
Res Hmstd: Avg Val	34,700	34,700	34,700	0.0	547	325	-222	-40.6	1.58	0.94
Res Hmstd: Hi Val	46,200	46,200	46,200	0.0	833	537	-296	-35.5	1.80	1.16
Res Hmstd: Ex-Hi Val	69,300	69,300	69,300	0.0	1,407	964	-444	-31.5	2.03	1.39
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	10,198	7,219	-2,978	-29.2	6.8	4.81
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	23,734	16,789	-6,945	-29.3	7.91	5.6
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	86,903	61,450	-25,454	-29.3	8.69	6.14

St. Louis County	Leonidas city
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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	Alte
Res Homestead	1,440	1,440	0	0.0	6	6	0	-7.4	0.43	0.40
Res Non-Hmstd	14	14	0	0.0	0	0	0	-3.2	1.49	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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	320	320	0	0.0	12	12	0	-0.3	3.83	3.82
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	9	9	0	-0.3	3.83	3.82
Ag HGA	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	-2.8	1.32	1.28
Misc props	73	73	0	0.0	3	3	0	-2.2	3.83	3.74
Total	2,190	2,190	0	0.0	32	31	-1	-1.9	1.46	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	22	22	0	0.0	County	54.07	51.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	76.27	74.85	0.00	0.00
(-) FD Contrib Tax Cap	0	3	3	0.0	School District	0.00	0.00	17.44	16.40
(=) Taxable Tax Capacity	22	19	-3	-13.5	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	4	4	0.0	Total	131.55	127.81	17.44	16.40

Tax Burdens on Hypothetical Properties

	Estimated 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		0.0	137	132	-5	-3.4	0.33	0.32
Res Hmstd: Avg Val	62,600	62,600		0.0	288	268	-21	-7.1	0.46	0.43
Res Hmstd: Hi Val	83,500	83,500		0.0	538	509	-29	-5.3	0.64	0.61
Res Hmstd: Ex-Hi Val	125,200	125,200		0.0	1,209	1,159	-50	-4.1	0.97	0.93
Comm/Ind: Lo Val	150,000	150,000		0.0	4,371	4,356	-16	-0.4	2.91	2.90
Comm/Ind: Med Val	300,000	300,000		0.0	10,113	10,081	-32	-0.3	3.37	3.36
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	36,906	36,799	-107	-0.3	3.69	3.68

St. Louis County

McKinley city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	2,231	2,231	0	0.0	16	9	-7	-42.3	0.73	0.42
Res Non-Hmstd	475	475	0	0.0	12	9	-3	-24.7	2.56	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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	119	119	0	0.0	7	5	-1	-22.2	5.49	4.27
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	18	14	-4	-22.2	5.49	4.27
Ag HGA	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	2	1	0	-26.1	2.15	1.59
Misc props	151	151	0	0.0	8	7	-2	-20.6	5.49	4.36
Total	3,381	3,381	0	0.0	63	46	-18	-27.8	1.87	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	31	31	0	0.0	County	53.59	52.34	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00
(-) FD Contrib Tax Cap	0	2	2	0.0	School District	0.00	0.00	17.29	16.27
(=) Taxable Tax Capacity	31	29	-2	-7.4	Special District	1.20	1.20	0.00	0.00
FD Distrib Tax Cap	0	14	14	0.0	Total	214.75	158.74	17.29	16.27

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	31,000	31,000	0.0	154	118	-37	-23.7	0.5	0.38
Res Hmstd: Avg Val	46,500	46,500	0.0	364	203	-161	-44.2	0.78	0.44
Res Hmstd: Hi Val	62,000	62,000	0.0	591	376	-215	-36.3	0.95	0.61
Res Hmstd: Ex-Hi Val	93,000	93,000	0.0	1,223	854	-369	-30.2	1.31	0.92
Comm/Ind: Lo Val	150,000	150,000	0.0	6,241	4,867	-1,374	-22.0	4.16	3.24
Comm/Ind: Med Val	300,000	300,000	0.0	14,477	11,275	-3,202	-22.1	4.83	3.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	52,909	41,179	-11,730	-22.2	5.29	4.12

St. Louis County	Meadowlands city
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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	Alte
Res Homestead	1,548	1,548	0	0.0	14	10	-3	-25.0	0.88	0.66
Res Non-Hmstd	934	934	0	0.0	23	19	-4	-15.8	2.41	2.03
Apartments	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts	274	274	0	0.0	5	4	-1	-15.8	1.79	1.50
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	389	389	0	0.0	17	14	-3	-15.1	4.33	3.68
Com/Ind High	44	44	0	0.0	3	2	0	-15.1	5.77	4.90
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	10	8	-1	-15.1	5.77	4.90
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	58	58	0	0.0	1	0	0	-20.7	0.91	0.72
Ag Non-Hmstd	33	33	0	0.0	1	1	0	-15.9	2.36	1.99
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,448	3,448	0	0.0	71	59	-12	-17.3	2.07	1.71

<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	32	32	0	0.0	County	58.83	58.31	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00		
(-) FD Contrib Tax Cap	0	1	1	0.0	School District	18.75	18.76	1.59	1.57		
(=) Taxable Tax Capacity	32	31	-1	-3.3	Special District	1.20	1.20	0.00	0.00		
FD Distrib Tax Cap	0	14	14	0.0	Total	236.47	198.98	1.59	1.57		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,300	32,300	0.0	199	168	-31	-15.7	0.62	0.52
Res Hmstd: Avg Val	48,400	48,400	0.0	405	296	-109	-26.9	0.84	0.61
Res Hmstd: Hi Val	64,500	64,500	0.0	636	490	-145	-22.8	0.99	0.76
Res Hmstd: Ex-Hi Val	96,800	96,800	0.0	1,340	1,084	-256	-19.1	1.38	1.12
Comm/Ind: Lo Val	150,000	150,000	0.0	6,494	5,514	-980	-15.1	4.33	3.68
Comm/Ind: Med Val	300,000	300,000	0.0	15,146	12,859	-2,287	-15.1	5.05	4.29
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	55,518	47,134	-8,384	-15.1	5.55	4.71

St. Louis County	Mountain Iron city
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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	Alte
Res Homestead	98,479	98,479	0	0.0	844	842	-2	-0.2	0.86	0.85
Res Non-Hmstd	10,332	10,332	0	0.0	155	155	0	0.0	1.50	1.50
Apartments	7,137	7,137	0	0.0	127	127	0	0.2	1.78	1.78
Low-inc Apts	2,914	2,914	0	0.0	32	32	0	0.0	1.09	1.09
Seasn'l Rec'l	2,260	2,260	0	0.0	32	32	0	0.7	1.40	1.41
Com/Ind: Low	10,331	10,331	0	0.0	296	301	5	1.7	2.87	2.91
Com/Ind High	36,593	36,593	0	0.0	1,382	1,405	23	1.7	3.78	3.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,307	6,307	0	0.0	237	242	4	1.8	3.76	3.83
Ag HGA	486	486	0	0.0	5	5	0	-0.1	0.97	0.97
Ag Hmstd Land	652	652	0	0.0	2	2	0	1.3	0.35	0.35
Ag Non-Hmstd	8,032	8,032	0	0.0	106	106	1	0.7	1.32	1.33
Misc props	621	621	0	0.0	23	23	0	0.3	3.74	3.75
Total	184,142	184,142	0	0.0	3,241	3,272	32	1.0	1.76	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	Base	Alter	
Total Tax Capacity	2,111	2,111	0	0.0	County	64.89	64.44	0.00	0.00		
(-) TIF Tax Capacity	16	15	-1	-3.9	City/Town	61.18	62.67	4.88	4.88		
(-) FD Contrib Tax Cap	0	240	240	0.0	School District	1.96	1.87	12.24	11.28		
(=) Taxable Tax Capacity	2,095	1,856	-239	-11.4	Special District	0.97	0.96	0.00	0.00		
FD Distrib Tax Cap	0	129	129	0.0	Total	128.99	129.95	17.11	16.15		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	73,200	73,200	0.0	377	374	-3	-0.7	0.51	0.51
Res Hmstd: Avg Val	109,800	109,800	0.0	936	934	-3	-0.3	0.85	0.85
Res Hmstd: Hi Val	146,300	146,300	0.0	1,512	1,510	-2	-0.2	1.03	1.03
Res Hmstd: Ex-Hi Val	219,600	219,600	0.0	2,668	2,666	-2	-0.1	1.21	1.21
Apartment	300,000	300,000	0.0	5,350	5,358	7	0.1	1.78	1.79
Comm/Ind: Lo Val	150,000	150,000	0.0	4,309	4,378	70	1.6	2.87	2.92
Comm/Ind: Med Val	300,000	300,000	0.0	9,969	10,136	167	1.7	3.32	3.38
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,380	37,002	622	1.7	3.64	3.70

St. Louis County

Orr 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	Alte
Res Homestead	7,630	7,630	0	0.0	75	77	1	1.9	0.99	1.01
Res Non-Hmstd	1,156	1,156	0	0.0	21	21	0	1.5	1.80	1.83
Apartments	702	702	0	0.0	15	16	0	1.5	2.20	2.23
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	312	312	0	0.0	6	6	0	1.4	1.83	1.85
Com/Ind: Low	1,618	1,618	0	0.0	55	53	-2	-3.6	3.41	3.28
Com/Ind High	2,023	2,023	0	0.0	92	88	-3	-3.6	4.54	4.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	153	153	0	0.0	7	7	0	-3.6	4.54	4.37
Ag HGA	148	148	0	0.0	2	2	0	1.7	1.30	1.32
Ag Hmstd Land	26	26	0	0.0	0	0	0	2.5	0.50	0.52
Ag Non-Hmstd	87	87	0	0.0	2	2	0	1.5	1.75	1.78
Misc props	53	53	0	0.0	2	2	0	1.3	2.95	2.99
Total	13,909	13,909	0	0.0	276	273	-3	-1.2	1.99	1.96

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	151	151	0	0.0	County	61.66	60.23	0.00	0.00
(-) TIF Tax Capacity	32	32	0	0.0	City/Town	80.54	84.90	0.00	0.00
(-) FD Contrib Tax Cap	0	21	21	0.0	School District	20.39	19.95	1.59	1.57
(=) Taxable Tax Capacity	119	99	-21	-17.2	Special District	12.28	12.44	0.00	0.00
FD Distrib Tax Cap	0	15	15	0.0	Total	174.87	177.52	1.59	1.57

Tax Burdens on Hypothetical Properties

	Estimated 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	396	406	10	2.6	0.62	0.63
Res Hmstd: Avg Val	96,600	96,600	0.0	916	933	18	1.9	0.95	0.97
Res Hmstd: Hi Val	128,700	128,700	0.0	1,533	1,560	27	1.8	1.19	1.21
Res Hmstd: Ex-Hi Val	193,200	193,200	0.0	2,772	2,818	46	1.6	1.43	1.46
Apartment	300,000	300,000	0.0	6,605	6,704	99	1.5	2.20	2.23
Comm/Ind: Lo Val	150,000	150,000	0.0	5,108	4,923	-185	-3.6	3.41	3.28
Comm/Ind: Med Val	300,000	300,000	0.0	11,912	11,480	-432	-3.6	3.97	3.83
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,661	42,077	-1,583	-3.6	4.37	4.21

St. Louis County	Tower city
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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	Alte
Res Homestead	16,252	16,252	0	0.0	178	178	0	-0.2	1.10	1.09
Res Non-Hmstd	4,908	4,908	0	0.0	90	90	0	-0.2	1.84	1.84
Apartments	1,851	1,851	0	0.0	42	42	0	-0.2	2.25	2.25
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	3,403	3,403	0	0.0	66	66	0	-0.1	1.95	1.95
Com/Ind: Low	3,333	3,333	0	0.0	116	110	-5	-4.7	3.47	3.30
Com/Ind High	968	968	0	0.0	45	43	-2	-4.7	4.62	4.40
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	23	22	-1	-4.7	4.62	4.40
Ag HGA	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	-0.2	2.25	2.25
Ag Non-Hmstd	442	442	0	0.0	8	8	0	-0.1	1.79	1.79
Misc props	1,491	1,491	0	0.0	40	40	0	-0.2	2.70	2.70
Total	33,148	33,148	0	0.0	608	599	-9	-1.5	1.83	1.81

<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	340	340	0	0.0	County	60.31	59.58	0.00	0.00		
(-) TIF Tax Capacity	18	16	-1	-6.8	City/Town	98.51	99.13	0.00	0.00		
(-) FD Contrib Tax Cap	0	23	23	0.0	School District	18.92	18.77	1.59	1.57		
(=) Taxable Tax Capacity	322	301	-21	-6.7	Special District	1.20	1.20	0.00	0.00		
FD Distrib Tax Cap	0	21	21	0.0	Total	178.94	178.68	1.59	1.57		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	69,900	69,900	0.0	472	471	-1	-0.3	0.67	0.67
Res Hmstd: Avg Val	104,800	104,800	0.0	1,105	1,102	-2	-0.2	1.05	1.05
Res Hmstd: Hi Val	139,800	139,800	0.0	1,793	1,790	-3	-0.2	1.28	1.28
Res Hmstd: Ex-Hi Val	209,700	209,700	0.0	3,167	3,162	-5	-0.2	1.51	1.51
Apartment	300,000	300,000	0.0	6,758	6,748	-10	-0.2	2.25	2.25
Seas Rec: Lo Val	50,000	50,000	0.0	936	935	-1	-0.1	1.87	1.87
Seas Rec: Hi Val	150,000	150,000	0.0	2,900	2,896	-4	-0.1	1.93	1.93
Comm/Ind: Lo Val	150,000	150,000	0.0	5,200	4,956	-244	-4.7	3.47	3.30
Comm/Ind: Med Val	300,000	300,000	0.0	12,126	11,556	-570	-4.7	4.04	3.85
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,445	42,355	-2,090	-4.7	4.44	4.24

St. Louis County	Virginia city
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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	Alte
Res Homestead	213,331	213,331	0	0.0	2,208	2,074	-134	-6.1	1.04	0.97
Res Non-Hmstd	31,887	31,887	0	0.0	640	613	-27	-4.3	2.01	1.92
Apartments	16,073	16,073	0	0.0	371	356	-16	-4.2	2.31	2.21
Low-inc Apts	3,938	3,938	0	0.0	56	54	-2	-4.3	1.42	1.36
Seasn'l Rec'l	35	35	0	0.0	1	1	0	-3.6	1.75	1.69
Com/Ind: Low	32,558	32,558	0	0.0	1,133	1,074	-59	-5.2	3.48	3.30
Com/Ind High	61,680	61,680	0	0.0	2,818	2,671	-147	-5.2	4.57	4.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	498	498	0	0.0	23	22	-1	-5.2	4.57	4.33
Ag HGA	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	37	36	-1	-3.8	1.65	1.59
Misc props	661	661	0	0.0	27	26	-1	-3.3	4.03	3.90
Total	362,918	362,918	0	0.0	7,314	6,925	-389	-5.3	2.02	1.91

<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	3,861	3,861	0	0.0	County	53.83	51.91	0.00	0.00	
(-) TIF Tax Capacity	55	55	0	0.0	City/Town	#####	97.15	0.00	0.00	
(-) FD Contrib Tax Cap	0	446	446	0.0	School District	10.01	9.18	22.35	20.48	
(=) Taxable Tax Capacity	3,806	3,360	-446	-11.7	Special District	2.14	2.12	0.00	0.00	
FD Distrib Tax Cap	0	582	582	0.0	Total	166.56	160.36	22.35	20.48	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,000	57,000	0.0	382	350	-32	-8.3	0.67	0.61
Res Hmstd: Avg Val	85,400	85,400	0.0	806	755	-51	-6.3	0.94	0.88
Res Hmstd: Hi Val	113,800	113,800	0.0	1,385	1,310	-75	-5.4	1.22	1.15
Res Hmstd: Ex-Hi Val	170,800	170,800	0.0	2,547	2,423	-124	-4.9	1.49	1.42
Apartment	300,000	300,000	0.0	6,917	6,628	-288	-4.2	2.31	2.21
Comm/Ind: Lo Val	150,000	150,000	0.0	5,233	4,957	-276	-5.3	3.49	3.30
Comm/Ind: Med Val	300,000	300,000	0.0	12,098	11,464	-635	-5.2	4.03	3.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,137	41,828	-2,309	-5.2	4.41	4.18

St. Louis County	Winton city
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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	Alte
Res Homestead	4,191	4,191	0	0.0	38	35	-3	-7.6	0.90	0.83
Res Non-Hmstd	1,792	1,792	0	0.0	34	33	-2	-5.4	1.92	1.81
Apartments	233	233	0	0.0	5	5	0	-5.5	2.28	2.16
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	72	72	0	0.0	1	1	0	-5.5	1.79	1.69
Com/Ind: Low	221	221	0	0.0	8	7	-1	-6.5	3.48	3.25
Com/Ind High	173	173	0	0.0	8	7	-1	-6.6	4.59	4.28
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	4	4	0	-6.6	4.59	4.28
Ag HGA	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
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,765	6,765	0	0.0	98	92	-6	-6.5	1.45	1.36

<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	59	59	0	0.0	County	63.67	63.30	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	93.31	83.81	0.00	0.00		
(-) FD Contrib Tax Cap	0	2	2	0.0	School District	12.45	12.53	15.10	14.81		
(=) Taxable Tax Capacity	59	57	-2	-3.8	Special District	1.20	1.20	0.00	0.00		
FD Distrib Tax Cap	0	12	12	0.0	Total	170.63	160.84	15.10	14.81		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,600	46,600	0.0	258	229	-29	-11.2	0.55	0.49
Res Hmstd: Avg Val	69,800	69,800	0.0	530	487	-43	-8.1	0.76	0.7
Res Hmstd: Hi Val	93,100	93,100	0.0	947	881	-66	-6.9	1.02	0.95
Res Hmstd: Ex-Hi Val	139,700	139,700	0.0	1,884	1,767	-117	-6.2	1.35	1.27
Apartment	300,000	300,000	0.0	6,852	6,476	-376	-5.5	2.28	2.16
Comm/Ind: Lo Val	150,000	150,000	0.0	5,216	4,876	-340	-6.5	3.48	3.25
Comm/Ind: Med Val	300,000	300,000	0.0	12,095	11,303	-792	-6.5	4.03	3.77
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,196	41,295	-2,901	-6.6	4.42	4.13

St. Louis County	Hoyt Lakes city
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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	Alte
Res Homestead	51,119	51,119	0	0.0	339	347	7	2.2	0.66	0.68
Res Non-Hmstd	7,205	7,205	0	0.0	136	138	2	1.3	1.89	1.91
Apartments	607	607	0	0.0	14	14	0	1.3	2.28	2.31
Low-inc Apts	254	254	0	0.0	3	4	0	1.3	1.37	1.39
Seasn'l Rec'l	2,605	2,605	0	0.0	54	55	1	1.3	2.09	2.12
Com/Ind: Low	2,976	2,976	0	0.0	104	102	-2	-1.7	3.50	3.44
Com/Ind High	15,173	15,173	0	0.0	707	695	-12	-1.7	4.66	4.58
Publ U: Elec Gen	22,095	22,095	0	0.0	803	786	-17	-2.2	3.63	3.56
Publ U: Other	9,058	9,058	0	0.0	422	415	-7	-1.7	4.66	4.58
Ag HGA	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	15,221	15,221	0	0.0	274	278	4	1.4	1.80	1.83
Misc props	1,493	1,493	0	0.0	67	68	1	1.0	4.50	4.55
Total	127,805	127,805	0	0.0	2,924	2,901	-23	-0.8	2.29	2.27

<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	1,590	1,590	0	0.0	County	64.83	64.42	0.00	0.00	
(-) TIF Tax Capacity	12	10	-2	-15.4	City/Town	80.89	83.76	0.00	0.00	
(-) FD Contrib Tax Cap	0	149	149	0.0	School District	33.32	33.31	2.98	2.86	
(=) Taxable Tax Capacity	1,578	1,431	-147	-9.3	Special District	1.20	1.20	0.00	0.00	
FD Distrib Tax Cap	0	93	93	0.0	Total	180.23	182.70	2.98	2.86	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,900	41,900	0.0	158	160	2	1.2	0.38	0.38
Res Hmstd: Avg Val	62,900	62,900	0.0	384	392	9	2.2	0.61	0.62
Res Hmstd: Hi Val	83,800	83,800	0.0	685	697	12	1.8	0.82	0.83
Res Hmstd: Ex-Hi Val	125,800	125,800	0.0	1,523	1,546	23	1.5	1.21	1.23
Apartment	300,000	300,000	0.0	6,848	6,937	89	1.3	2.28	2.31
Comm/Ind: Lo Val	150,000	150,000	0.0	5,250	5,162	-88	-1.7	3.50	3.44
Comm/Ind: Med Val	300,000	300,000	0.0	12,235	12,030	-206	-1.7	4.08	4.01
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,833	44,080	-753	-1.7	4.48	4.41

St. Louis County	Babbitt city
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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	Alte
Res Homestead	41,882	41,882	0	0.0	351	337	-14	-4.1	0.84	0.81
Res Non-Hmstd	7,532	7,532	0	0.0	157	153	-4	-2.6	2.09	2.03
Apartments	263	263	0	0.0	7	7	0	-2.6	2.58	2.51
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	729	729	0	0.0	16	15	0	-2.5	2.14	2.09
Com/Ind: Low	2,099	2,099	0	0.0	81	76	-5	-6.1	3.85	3.62
Com/Ind High	5,045	5,045	0	0.0	259	243	-16	-6.1	5.13	4.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,822	1,822	0	0.0	94	88	-6	-6.1	5.13	4.82
Ag HGA	77	77	0	0.0	1	1	0	-3.4	0.98	0.95
Ag Hmstd Land	70	70	0	0.0	0	0	0	-4.5	0.57	0.54
Ag Non-Hmstd	15,508	15,508	0	0.0	317	309	-8	-2.6	2.05	1.99
Misc props	1,760	1,760	0	0.0	90	88	-2	-2.1	5.13	5.03
Total	76,784	76,784	0	0.0	1,373	1,318	-56	-4.0	1.79	1.72

<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	713	713	0	0.0	County	66.09	65.85	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	#####	#####	0.00	0.00		
(-) FD Contrib Tax Cap	0	30	30	0.0	School District	23.22	23.38	1.59	1.57		
(=) Taxable Tax Capacity	713	683	-30	-4.2	Special District	1.20	1.20	0.00	0.00		
FD Distrib Tax Cap	0	77	77	0.0	Total	204.81	199.46	1.59	1.57		

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,300	44,300	0.0	236	222	-14	-6.1	0.53	0.50
Res Hmstd: Avg Val	66,500	66,500	0.0	513	491	-21	-4.2	0.77	0.74
Res Hmstd: Hi Val	88,600	88,600	0.0	914	882	-32	-3.5	1.03	1
Res Hmstd: Ex-Hi Val	133,000	133,000	0.0	1,912	1,855	-58	-3.0	1.44	1.39
Apartment	300,000	300,000	0.0	7,728	7,527	-201	-2.6	2.58	2.51
Comm/Ind: Lo Val	150,000	150,000	0.0	5,782	5,431	-352	-6.1	3.85	3.62
Comm/Ind: Med Val	300,000	300,000	0.0	13,483	12,663	-820	-6.1	4.49	4.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	49,424	46,417	-3,007	-6.1	4.94	4.64

St. Louis County

Duluth 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	Alte
Res Homestead	3,272,566	3,272,566	0	0.0	40,655	40,231	-424	-1.0	1.24	1.23
Res Non-Hmstd	804,105	804,105	0	0.0	12,215	12,085	-130	-1.1	1.52	1.50
Apartments	280,864	280,864	0	0.0	4,908	4,855	-53	-1.1	1.75	1.73
Low-inc Apts	59,962	59,962	0	0.0	641	634	-7	-1.1	1.07	1.06
Seasn'l Rec'l	24,391	24,391	0	0.0	354	350	-4	-1.1	1.45	1.44
Com/Ind: Low	168,171	168,171	0	0.0	4,770	4,732	-38	-0.8	2.84	2.81
Com/Ind High	775,646	775,646	0	0.0	28,990	28,756	-234	-0.8	3.74	3.71
Publ U: Elec Gen	7,665	7,665	0	0.0	208	206	-2	-1.1	2.72	2.69
Publ U: Other	95,285	95,285	0	0.0	3,557	3,528	-29	-0.8	3.73	3.70
Ag HGA	1,109	1,109	0	0.0	16	16	0	-1.1	1.47	1.45
Ag Hmstd Land	817	817	0	0.0	6	6	0	-1.3	0.74	0.73
Ag Non-Hmstd	128	128	0	0.0	2	2	0	-1.2	1.29	1.28
Misc props	22,180	22,180	0	0.0	393	389	-4	-1.1	1.77	1.75
Total	5,512,889	5,512,889	0	0.0	96,714	95,790	-925	-1.0	1.75	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	61,367	61,367	0	0.0	County	62.39	62.18	0.00	0.00
(-) TIF Tax Capacity	1,916	1,916	0	0.0	City/Town	32.92	31.63	4.75	4.75
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.74	27.74	8.61	8.61
(=) Taxable Tax Capacity	59,452	59,452	0	0.0	Special District	5.98	5.97	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	129.04	127.53	13.36	13.36

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,400	106,400	106,400	0.0	1,158	1,146	-12	-1.0	1.09	1.08
Res Hmstd: Avg Val	159,600	159,600	159,600	0.0	1,978	1,957	-21	-1.0	1.24	1.23
Res Hmstd: Hi Val	212,700	212,700	212,700	0.0	2,795	2,766	-29	-1.0	1.31	1.30
Res Hmstd: Ex-Hi Val	319,200	319,200	319,200	0.0	4,436	4,389	-47	-1.1	1.39	1.37
Apartment	300,000	300,000	300,000	0.0	5,240	5,183	-56	-1.1	1.75	1.73
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,254	4,220	-34	-0.8	2.84	2.81
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,859	9,780	-79	-0.8	3.29	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	36,015	35,725	-290	-0.8	3.60	3.57

Scott County

Belle Plaine township

<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	Alte
Res Homestead	49,579	49,579	0	0.0	521	517	-4	-0.7	1.05	1.04
Res Non-Hmstd	6,514	6,514	0	0.0	74	74	-1	-0.7	1.14	1.13
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
Seasn'l Rec'l	1,560	1,560	0	0.0	21	21	0	-0.3	1.33	1.32
Com/Ind: Low	523	523	0	0.0	12	14	1	12.0	2.34	2.62
Com/Ind High	1,037	1,037	0	0.0	32	36	4	12.5	3.08	3.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,384	6,384	0	0.0	196	220	24	12.4	3.07	3.45
Ag HGA	21,383	21,383	0	0.0	209	207	-2	-0.9	0.98	0.97
Ag Hmstd Land	82,752	82,752	0	0.0	421	423	2	0.5	0.51	0.51
Ag Non-Hmstd	17,564	17,564	0	0.0	169	170	1	0.6	0.96	0.97
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	187,296	187,296	0	0.0	1,656	1,682	27	1.6	0.88	0.90

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,560	1,560	0	0.0	County	39.04	38.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	14.42	14.67	0.00	0.00
(-) FD Contrib Tax Cap	0	66	66	0.0	School District	37.78	38.44	13.11	11.83
(=) Taxable Tax Capacity	1,560	1,494	-66	-4.2	Special District	4.61	4.49	0.00	0.00
FD Distrib Tax Cap	0	48	48	0.0	Total	95.86	96.36	13.11	11.83

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	192,300	192,300	192,300	0.0	1,904	1,888	-16	-0.8	0.99	0.98
Res Hmstd: Avg Val	288,300	288,300	288,300	0.0	3,033	3,010	-23	-0.8	1.05	1.04
Res Hmstd: Hi Val	384,300	384,300	384,300	0.0	4,162	4,132	-30	-0.7	1.08	1.08
Res Hmstd: Ex-Hi Val	576,500	576,500	576,500	0.0	6,466	6,421	-44	-0.7	1.12	1.11
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,504	3,928	425	12.1	2.34	2.62
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,109	9,107	997	12.3	2.70	3.04
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	29,604	33,273	3,669	12.4	2.96	3.33

Scott County

Blakeley township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	21,900	21,900	0	0.0	228	227	-1	-0.4	1.04	1.03
Res Non-Hmstd	3,860	3,860	0	0.0	44	44	0	-0.2	1.15	1.15
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	806	806	0	0.0	19	21	2	10.0	2.36	2.60
Com/Ind High	1,127	1,127	0	0.0	35	39	4	10.5	3.10	3.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,767	3,767	0	0.0	118	130	11	9.7	3.14	3.44
Ag HGA	9,605	9,605	0	0.0	94	93	0	-0.4	0.98	0.97
Ag Hmstd Land	41,595	41,595	0	0.0	217	219	2	1.0	0.52	0.53
Ag Non-Hmstd	19,952	19,952	0	0.0	197	199	2	1.0	0.99	1.00
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	102,611	102,611	0	0.0	952	972	20	2.1	0.93	0.95

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	876	876	0	0.0	County	39.04	38.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.13	17.64	0.00	0.00
(-) FD Contrib Tax Cap	0	40	40	0.0	School District	37.75	38.59	11.96	10.63
(=) Taxable Tax Capacity	876	835	-40	-4.6	Special District	4.61	4.49	0.00	0.00
FD Distrib Tax Cap	0	20	20	0.0	Total	98.53	99.48	11.96	10.63

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	153,800	153,800	0.0	1,469	1,461	-8	-0.6	0.96	0.95
Res Hmstd: Avg Val	230,500	230,500	0.0	2,384	2,374	-11	-0.4	1.03	1.03
Res Hmstd: Hi Val	307,300	307,300	0.0	3,301	3,288	-13	-0.4	1.07	1.07
Res Hmstd: Ex-Hi Val	461,100	461,100	0.0	5,095	5,077	-18	-0.4	1.10	1.10
Comm/Ind: Lo Val	150,000	150,000	0.0	3,546	3,897	350	9.9	2.36	2.6
Comm/Ind: Med Val	300,000	300,000	0.0	8,215	9,039	824	10.0	2.74	3.01
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,003	33,037	3,034	10.1	3.00	3.30

Scott County

Cedar Lake township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	291,598	291,598	0	0.0	3,071	3,021	-50	-1.6	1.05	1.04
Res Non-Hmstd	45,958	45,958	0	0.0	532	524	-9	-1.6	1.16	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
Seasn'l Rec'l	4,238	4,238	0	0.0	48	47	-1	-1.1	1.12	1.11
Com/Ind: Low	1,865	1,865	0	0.0	42	48	6	13.5	2.24	2.55
Com/Ind High	180	180	0	0.0	5	6	1	13.8	2.92	3.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,039	7,039	0	0.0	209	238	29	14.0	2.96	3.38
Ag HGA	22,442	22,442	0	0.0	226	222	-4	-1.8	1.01	0.99
Ag Hmstd Land	44,262	44,262	0	0.0	175	173	-3	-1.4	0.40	0.39
Ag Non-Hmstd	21,276	21,276	0	0.0	185	183	-2	-1.2	0.87	0.86
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	438,859	438,859	0	0.0	4,493	4,460	-33	-0.7	1.02	1.02

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,270	4,270	0	0.0	County	39.11	38.83	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	10.37	10.07	0.00	0.00
(-) FD Contrib Tax Cap	0	68	68	0.0	School District	32.47	32.16	19.06	18.33
(=) Taxable Tax Capacity	4,270	4,201	-68	-1.6	Special District	5.25	5.11	0.00	0.00
FD Distrib Tax Cap	0	208	208	0.0	Total	87.20	86.16	19.06	18.33

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	242,900	242,900	242,900	0.0	2,447	2,406	-41	-1.7	1.01	0.99
Res Hmstd: Avg Val	364,100	364,100	364,100	0.0	3,830	3,766	-64	-1.7	1.05	1.03
Res Hmstd: Hi Val	485,400	485,400	485,400	0.0	5,158	5,072	-85	-1.7	1.06	1.04
Res Hmstd: Ex-Hi Val	728,200	728,200	728,200	0.0	8,235	8,101	-134	-1.6	1.13	1.11
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,398	3,861	463	13.6	2.27	2.57
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,833	8,918	1,085	13.8	2.61	2.97
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	28,530	32,515	3,984	14.0	2.85	3.25

Scott County

Credit River township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	666,165	666,165	0	0.0	7,566	7,322	-244	-3.2	1.14	1.10
Res Non-Hmstd	106,292	106,292	0	0.0	1,300	1,259	-40	-3.1	1.22	1.18
Apartments	400	400	0	0.0	5	5	0	-2.9	1.37	1.33
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	1,670	1,670	0	0.0	22	22	-1	-3.0	1.33	1.29
Com/Ind: Low	2,109	2,109	0	0.0	49	56	6	12.6	2.34	2.63
Com/Ind High	8,805	8,805	0	0.0	266	303	37	13.9	3.03	3.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,433	4,433	0	0.0	135	153	18	13.0	3.05	3.45
Ag HGA	11,868	11,868	0	0.0	132	127	-4	-3.3	1.11	1.07
Ag Hmstd Land	16,293	16,293	0	0.0	89	87	-2	-2.0	0.54	0.53
Ag Non-Hmstd	8,707	8,707	0	0.0	79	78	-1	-1.6	0.91	0.89
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	826,743	826,743	0	0.0	9,644	9,412	-232	-2.4	1.17	1.14

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	8,605	8,605	0	0.0	County	39.04	38.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.36	12.84	0.00	0.00
(-) FD Contrib Tax Cap	0	128	128	0.0	School District	33.31	32.82	21.53	19.31
(=) Taxable Tax Capacity	8,605	8,477	-128	-1.5	Special District	4.61	4.49	0.00	0.00
FD Distrib Tax Cap	0	370	370	0.0	Total	90.33	88.92	21.53	19.31

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	285,200	285,200	0	0.0	3,086	2,984	-102	-3.3	1.08	1.05
Res Hmstd: Avg Val	427,600	427,600	0	0.0	4,783	4,628	-155	-3.2	1.12	1.08
Res Hmstd: Hi Val	570,000	570,000	0	0.0	6,534	6,325	-210	-3.2	1.15	1.11
Res Hmstd: Ex-Hi Val	855,100	855,100	0	0.0	10,367	10,044	-323	-3.1	1.21	1.17
Apartment	300,000	300,000	0	0.0	4,033	3,914	-120	-3.0	1.34	1.30
Comm/Ind: Lo Val	150,000	150,000	0	0.0	3,505	3,956	450	12.8	2.34	2.64
Comm/Ind: Med Val	300,000	300,000	0	0.0	8,072	9,134	1,062	13.2	2.69	3.04
Comm/Ind: Hi Val	1,000,000	1,000,000	0	0.0	29,381	33,296	3,916	13.3	2.94	3.33

Scott County

Helena township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	124,692	124,692	0	0.0	1,316	1,294	-21	-1.6	1.06	1.04
Res Non-Hmstd	20,257	20,257	0	0.0	239	235	-4	-1.7	1.18	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
Seasn'l Rec'l	2,308	2,308	0	0.0	25	24	0	-0.9	1.06	1.05
Com/Ind: Low	1,718	1,718	0	0.0	40	44	5	12.0	2.31	2.59
Com/Ind High	1,275	1,275	0	0.0	38	43	5	12.5	3.00	3.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,272	7,272	0	0.0	218	245	27	12.5	3.00	3.37
Ag HGA	18,139	18,139	0	0.0	178	175	-3	-1.8	0.98	0.96
Ag Hmstd Land	53,294	53,294	0	0.0	229	226	-3	-1.3	0.43	0.42
Ag Non-Hmstd	25,997	25,997	0	0.0	231	228	-3	-1.2	0.89	0.88
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	254,951	254,951	0	0.0	2,513	2,515	2	0.1	0.99	0.99

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	2,363	2,363	0	0.0	39.13	38.86	0.00	0.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	12.49	12.21	0.00	0.00	0.00	0.00
(-) FD Contrib Tax Cap	0	74	74	0.0	32.36	32.02	18.87	18.13	18.87	18.13
(=) Taxable Tax Capacity	2,363	2,290	-74	-3.1	5.25	5.10	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	126	126	0.0	Total	89.23	88.19	18.87	18.13	18.13

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	200,400	200,400	200,400	0.0	1,995	1,961	-34	-1.7	1	0.98
Res Hmstd: Avg Val	300,500	300,500	300,500	0.0	3,157	3,105	-53	-1.7	1.05	1.03
Res Hmstd: Hi Val	400,600	400,600	400,600	0.0	4,320	4,249	-71	-1.7	1.08	1.06
Res Hmstd: Ex-Hi Val	601,000	601,000	601,000	0.0	6,722	6,612	-110	-1.6	1.12	1.10
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,441	3,859	418	12.2	2.29	2.57
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,934	8,914	980	12.3	2.64	2.97
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	28,903	32,503	3,600	12.5	2.89	3.25

Scott County

Jackson township

<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	Alte
Res Homestead	60,377	60,377	0	0.0	624	618	-6	-1.0	1.03	1.02
Res Non-Hmstd	8,138	8,138	0	0.0	92	92	-1	-0.9	1.14	1.13
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
Seasn'l Rec'l	725	725	0	0.0	9	9	0	-0.7	1.28	1.27
Com/Ind: Low	4,785	4,785	0	0.0	109	122	13	12.3	2.27	2.55
Com/Ind High	18,861	18,861	0	0.0	563	634	71	12.7	2.99	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,961	6,961	0	0.0	208	234	26	12.7	2.99	3.36
Ag HGA	2,891	2,891	0	0.0	28	28	0	-1.1	0.97	0.96
Ag Hmstd Land	7,270	7,270	0	0.0	29	30	0	0.7	0.40	0.41
Ag Non-Hmstd	3,859	3,859	0	0.0	35	35	0	0.6	0.91	0.92
Misc props	5,170	5,170	0	0.0	66	66	0	-0.7	1.28	1.27
Total	119,036	119,036	0	0.0	1,765	1,868	104	5.9	1.48	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	1,444	1,444	0	0.0	County	39.04	38.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.74	13.18	0.00	0.00
(-) FD Contrib Tax Cap	0	224	224	0.0	School District	34.95	35.48	14.14	12.51
(=) Taxable Tax Capacity	1,444	1,220	-224	-15.5	Special District	4.37	4.27	0.00	0.00
FD Distrib Tax Cap	0	226	226	0.0	Total	91.10	91.69	14.14	12.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	223,700	223,700	223,700	0.0	2,198	2,174	-24	-1.1	0.98	0.97
Res Hmstd: Avg Val	335,400	335,400	335,400	0.0	3,465	3,430	-35	-1.0	1.03	1.02
Res Hmstd: Hi Val	447,100	447,100	447,100	0.0	4,705	4,659	-46	-1.0	1.05	1.04
Res Hmstd: Ex-Hi Val	670,900	670,900	670,900	0.0	7,450	7,383	-67	-0.9	1.11	1.10
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,412	3,831	419	12.3	2.27	2.55
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,891	8,877	987	12.5	2.63	2.96
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	28,791	32,424	3,633	12.6	2.88	3.24

Scott County

Louisville township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	134,508	134,508	0	0.0	1,298	1,282	-17	-1.3	0.97	0.95
Res Non-Hmstd	19,225	19,225	0	0.0	204	202	-3	-1.3	1.06	1.05
Apartments	230	230	0	0.0	3	3	0	-0.9	1.18	1.17
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	138	138	0	0.0	2	2	0	-1.0	1.18	1.17
Com/Ind: Low	5,791	5,791	0	0.0	124	144	20	15.9	2.14	2.49
Com/Ind High	23,200	23,200	0	0.0	652	759	107	16.4	2.81	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,356	3,356	0	0.0	95	110	15	16.3	2.82	3.28
Ag HGA	3,763	3,763	0	0.0	34	33	-1	-1.6	0.90	0.89
Ag Hmstd Land	10,964	10,964	0	0.0	43	44	0	0.4	0.40	0.40
Ag Non-Hmstd	10,566	10,566	0	0.0	87	88	0	0.4	0.83	0.83
Misc props	371	371	0	0.0	4	4	0	-0.9	1.18	1.17
Total	212,112	212,112	0	0.0	2,547	2,670	123	4.8	1.20	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	2,380	2,380	0	0.0	County	39.04	38.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	4.50	4.81	0.00	0.00
(-) FD Contrib Tax Cap	0	246	246	0.0	School District	34.55	34.99	14.15	12.54
(=) Taxable Tax Capacity	2,380	2,134	-246	-10.3	Special District	4.54	4.42	0.00	0.00
FD Distrib Tax Cap	0	94	94	0.0	Total	82.63	82.99	14.15	12.54

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	245,200	245,200		0.0	2,248	2,216	-31	-1.4	0.92	0.90
Res Hmstd: Avg Val	367,600	367,600		0.0	3,523	3,477	-46	-1.3	0.96	0.95
Res Hmstd: Hi Val	490,000	490,000		0.0	4,742	4,681	-61	-1.3	0.97	0.96
Res Hmstd: Ex-Hi Val	735,300	735,300		0.0	7,602	7,512	-90	-1.2	1.03	1.02
Apartment	300,000	300,000		0.0	3,523	3,488	-35	-1.0	1.17	1.16
Comm/Ind: Lo Val	150,000	150,000		0.0	3,221	3,733	512	15.9	2.15	2.49
Comm/Ind: Med Val	300,000	300,000		0.0	7,446	8,648	1,202	16.1	2.48	2.88
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	27,160	31,585	4,425	16.3	2.72	3.16

Scott County

New Market township

<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	Alte
Res Homestead	368,840	368,840	0	0.0	4,104	4,006	-99	-2.4	1.11	1.09
Res Non-Hmstd	38,339	38,339	0	0.0	457	446	-11	-2.3	1.19	1.16
Apartments	345	345	0	0.0	5	5	0	-2.4	1.35	1.32
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	6,076	6,076	0	0.0	143	159	16	11.2	2.35	2.61
Com/Ind High	11,564	11,564	0	0.0	354	395	41	11.7	3.06	3.42
Publ U: Elec Gen	1,253	1,253	0	0.0	26	30	4	17.5	2.04	2.40
Publ U: Other	11,536	11,536	0	0.0	353	395	42	11.9	3.06	3.42
Ag HGA	16,858	16,858	0	0.0	177	173	-4	-2.2	1.05	1.03
Ag Hmstd Land	37,129	37,129	0	0.0	150	149	-1	-0.8	0.40	0.40
Ag Non-Hmstd	18,896	18,896	0	0.0	173	172	-1	-0.8	0.92	0.91
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	510,837	510,837	0	0.0	5,941	5,929	-12	-0.2	1.16	1.16

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,170	5,170	0	0.0	County	39.04	38.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	15.93	15.97	0.00	0.00
(-) FD Contrib Tax Cap	0	223	223	0.0	School District	32.46	32.13	20.92	18.93
(=) Taxable Tax Capacity	5,170	4,947	-223	-4.3	Special District	4.05	3.93	0.00	0.00
FD Distrib Tax Cap	0	276	276	0.0	Total	91.48	90.79	20.92	18.93

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	241,000	241,000		0.0	2,567	2,503	-64	-2.5	1.06	1.04
Res Hmstd: Avg Val	361,300	361,300		0.0	4,018	3,921	-97	-2.4	1.11	1.09
Res Hmstd: Hi Val	481,600	481,600		0.0	5,413	5,284	-129	-2.4	1.12	1.1
Res Hmstd: Ex-Hi Val	722,500	722,500		0.0	8,630	8,432	-198	-2.3	1.19	1.17
Apartment	300,000	300,000		0.0	4,058	3,973	-86	-2.1	1.35	1.32
Comm/Ind: Lo Val	150,000	150,000		0.0	3,522	3,921	399	11.3	2.35	2.61
Comm/Ind: Med Val	300,000	300,000		0.0	8,114	9,054	940	11.6	2.70	3.02
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	29,542	33,008	3,466	11.7	2.95	3.30

Scott County

St. Lawrence township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	43,495	43,495	0	0.0	480	470	-10	-2.1	1.10	1.08
Res Non-Hmstd	3,172	3,172	0	0.0	38	38	-1	-1.6	1.21	1.19
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	2,227	2,227	0	0.0	53	58	4	8.4	2.40	2.60
Com/Ind High	3,362	3,362	0	0.0	106	115	9	8.6	3.16	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	338	338	0	0.0	11	12	1	8.3	3.18	3.45
Ag HGA	4,204	4,204	0	0.0	43	43	-1	-1.7	1.03	1.02
Ag Hmstd Land	11,782	11,782	0	0.0	56	55	0	-0.6	0.47	0.47
Ag Non-Hmstd	10,497	10,497	0	0.0	105	104	-1	-0.7	1.00	0.99
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	79,077	79,077	0	0.0	893	895	2	0.2	1.13	1.13

Tax Base

Tax Rates

	Tax Base				Tax Rates				
	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)	Ref Mkt Val	Base	Alter	
Total Tax Capacity	767	767	0	0.0	County	39.05	38.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	24.52	24.68	0.00	0.00
(-) FD Contrib Tax Cap	0	38	38	0.0	School District	31.54	30.98	14.01	12.58
(=) Taxable Tax Capacity	767	730	-38	-4.9	Special District	4.61	4.49	0.00	0.00
FD Distrib Tax Cap	0	35	35	0.0	Total	99.72	98.92	14.01	12.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	210,200	210,200	210,200	0.0	2,208	2,162	-46	-2.1	1.05	1.03
Res Hmstd: Avg Val	315,200	315,200	315,200	0.0	3,496	3,427	-70	-2.0	1.11	1.09
Res Hmstd: Hi Val	420,200	420,200	420,200	0.0	4,779	4,685	-94	-2.0	1.14	1.11
Res Hmstd: Ex-Hi Val	630,400	630,400	630,400	0.0	7,495	7,351	-143	-1.9	1.19	1.17
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,604	3,904	300	8.3	2.40	2.60
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,339	9,047	707	8.5	2.78	3.02
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	30,437	33,045	2,608	8.6	3.04	3.30

Scott County

Sand Creek township

<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	Alte
Res Homestead	111,421	111,421	0	0.0	1,163	1,141	-22	-1.9	1.04	1.02
Res Non-Hmstd	12,570	12,570	0	0.0	144	141	-3	-1.8	1.14	1.12
Apartments	2,850	2,850	0	0.0	37	36	-1	-1.7	1.30	1.27
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	2,680	2,680	0	0.0	36	35	-1	-1.6	1.34	1.32
Com/Ind: Low	5,214	5,214	0	0.0	120	135	15	12.6	2.30	2.59
Com/Ind High	12,085	12,085	0	0.0	364	411	47	13.0	3.01	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,749	4,749	0	0.0	144	162	18	12.6	3.03	3.41
Ag HGA	23,098	23,098	0	0.0	228	224	-4	-1.8	0.99	0.97
Ag Hmstd Land	58,065	58,065	0	0.0	260	259	-1	-0.4	0.45	0.45
Ag Non-Hmstd	15,357	15,357	0	0.0	140	140	-1	-0.4	0.91	0.91
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	248,089	248,089	0	0.0	2,636	2,685	49	1.9	1.06	1.08

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,375	2,375	0	0.0	County	39.04	38.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	18.11	18.66	0.00	0.00
(-) FD Contrib Tax Cap	0	172	172	0.0	School District	30.96	30.35	14.40	12.94
(=) Taxable Tax Capacity	2,375	2,203	-172	-7.3	Special District	4.68	4.55	0.00	0.00
FD Distrib Tax Cap	0	110	110	0.0	Total	92.79	92.33	14.40	12.94

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	205,900	205,900	205,900	0.0	2,033	1,995	-39	-1.9	0.99	0.97
Res Hmstd: Avg Val	308,600	308,600	308,600	0.0	3,220	3,161	-59	-1.8	1.04	1.02
Res Hmstd: Hi Val	411,400	411,400	411,400	0.0	4,407	4,329	-79	-1.8	1.07	1.05
Res Hmstd: Ex-Hi Val	617,300	617,300	617,300	0.0	6,888	6,769	-120	-1.7	1.12	1.1
Apartment	300,000	300,000	300,000	0.0	3,911	3,850	-61	-1.6	1.30	1.28
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,454	3,885	431	12.5	2.30	2.59
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,987	9,000	1,014	12.7	2.66	3.00
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	29,140	32,871	3,731	12.8	2.91	3.29

Scott County

Spring Lake township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	405,406	405,406	0	0.0	4,615	4,468	-147	-3.2	1.14	1.10
Res Non-Hmstd	49,146	49,146	0	0.0	583	564	-18	-3.1	1.19	1.15
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
Seasn'l Rec'l	6,298	6,298	0	0.0	72	71	-1	-1.8	1.14	1.12
Com/Ind: Low	2,959	2,959	0	0.0	69	76	8	10.9	2.33	2.58
Com/Ind High	3,164	3,164	0	0.0	95	106	11	11.8	3.01	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,462	4,462	0	0.0	140	155	14	10.2	3.15	3.47
Ag HGA	19,968	19,968	0	0.0	217	210	-7	-3.2	1.08	1.05
Ag Hmstd Land	28,742	28,742	0	0.0	121	118	-3	-2.3	0.42	0.41
Ag Non-Hmstd	19,995	19,995	0	0.0	188	184	-4	-2.0	0.94	0.92
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	540,139	540,139	0	0.0	6,099	5,952	-147	-2.4	1.13	1.10

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,346	5,346	0	0.0	County	39.04	38.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.25	16.57	0.00	0.00
(-) FD Contrib Tax Cap	0	77	77	0.0	School District	33.41	32.67	19.33	17.57
(=) Taxable Tax Capacity	5,346	5,269	-77	-1.4	Special District	5.16	4.99	0.00	0.00
FD Distrib Tax Cap	0	300	300	0.0	Total	94.85	93.00	19.33	17.57

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	245,200	245,200	0	0.0	2,656	2,570	-86	-3.2	1.08	1.05
Res Hmstd: Avg Val	367,600	367,600	0	0.0	4,158	4,026	-132	-3.2	1.13	1.1
Res Hmstd: Hi Val	490,000	490,000	0	0.0	5,595	5,418	-177	-3.2	1.14	1.11
Res Hmstd: Ex-Hi Val	735,200	735,200	0	0.0	8,953	8,676	-277	-3.1	1.22	1.18
Comm/Ind: Lo Val	150,000	150,000	0	0.0	3,574	3,938	364	10.2	2.38	2.63
Comm/Ind: Med Val	300,000	300,000	0	0.0	8,243	9,101	858	10.4	2.75	3.03
Comm/Ind: Hi Val	1,000,000	1,000,000	0	0.0	30,032	33,196	3,164	10.5	3.00	3.32

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	Alte
Res Homestead	321,931	321,931	0	0.0	5,203	5,008	-195	-3.7	1.62	1.56
Res Non-Hmstd	44,789	44,789	0	0.0	874	843	-32	-3.6	1.95	1.88
Apartments	4,093	4,093	0	0.0	93	90	-3	-3.5	2.27	2.19
Low-inc Apts	4,900	4,900	0	0.0	68	65	-2	-3.7	1.38	1.33
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	17,741	17,741	0	0.0	616	574	-42	-6.8	3.47	3.23
Com/Ind High	41,429	41,429	0	0.0	1,902	1,773	-129	-6.8	4.59	4.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,152	4,152	0	0.0	191	178	-13	-6.8	4.59	4.28
Ag HGA	250	250	0	0.0	4	4	0	-3.7	1.74	1.67
Ag Hmstd Land	1,474	1,474	0	0.0	23	22	-1	-3.1	1.57	1.52
Ag Non-Hmstd	7,445	7,445	0	0.0	129	125	-4	-3.0	1.73	1.68
Misc props	914	914	0	0.0	21	20	-1	-3.5	2.27	2.19
Total	449,117	449,117	0	0.0	9,122	8,701	-421	-4.6	2.03	1.94

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,646	4,646	0	0.0	County	39.04	38.77	0.00	0.00
(-) TIF Tax Capacity	36	36	0	0.0	City/Town	89.58	83.73	0.00	0.00
(-) FD Contrib Tax Cap	0	441	441	0.0	School District	39.53	40.52	11.23	9.77
(=) Taxable Tax Capacity	4,611	4,170	-441	-9.6	Special District	4.61	4.49	0.00	0.00
FD Distrib Tax Cap	0	1,201	1,201	0.0	Total	172.77	167.51	11.23	9.77

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	112,800	112,800		0.0	1,608	1,546	-62	-3.8	1.43	1.37
Res Hmstd: Avg Val	169,200	169,200		0.0	2,733	2,631	-102	-3.7	1.62	1.55
Res Hmstd: Hi Val	225,500	225,500		0.0	3,857	3,714	-143	-3.7	1.71	1.65
Res Hmstd: Ex-Hi Val	338,300	338,300		0.0	6,108	5,884	-224	-3.7	1.81	1.74
Apartment	300,000	300,000		0.0	6,816	6,575	-241	-3.5	2.27	2.19
Comm/Ind: Lo Val	150,000	150,000		0.0	5,206	4,850	-356	-6.8	3.47	3.23
Comm/Ind: Med Val	300,000	300,000		0.0	12,091	11,268	-823	-6.8	4.03	3.76
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	44,221	41,218	-3,003	-6.8	4.42	4.12

Scott County

Jordan city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	264,621	264,621	0	0.0	3,997	3,811	-186	-4.6	1.51	1.44
Res Non-Hmstd	39,047	39,047	0	0.0	693	661	-32	-4.6	1.78	1.69
Apartments	3,684	3,684	0	0.0	75	72	-3	-4.5	2.05	1.96
Low-inc Apts	6,055	6,055	0	0.0	76	72	-3	-4.6	1.25	1.19
Seasn'l Rec'l	63	63	0	0.0	1	1	0	-4.5	2.05	1.96
Com/Ind: Low	17,465	17,465	0	0.0	558	535	-23	-4.1	3.19	3.06
Com/Ind High	35,129	35,129	0	0.0	1,480	1,419	-60	-4.1	4.21	4.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,867	3,867	0	0.0	163	156	-7	-4.1	4.21	4.04
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	198	198	0	0.0	1	1	0	-6.2	0.50	0.47
Ag Non-Hmstd	442	442	0	0.0	7	6	0	-4.1	1.52	1.46
Misc props	3,312	3,312	0	0.0	68	65	-3	-4.5	2.05	1.96
Total	373,883	373,883	0	0.0	7,118	6,801	-317	-4.5	1.90	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	3,974	3,974	0	0.0	County	39.00	38.72	0.00	0.00
(-) TIF Tax Capacity	69	55	-13	-19.1	City/Town	76.81	71.91	0.00	0.00
(-) FD Contrib Tax Cap	0	411	411	0.0	School District	30.40	29.63	14.30	12.87
(=) Taxable Tax Capacity	3,906	3,508	-398	-10.2	Special District	6.13	5.86	0.00	0.00
FD Distrib Tax Cap	0	954	954	0.0	Total	152.34	146.13	14.30	12.87

Tax Burdens on
Hypothetical Properties

	Estimated 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	1,750	1,668	-82	-4.7	1.36	1.3
Res Hmstd: Avg Val	192,600	192,600	0.0	2,906	2,771	-135	-4.6	1.51	1.44
Res Hmstd: Hi Val	256,700	256,700	0.0	4,062	3,875	-188	-4.6	1.58	1.51
Res Hmstd: Ex-Hi Val	385,200	385,200	0.0	6,380	6,087	-293	-4.6	1.66	1.58
Apartment	300,000	300,000	0.0	6,142	5,866	-276	-4.5	2.05	1.96
Comm/Ind: Lo Val	150,000	150,000	0.0	4,792	4,594	-198	-4.1	3.19	3.06
Comm/Ind: Med Val	300,000	300,000	0.0	11,111	10,655	-456	-4.1	3.70	3.55
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,596	38,938	-1,658	-4.1	4.06	3.89

Scott County

New Market city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	289,303	289,303	0	0.0	4,042	3,798	-244	-6.0	1.40	1.31
Res Non-Hmstd	38,715	38,715	0	0.0	604	568	-36	-6.0	1.56	1.47
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
Seasn'l Rec'l	1,812	1,812	0	0.0	32	30	-2	-6.4	1.78	1.66
Com/Ind: Low	4,038	4,038	0	0.0	116	117	0	0.2	2.88	2.89
Com/Ind High	6,364	6,364	0	0.0	240	241	1	0.3	3.78	3.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,804	1,804	0	0.0	68	68	0	0.3	3.77	3.78
Ag HGA	596	596	0	0.0	8	8	0	-5.9	1.39	1.31
Ag Hmstd Land	964	964	0	0.0	5	5	0	-6.7	0.55	0.51
Ag Non-Hmstd	2,457	2,457	0	0.0	31	29	-2	-5.8	1.27	1.20
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	346,054	346,054	0	0.0	5,148	4,865	-284	-5.5	1.49	1.41

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,401	3,401	0	0.0	County	39.03	38.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	51.81	45.18	0.00	0.00
(-) FD Contrib Tax Cap	0	89	89	0.0	School District	32.53	32.22	20.49	18.92
(=) Taxable Tax Capacity	3,401	3,312	-89	-2.6	Special District	4.03	3.91	0.00	0.00
FD Distrib Tax Cap	0	612	612	0.0	Total	127.40	120.06	20.49	18.92

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Base	Alter
Res Hmstd: Lo Val	160,500	160,500	0.0	2,083	1,957	-126	-6.1	1.3	1.22
Res Hmstd: Avg Val	240,700	240,700	0.0	3,361	3,158	-203	-6.0	1.4	1.31
Res Hmstd: Hi Val	320,800	320,800	0.0	4,638	4,358	-279	-6.0	1.45	1.36
Res Hmstd: Ex-Hi Val	481,400	481,400	0.0	7,119	6,691	-429	-6.0	1.48	1.39
Comm/Ind: Lo Val	150,000	150,000	0.0	4,324	4,331	7	0.2	2.88	2.89
Comm/Ind: Med Val	300,000	300,000	0.0	9,987	10,011	24	0.2	3.33	3.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,412	36,517	105	0.3	3.64	3.65

Scott County

Prior 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	Alte
Res Homestead	2,007,728	2,007,728	0	0.0	27,045	26,146	-899	-3.3	1.35	1.30
Res Non-Hmstd	347,273	347,273	0	0.0	5,051	4,889	-163	-3.2	1.45	1.41
Apartments	52,893	52,893	0	0.0	882	854	-28	-3.2	1.67	1.61
Low-inc Apts	9,700	9,700	0	0.0	101	98	-3	-3.3	1.04	1.01
Seasn'l Rec'l	23,503	23,503	0	0.0	317	310	-7	-2.2	1.35	1.32
Com/Ind: Low	25,425	25,425	0	0.0	690	724	34	4.9	2.71	2.85
Com/Ind High	99,194	99,194	0	0.0	3,503	3,685	182	5.2	3.53	3.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,667	16,667	0	0.0	588	619	31	5.3	3.53	3.71
Ag HGA	1,737	1,737	0	0.0	22	22	-1	-2.8	1.28	1.24
Ag Hmstd Land	7,038	7,038	0	0.0	59	57	-1	-2.5	0.83	0.81
Ag Non-Hmstd	9,206	9,206	0	0.0	103	102	-1	-1.4	1.12	1.10
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,600,365	2,600,365	0	0.0	38,361	37,504	-857	-2.2	1.48	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	26,934	26,934	0	0.0	County	39.04	38.76	0.00	0.00
(-) TIF Tax Capacity	460	449	-11	-2.4	City/Town	31.30	29.72	4.41	4.41
(-) FD Contrib Tax Cap	0	1,070	1,070	0.0	School District	35.09	34.39	21.72	19.80
(=) Taxable Tax Capacity	26,474	25,415	-1,059	-4.0	Special District	6.90	6.82	0.00	0.00
FD Distrib Tax Cap	0	2,381	2,381	0.0	Total	112.32	109.69	26.13	24.20

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	191,700	191,700		0.0	2,430	2,347	-82	-3.4	1.27	1.22
Res Hmstd: Avg Val	287,400	287,400		0.0	3,851	3,723	-128	-3.3	1.34	1.3
Res Hmstd: Hi Val	383,000	383,000		0.0	5,272	5,098	-174	-3.3	1.38	1.33
Res Hmstd: Ex-Hi Val	574,700	574,700		0.0	8,167	7,900	-267	-3.3	1.42	1.37
Apartment	300,000	300,000		0.0	4,996	4,839	-157	-3.1	1.67	1.61
Comm/Ind: Lo Val	150,000	150,000		0.0	4,069	4,269	200	4.9	2.71	2.85
Comm/Ind: Med Val	300,000	300,000		0.0	9,364	9,840	476	5.1	3.12	3.28
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	34,074	35,838	1,763	5.2	3.41	3.58

Scott County

Savage city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	1,948,069	1,948,069	0	0.0	28,262	27,665	-597	-2.1	1.45	1.42
Res Non-Hmstd	188,876	188,876	0	0.0	2,970	2,912	-59	-2.0	1.57	1.54
Apartments	35,281	35,281	0	0.0	641	629	-11	-1.8	1.82	1.78
Low-inc Apts	12,850	12,850	0	0.0	148	145	-3	-2.1	1.15	1.13
Seasn'l Rec'l	339	339	0	0.0	6	6	0	-2.0	1.72	1.68
Com/Ind: Low	45,793	45,793	0	0.0	1,322	1,368	45	3.4	2.89	2.99
Com/Ind High	338,599	338,599	0	0.0	12,726	13,177	452	3.5	3.76	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	18,535	18,535	0	0.0	696	721	25	3.6	3.75	3.89
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	31	31	0	0.0	1	1	0	-1.7	1.86	1.83
Ag Non-Hmstd	12,966	12,966	0	0.0	163	163	-1	-0.3	1.26	1.26
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,601,341	2,601,341	0	0.0	46,935	46,786	-149	-0.3	1.80	1.80

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	28,721	28,721	0	0.0	County	39.04	38.76	0.00	0.00
(-) TIF Tax Capacity	26	26	0	0.0	City/Town	51.12	51.06	1.59	1.59
(-) FD Contrib Tax Cap	0	3,183	3,183	0.0	School District	27.94	28.46	26.41	23.48
(=) Taxable Tax Capacity	28,695	25,511	-3,183	-11.1	Special District	6.19	6.18	0.00	0.00
FD Distrib Tax Cap	0	3,404	3,404	0.0	Total	124.29	124.46	28.00	25.08

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	163,000	163,000	163,000	0.0	2,202	2,157	-45	-2.1	1.35	1.32
Res Hmstd: Avg Val	244,300	244,300	244,300	0.0	3,531	3,463	-67	-1.9	1.45	1.42
Res Hmstd: Hi Val	325,700	325,700	325,700	0.0	4,862	4,772	-90	-1.8	1.49	1.47
Res Hmstd: Ex-Hi Val	488,700	488,700	488,700	0.0	7,442	7,308	-134	-1.8	1.52	1.5
Apartment	300,000	300,000	300,000	0.0	5,501	5,420	-81	-1.5	1.83	1.81
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,367	4,487	120	2.7	2.91	2.99
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	10,049	10,343	295	2.9	3.35	3.45
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	36,565	37,675	1,110	3.0	3.66	3.77

Scott County

Shakopee city

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	2,214,291	2,214,291	0	0.0	26,571	26,549	-22	-0.1	1.20	1.20
Res Non-Hmstd	275,897	275,897	0	0.0	3,684	3,687	2	0.1	1.34	1.34
Apartments	112,908	112,908	0	0.0	1,784	1,789	5	0.3	1.58	1.58
Low-inc Apts	28,092	28,092	0	0.0	272	272	0	0.0	0.97	0.97
Seasn'l Rec'l	2,286	2,286	0	0.0	36	36	0	0.3	1.57	1.58
Com/Ind: Low	62,914	62,914	0	0.0	1,655	1,757	101	6.1	2.63	2.79
Com/Ind High	756,574	756,574	0	0.0	26,115	27,802	1,686	6.5	3.45	3.67
Publ U: Elec Gen	9,923	9,923	0	0.0	242	263	21	8.7	2.44	2.65
Publ U: Other	23,966	23,966	0	0.0	822	880	58	7.0	3.43	3.67
Ag HGA	3,382	3,382	0	0.0	41	41	0	-0.1	1.21	1.21
Ag Hmstd Land	7,981	7,981	0	0.0	47	48	1	1.5	0.59	0.60
Ag Non-Hmstd	32,991	32,991	0	0.0	379	384	5	1.4	1.15	1.16
Misc props	718	718	0	0.0	12	12	0	0.3	1.67	1.68
Total	3,531,923	3,531,923	0	0.0	61,662	63,519	1,857	3.0	1.75	1.80

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	42,026	42,026	0	0.0	County	39.04	38.76	0.00	0.00
(-) TIF Tax Capacity	251	155	-96	-38.3	City/Town	35.23	36.62	0.34	0.34
(-) FD Contrib Tax Cap	0	6,431	6,431	0.0	School District	34.27	34.98	14.71	13.01
(=) Taxable Tax Capacity	41,775	35,440	-6,335	-15.2	Special District	5.57	5.61	0.00	0.00
FD Distrib Tax Cap	0	5,011	5,011	0.0	Total	114.11	115.97	15.06	13.36

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	144,800	144,800		0.0	1,594	1,592	-2	-0.1	1.10	1.1
Res Hmstd: Avg Val	217,100	217,100		0.0	2,602	2,602	0	0.0	1.2	1.2
Res Hmstd: Hi Val	289,300	289,300		0.0	3,609	3,611	2	0.1	1.25	1.25
Res Hmstd: Ex-Hi Val	434,100	434,100		0.0	5,607	5,614	7	0.1	1.29	1.29
Apartment	300,000	300,000		0.0	4,731	4,750	19	0.4	1.58	1.58
Comm/Ind: Lo Val	150,000	150,000		0.0	3,943	4,184	241	6.1	2.63	2.79
Comm/Ind: Med Val	300,000	300,000		0.0	9,126	9,696	570	6.2	3.04	3.23
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	33,312	35,419	2,107	6.3	3.33	3.54

Washington County

Baytown township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	234,114	234,114	0	0.0	2,131	2,096	-35	-1.7	0.91	0.90
Res Non-Hmstd	28,023	28,023	0	0.0	278	274	-4	-1.5	0.99	0.98
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	904	904	0	0.0	18	21	3	15.2	2.02	2.33
Com/Ind High	1,729	1,729	0	0.0	46	53	7	15.7	2.63	3.05
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,984	1,984	0	0.0	52	60	8	15.7	2.63	3.05
Ag HGA	4,059	4,059	0	0.0	36	36	-1	-1.7	0.89	0.88
Ag Hmstd Land	6,083	6,083	0	0.0	21	21	0	-0.5	0.35	0.35
Ag Non-Hmstd	4,826	4,826	0	0.0	34	34	0	-0.3	0.71	0.71
Misc props	7,176	7,176	0	0.0	90	89	-1	-1.3	1.26	1.24
Total	288,897	288,897	0	0.0	2,707	2,683	-24	-0.9	0.94	0.93

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	3,008	3,008	0	0.0	County	32.33	31.92	0.18	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.23	10.90	0.00	0.00
(-) FD Contrib Tax Cap	0	27	27	0.0	School District	21.79	22.31	18.93	17.63
(=) Taxable Tax Capacity	3,008	2,982	-27	-0.9	Special District	5.60	5.62	0.00	0.00
FD Distrib Tax Cap	0	121	121	0.0	Total	70.95	70.75	19.11	17.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	288,900	288,900	0.0	2,522	2,479	-43	-1.7	0.87	0.86
Res Hmstd: Avg Val	433,200	433,200	0.0	3,902	3,836	-65	-1.7	0.90	0.89
Res Hmstd: Hi Val	577,400	577,400	0.0	5,338	5,250	-88	-1.6	0.92	0.91
Res Hmstd: Ex-Hi Val	866,400	866,400	0.0	8,454	8,321	-133	-1.6	0.98	0.96
Comm/Ind: Lo Val	150,000	150,000	0.0	3,033	3,493	460	15.2	2.02	2.33
Comm/Ind: Med Val	300,000	300,000	0.0	6,982	8,061	1,079	15.5	2.33	2.69
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,410	29,380	3,970	15.6	2.54	2.94

Washington County

Denmark township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	178,710	178,710	0	0.0	1,948	1,839	-109	-5.6	1.09	1.03
Res Non-Hmstd	31,496	31,496	0	0.0	374	354	-20	-5.3	1.19	1.13
Apartments	1,146	1,146	0	0.0	15	14	-1	-5.1	1.29	1.22
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	9,483	9,483	0	0.0	98	95	-3	-2.6	1.03	1.00
Com/Ind: Low	4,002	4,002	0	0.0	90	104	14	15.1	2.25	2.59
Com/Ind High	16,568	16,568	0	0.0	478	556	78	16.3	2.88	3.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,206	2,206	0	0.0	64	74	10	15.6	2.91	3.36
Ag HGA	21,793	21,793	0	0.0	229	216	-13	-5.6	1.05	0.99
Ag Hmstd Land	35,202	35,202	0	0.0	124	120	-3	-2.6	0.35	0.34
Ag Non-Hmstd	24,611	24,611	0	0.0	189	185	-4	-2.2	0.77	0.75
Misc props	230	230	0	0.0	3	2	0	-5.6	1.10	1.03
Total	325,448	325,448	0	0.0	3,612	3,560	-51	-1.4	1.11	1.09

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,320	3,320	0	0.0	County	32.33	31.93	0.18	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.41	13.68	0.00	0.00
(-) FD Contrib Tax Cap	0	178	178	0.0	School District	27.29	25.81	32.81	28.42
(=) Taxable Tax Capacity	3,320	3,142	-178	-5.4	Special District	3.66	3.56	0.00	0.00
FD Distrib Tax Cap	0	118	118	0.0	Total	76.70	74.97	32.99	28.60

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	242,800	242,800		0.0	2,545	2,399	-146	-5.7	1.05	0.99
Res Hmstd: Avg Val	364,000	364,000		0.0	3,958	3,736	-222	-5.6	1.09	1.03
Res Hmstd: Hi Val	485,300	485,300		0.0	5,323	5,026	-297	-5.6	1.1	1.04
Res Hmstd: Ex-Hi Val	728,100	728,100		0.0	8,424	7,968	-455	-5.4	1.16	1.09
Apartment	300,000	300,000		0.0	3,866	3,669	-196	-5.1	1.29	1.22
Comm/Ind: Lo Val	150,000	150,000		0.0	3,371	3,881	511	15.2	2.25	2.59
Comm/Ind: Med Val	300,000	300,000		0.0	7,700	8,914	1,214	15.8	2.57	2.97
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	27,903	32,397	4,494	16.1	2.79	3.24

Washington County

May township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	371,442	371,442	0	0.0	3,381	3,324	-57	-1.7	0.91	0.89
Res Non-Hmstd	63,359	63,359	0	0.0	614	605	-9	-1.5	0.97	0.96
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
Seasn'l Rec'l	26,626	26,626	0	0.0	240	239	0	-0.1	0.90	0.90
Com/Ind: Low	735	735	0	0.0	15	18	3	18.5	2.04	2.41
Com/Ind High	2,790	2,790	0	0.0	74	88	14	19.3	2.64	3.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,225	9,225	0	0.0	238	286	48	20.1	2.58	3.10
Ag HGA	16,162	16,162	0	0.0	139	137	-3	-1.8	0.86	0.85
Ag Hmstd Land	24,346	24,346	0	0.0	70	69	0	-0.4	0.29	0.29
Ag Non-Hmstd	28,368	28,368	0	0.0	201	200	-1	-0.4	0.71	0.70
Misc props	849	849	0	0.0	8	7	0	-2.0	0.89	0.87
Total	543,901	543,901	0	0.0	4,979	4,974	-5	-0.1	0.92	0.91

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	5,530	5,530	0	0.0	County	32.33	31.93	0.18	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.89	11.82	0.00	0.00
(-) FD Contrib Tax Cap	0	93	93	0.0	School District	21.20	21.64	18.67	17.32
(=) Taxable Tax Capacity	5,530	5,436	-93	-1.7	Special District	6.04	5.92	0.00	0.00
FD Distrib Tax Cap	0	161	161	0.0	Total	71.47	71.31	18.85	17.50

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	264,600	264,600	0.0	2,294	2,254	-40	-1.7	0.87	0.85
Res Hmstd: Avg Val	396,700	396,700	0.0	3,572	3,512	-60	-1.7	0.90	0.89
Res Hmstd: Hi Val	528,700	528,700	0.0	4,826	4,747	-79	-1.6	0.91	0.9
Res Hmstd: Ex-Hi Val	793,300	793,300	0.0	7,689	7,568	-120	-1.6	0.97	0.95
Comm/Ind: Lo Val	150,000	150,000	0.0	3,041	3,609	568	18.7	2.03	2.41
Comm/Ind: Med Val	300,000	300,000	0.0	7,001	8,332	1,332	19.0	2.33	2.78
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,481	30,377	4,896	19.2	2.55	3.04

Washington County

Grey Cloud Island townsh

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	29,335	29,335	0	0.0	353	340	-14	-3.8	1.20	1.16
Res Non-Hmstd	5,011	5,011	0	0.0	68	66	-2	-3.6	1.36	1.31
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
Seasn'l Rec'l	371	371	0	0.0	4	4	0	-1.3	1.20	1.19
Com/Ind: Low	180	180	0	0.0	5	5	0	9.2	2.53	2.76
Com/Ind High	2,505	2,505	0	0.0	83	91	8	9.7	3.30	3.62
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	20	21	2	9.7	3.30	3.62
Ag HGA	322	322	0	0.0	4	4	0	-3.8	1.23	1.18
Ag Hmstd Land	205	205	0	0.0	1	1	0	-2.2	0.37	0.36
Ag Non-Hmstd	2,712	2,712	0	0.0	28	27	0	-1.6	1.02	1.01
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	41,232	41,232	0	0.0	565	559	-6	-1.1	1.37	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	434	434	0	0.0	County	32.34	31.93	0.18	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	26.74	27.26	0.00	0.00
(-) FD Contrib Tax Cap	0	30	30	0.0	School District	39.46	37.86	23.04	19.94
(=) Taxable Tax Capacity	434	404	-30	-6.9	Special District	3.66	3.56	0.00	0.00
FD Distrib Tax Cap	0	25	25	0.0	Total	102.20	100.61	23.22	20.12

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	179,500	179,500		0.0	2,036	1,955	-81	-4.0	1.13	1.09
Res Hmstd: Avg Val	269,100	269,100		0.0	3,242	3,118	-124	-3.8	1.20	1.16
Res Hmstd: Hi Val	358,800	358,800		0.0	4,450	4,282	-168	-3.8	1.24	1.19
Res Hmstd: Ex-Hi Val	538,300	538,300		0.0	6,849	6,595	-254	-3.7	1.27	1.23
Comm/Ind: Lo Val	150,000	150,000		0.0	3,798	4,146	348	9.2	2.53	2.76
Comm/Ind: Med Val	300,000	300,000		0.0	8,745	9,573	827	9.5	2.92	3.19
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	31,835	34,898	3,063	9.6	3.18	3.49

Washington County

Stillwater township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	292,521	292,521	0	0.0	2,928	2,869	-59	-2.0	1.00	0.98
Res Non-Hmstd	24,036	24,036	0	0.0	259	254	-5	-1.9	1.08	1.06
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
Seasn'l Rec'l	809	809	0	0.0	9	9	0	-1.2	1.07	1.06
Com/Ind: Low	1,169	1,169	0	0.0	25	29	4	14.1	2.18	2.49
Com/Ind High	2,373	2,373	0	0.0	67	77	10	14.5	2.84	3.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,704	1,704	0	0.0	48	56	7	14.5	2.84	3.26
Ag HGA	9,129	9,129	0	0.0	90	88	-2	-2.0	0.98	0.96
Ag Hmstd Land	10,740	10,740	0	0.0	33	32	0	-1.2	0.30	0.30
Ag Non-Hmstd	12,668	12,668	0	0.0	102	101	-1	-0.9	0.81	0.80
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	355,149	355,149	0	0.0	3,561	3,515	-47	-1.3	1.00	0.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,544	3,544	0	0.0	County	32.33	31.92	0.18	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.12	20.39	0.00	0.00
(-) FD Contrib Tax Cap	0	36	36	0.0	School District	21.79	22.31	18.93	17.63
(=) Taxable Tax Capacity	3,544	3,508	-36	-1.0	Special District	6.25	6.16	0.00	0.00
FD Distrib Tax Cap	0	184	184	0.0	Total	81.50	80.79	19.11	17.81

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	246,100	246,100	246,100	0.0	2,353	2,304	-49	-2.1	0.96	0.94
Res Hmstd: Avg Val	368,900	368,900	368,900	0.0	3,679	3,605	-74	-2.0	1	0.98
Res Hmstd: Hi Val	491,700	491,700	491,700	0.0	4,947	4,848	-99	-2.0	1.01	0.99
Res Hmstd: Ex-Hi Val	737,800	737,800	737,800	0.0	7,907	7,755	-153	-1.9	1.07	1.05
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,270	3,730	460	14.1	2.18	2.49
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,535	8,615	1,080	14.3	2.51	2.87
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	27,439	31,410	3,972	14.5	2.74	3.14

Washington County

West Lakeland township

Tax Burdens by Property Class	Estimated Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Homestead	479,527	479,527	0	0.0	4,087	4,018	-69	-1.7	0.85	0.84
Res Non-Hmstd	46,742	46,742	0	0.0	428	421	-7	-1.6	0.92	0.90
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
Seasn'l Rec'l	2,233	2,233	0	0.0	22	22	0	-1.4	1.00	0.99
Com/Ind: Low	1,705	1,705	0	0.0	33	41	8	24.0	1.95	2.42
Com/Ind High	8,630	8,630	0	0.0	219	273	54	24.8	2.54	3.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,334	2,334	0	0.0	59	74	15	24.8	2.54	3.16
Ag HGA	2,831	2,831	0	0.0	23	23	0	-1.8	0.82	0.80
Ag Hmstd Land	3,973	3,973	0	0.0	10	10	0	-0.4	0.26	0.26
Ag Non-Hmstd	10,325	10,325	0	0.0	66	66	0	-0.2	0.64	0.64
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	558,300	558,300	0	0.0	4,948	4,948	0	0.0	0.89	0.89

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,729	5,729	0	0.0	County	32.33	31.92	0.18	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	7.85	7.68	0.00	0.00
(-) FD Contrib Tax Cap	0	104	104	0.0	School District	21.79	22.31	18.93	17.63
(=) Taxable Tax Capacity	5,729	5,625	-104	-1.8	Special District	4.12	4.05	0.00	0.00
FD Distrib Tax Cap	0	344	344	0.0	Total	66.10	65.97	19.11	17.81

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	263,700	263,700	263,700	0.0	2,158	2,120	-38	-1.8	0.82	0.80
Res Hmstd: Avg Val	395,400	395,400	395,400	0.0	3,359	3,302	-57	-1.7	0.85	0.83
Res Hmstd: Hi Val	527,100	527,100	527,100	0.0	4,537	4,460	-76	-1.7	0.86	0.85
Res Hmstd: Ex-Hi Val	790,800	790,800	790,800	0.0	7,219	7,104	-115	-1.6	0.91	0.9
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	2,924	3,625	701	24.0	1.95	2.42
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	6,727	8,370	1,642	24.4	2.24	2.79
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	24,476	30,511	6,035	24.7	2.45	3.05

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	Alte
Res Homestead	349,034	349,034	0	0.0	3,774	3,737	-37	-1.0	1.08	1.07
Res Non-Hmstd	58,941	58,941	0	0.0	683	677	-6	-0.8	1.16	1.15
Apartments	1,538	1,538	0	0.0	22	21	0	-2.0	1.42	1.39
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	2,513	2,513	0	0.0	27	27	0	0.4	1.07	1.07
Com/Ind: Low	3,637	3,637	0	0.0	83	94	11	12.9	2.28	2.58
Com/Ind High	21,350	21,350	0	0.0	637	722	85	13.4	2.98	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,153	7,153	0	0.0	214	242	28	13.0	3.00	3.39
Ag HGA	13,833	13,833	0	0.0	152	149	-3	-1.8	1.10	1.08
Ag Hmstd Land	18,847	18,847	0	0.0	76	76	-1	-0.7	0.40	0.40
Ag Non-Hmstd	28,097	28,097	0	0.0	251	252	1	0.2	0.89	0.90
Misc props	257	257	0	0.0	3	3	0	-0.8	1.08	1.07
Total	505,198	505,198	0	0.0	5,922	5,999	78	1.3	1.17	1.19

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	5,304	5,304	0	0.0	County	32.33	31.93		0.18	0.18
(-) TIF Tax Capacity	9	6	-4	-38.0	City/Town	29.72	30.08		0.00	0.00
(-) FD Contrib Tax Cap	0	237	237	0.0	School District	22.70	23.14		19.12	17.73
(=) Taxable Tax Capacity	5,294	5,061	-234	-4.4	Special District	4.57	4.50		0.00	0.00
FD Distrib Tax Cap	0	189	189	0.0	Total	89.32	89.64		19.30	17.92

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	247,700	247,700	0.0	2,557	2,530	-27	-1.1	1.03	1.02	
Res Hmstd: Avg Val	371,400	371,400	0.0	4,000	3,960	-40	-1.0	1.08	1.07	
Res Hmstd: Hi Val	495,100	495,100	0.0	5,378	5,325	-53	-1.0	1.09	1.08	
Res Hmstd: Ex-Hi Val	742,800	742,800	0.0	8,611	8,534	-77	-0.9	1.16	1.15	
Apartment	300,000	300,000	0.0	3,929	3,899	-30	-0.8	1.31	1.3	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,449	3,882	433	12.6	2.3	2.59	
Comm/Ind: Med Val	300,000	300,000	0.0	7,952	8,970	1,018	12.8	2.65	2.99	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,964	32,709	3,745	12.9	2.9	3.27	

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	Alte
Res Homestead	134,326	134,326	0	0.0	1,494	1,446	-48	-3.2	1.11	1.08
Res Non-Hmstd	36,036	36,036	0	0.0	462	448	-14	-3.1	1.28	1.24
Apartments	12,936	12,936	0	0.0	185	179	-6	-3.0	1.43	1.38
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	961	961	0	0.0	11	11	0	-2.1	1.16	1.13
Com/Ind: Low	5,914	5,914	0	0.0	144	155	10	7.2	2.44	2.62
Com/Ind High	35,664	35,664	0	0.0	1,138	1,223	86	7.5	3.19	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,400	2,400	0	0.0	77	82	6	7.5	3.19	3.43
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	176	176	0	0.0	3	2	0	-3.0	1.43	1.38
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Misc props	457	457	0	0.0	9	9	0	-2.5	1.98	1.93
Total	228,871	228,871	0	0.0	3,522	3,555	33	1.0	1.54	1.55

Tax Base

Tax Rates

	Estimated Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	2,680	2,680	0	0.0	County	29.62	29.25	0.18	0.18
(-) TIF Tax Capacity	147	147	0	0.0	City/Town	43.03	40.45	0.00	0.00
(-) FD Contrib Tax Cap	0	281	281	0.0	School District	21.79	22.31	18.93	17.63
(=) Taxable Tax Capacity	2,532	2,251	-281	-11.1	Special District	4.40	4.41	0.00	0.00
FD Distrib Tax Cap	0	631	631	0.0	Total	98.84	96.42	19.11	17.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	146,600	146,600	0.0	1,492	1,443	-49	-3.3	1.02	0.98
Res Hmstd: Avg Val	219,800	219,800	0.0	2,420	2,342	-78	-3.2	1.10	1.07
Res Hmstd: Hi Val	293,000	293,000	0.0	3,349	3,242	-107	-3.2	1.14	1.11
Res Hmstd: Ex-Hi Val	439,500	439,500	0.0	5,184	5,020	-164	-3.2	1.18	1.14
Apartment	300,000	300,000	0.0	4,280	4,150	-130	-3.0	1.43	1.38
Comm/Ind: Lo Val	150,000	150,000	0.0	3,661	3,926	265	7.2	2.44	2.62
Comm/Ind: Med Val	300,000	300,000	0.0	8,446	9,071	625	7.4	2.82	3.02
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,778	33,083	2,305	7.5	3.08	3.31

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	Alte
Res Homestead	121,074	121,074	0	0.0	1,410	1,380	-30	-2.1	1.16	1.14
Res Non-Hmstd	15,038	15,038	0	0.0	185	181	-4	-2.0	1.23	1.20
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
Seasn'l Rec'l	3,186	3,186	0	0.0	36	37	0	0.3	1.14	1.15
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	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	403	403	0	0.0	12	12	0	-0.7	3.04	3.02
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	110	110	0	0.0	2	1	0	-1.8	1.36	1.34
Ag 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
Total	139,812	139,812	0	0.0	1,645	1,611	-33	-2.0	1.18	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	1,444	1,444	0	0.0	County	32.33	31.92	0.18	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.51	22.51	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.45	26.04	27.60	24.83
(=) Taxable Tax Capacity	1,444	1,444	0	0.0	Special District	6.62	6.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	86.92	87.22	27.78	25.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	251,000	251,000	0.0	2,752	2,689	-62	-2.3	1.1	1.07
Res Hmstd: Avg Val	376,300	376,300	0.0	4,287	4,194	-93	-2.2	1.14	1.11
Res Hmstd: Hi Val	501,700	501,700	0.0	5,758	5,634	-124	-2.1	1.15	1.12
Res Hmstd: Ex-Hi Val	752,700	752,700	0.0	9,182	8,999	-184	-2.0	1.22	1.2

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	Alte
Res Homestead	377,587	377,587	0	0.0	4,074	3,948	-126	-3.1	1.08	1.05
Res Non-Hmstd	66,861	66,861	0	0.0	802	777	-25	-3.1	1.20	1.16
Apartments	448	448	0	0.0	6	6	0	-3.2	1.33	1.29
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	34,381	34,381	0	0.0	384	377	-7	-1.9	1.12	1.10
Com/Ind: Low	5,020	5,020	0	0.0	117	129	12	10.0	2.34	2.57
Com/Ind High	7,760	7,760	0	0.0	240	264	24	9.8	3.09	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,846	4,846	0	0.0	149	164	15	10.2	3.07	3.38
Ag HGA	16,283	16,283	0	0.0	171	166	-5	-3.0	1.05	1.02
Ag Hmstd Land	20,511	20,511	0	0.0	77	75	-2	-2.8	0.37	0.36
Ag Non-Hmstd	22,925	22,925	0	0.0	215	210	-5	-2.2	0.94	0.92
Misc props	559	559	0	0.0	6	6	0	-3.4	1.10	1.07
Total	557,183	557,183	0	0.0	6,241	6,121	-120	-1.9	1.12	1.10

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,546	5,546	0	0.0	County	32.33	31.93	0.18	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.06	35.77	0.00	0.00
(-) FD Contrib Tax Cap	0	121	121	0.0	School District	19.02	18.77	16.27	14.93
(=) Taxable Tax Capacity	5,546	5,425	-121	-2.2	Special District	6.21	6.08	0.00	0.00
FD Distrib Tax Cap	0	342	342	0.0	Total	94.62	92.55	16.45	15.11

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	195,400	195,400	195,400	0.0	1,984	1,922	-63	-3.2	1.02	0.98
Res Hmstd: Avg Val	293,000	293,000	293,000	0.0	3,152	3,054	-98	-3.1	1.08	1.04
Res Hmstd: Hi Val	390,500	390,500	390,500	0.0	4,318	4,185	-133	-3.1	1.11	1.07
Res Hmstd: Ex-Hi Val	585,900	585,900	585,900	0.0	6,711	6,506	-205	-3.1	1.15	1.11
Apartment	300,000	300,000	300,000	0.0	4,042	3,924	-118	-2.9	1.35	1.31
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	514	504	-10	-2.0	1.03	1.01
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,635	1,604	-31	-1.9	1.09	1.07
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,526	3,869	343	9.7	2.35	2.58
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	8,145	8,953	808	9.9	2.71	2.98
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	29,700	32,676	2,976	10.0	2.97	3.27

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	Alte
Res Homestead	247,665	247,665	0	0.0	2,894	2,842	-52	-1.8	1.17	1.15
Res Non-Hmstd	46,405	46,405	0	0.0	559	549	-10	-1.8	1.20	1.18
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
Seasn'l Rec'l	7,521	7,521	0	0.0	94	93	-1	-0.8	1.25	1.24
Com/Ind: Low	708	708	0	0.0	16	18	2	13.2	2.29	2.60
Com/Ind High	13,057	13,057	0	0.0	391	444	53	13.6	2.99	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,201	1,201	0	0.0	36	41	5	13.6	2.99	3.40
Ag HGA	460	460	0	0.0	5	5	0	-1.9	1.09	1.07
Ag Hmstd Land	317	317	0	0.0	3	3	0	-1.6	1.09	1.07
Ag Non-Hmstd	2,647	2,647	0	0.0	23	23	0	-0.9	0.88	0.88
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	319,981	319,981	0	0.0	4,021	4,019	-3	-0.1	1.26	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	3,653	3,653	0	0.0	County	32.33	31.93	0.18	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	10.35	10.58	0.00	0.00
(-) FD Contrib Tax Cap	0	118	118	0.0	School District	39.12	38.35	19.92	18.73
(=) Taxable Tax Capacity	3,653	3,535	-118	-3.2	Special District	6.62	6.74	0.00	0.00
FD Distrib Tax Cap	0	43	43	0.0	Total	88.42	87.60	20.10	18.91

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	471,100	471,100	471,100	0.0	5,113	5,018	-95	-1.9	1.09	1.07
Res Hmstd: Avg Val	706,300	706,300	706,300	0.0	8,121	7,975	-146	-1.8	1.15	1.13
Res Hmstd: Hi Val	941,500	941,500	941,500	0.0	11,194	10,995	-199	-1.8	1.19	1.17
Res Hmstd: Ex-Hi Val	1,412,600	1,412,600	1,412,600	0.0	17,348	17,045	-303	-1.7	1.23	1.21
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,441	3,894	453	13.2	2.29	2.6
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,929	8,991	1,062	13.4	2.64	3
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	28,871	32,778	3,907	13.5	2.89	3.28

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	Alte
Res Homestead	1,245,966	1,245,966	0	0.0	13,343	13,057	-286	-2.1	1.07	1.05
Res Non-Hmstd	195,007	195,007	0	0.0	2,321	2,275	-47	-2.0	1.19	1.17
Apartments	45,328	45,328	0	0.0	621	610	-11	-1.8	1.37	1.35
Low-inc Apts	14,721	14,721	0	0.0	125	122	-3	-2.1	0.85	0.83
Seasn'l Rec'l	21,329	21,329	0	0.0	245	243	-2	-0.8	1.15	1.14
Com/Ind: Low	40,836	40,836	0	0.0	971	1,074	104	10.7	2.38	2.63
Com/Ind High	205,075	205,075	0	0.0	6,383	7,087	705	11.0	3.11	3.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,379	10,379	0	0.0	322	358	36	11.0	3.10	3.45
Ag HGA	8,913	8,913	0	0.0	94	92	-2	-2.2	1.05	1.03
Ag Hmstd Land	10,156	10,156	0	0.0	37	36	0	-1.1	0.36	0.36
Ag Non-Hmstd	19,489	19,489	0	0.0	184	183	-1	-0.8	0.95	0.94
Misc props	5,875	5,875	0	0.0	97	96	-2	-1.6	1.65	1.63
Total	1,823,074	1,823,074	0	0.0	24,743	25,233	490	2.0	1.36	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	19,976	19,976	0	0.0	County	32.33	31.93	0.18	0.18
(-) TIF Tax Capacity	1,122	1,122	0	0.0	City/Town	38.01	37.92	0.00	0.00
(-) FD Contrib Tax Cap	0	1,971	1,971	0.0	School District	17.61	17.32	16.97	15.39
(=) Taxable Tax Capacity	18,854	16,883	-1,971	-10.5	Special District	7.97	8.00	0.00	0.00
FD Distrib Tax Cap	0	2,280	2,280	0.0	Total	95.93	95.17	17.15	15.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	159,200	159,200	0.0	1,580	1,545	-36	-2.2	0.99	0.97
Res Hmstd: Avg Val	238,700	238,700	0.0	2,548	2,493	-55	-2.1	1.07	1.04
Res Hmstd: Hi Val	318,200	318,200	0.0	3,516	3,442	-74	-2.1	1.10	1.08
Res Hmstd: Ex-Hi Val	477,400	477,400	0.0	5,399	5,287	-112	-2.1	1.13	1.11
Apartment	300,000	300,000	0.0	4,112	4,036	-76	-1.8	1.37	1.35
Comm/Ind: Lo Val	150,000	150,000	0.0	3,566	3,946	381	10.7	2.38	2.63
Comm/Ind: Med Val	300,000	300,000	0.0	8,234	9,131	896	10.9	2.74	3.04
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,022	33,323	3,301	11.0	3.00	3.33

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	Alte
Res Homestead	959,873	959,873	0	0.0	11,316	10,936	-379	-3.4	1.18	1.14
Res Non-Hmstd	135,667	135,667	0	0.0	1,810	1,752	-57	-3.2	1.33	1.29
Apartments	2,675	2,675	0	0.0	41	40	-1	-3.0	1.54	1.49
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	2,214	2,214	0	0.0	34	33	-1	-2.8	1.53	1.49
Com/Ind: Low	17,786	17,786	0	0.0	449	488	39	8.7	2.52	2.74
Com/Ind High	92,266	92,266	0	0.0	3,049	3,319	270	8.9	3.30	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,473	15,473	0	0.0	503	551	48	9.5	3.25	3.56
Ag HGA	14,622	14,622	0	0.0	154	149	-5	-3.3	1.05	1.02
Ag Hmstd Land	20,723	20,723	0	0.0	74	72	-2	-3.0	0.36	0.35
Ag Non-Hmstd	29,710	29,710	0	0.0	284	278	-6	-2.1	0.96	0.94
Misc props	2,824	2,824	0	0.0	48	47	-1	-2.8	1.70	1.65
Total	1,293,834	1,293,834	0	0.0	17,762	17,665	-97	-0.5	1.37	1.37

Tax Base

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	13,333	13,333	0	0.0	County	32.33	31.93	0.18	0.18	
(-) TIF Tax Capacity	82	82	0	0.0	City/Town	37.43	35.75	0.00	0.00	
(-) FD Contrib Tax Cap	0	989	989	0.0	School District	25.25	25.64	25.44	22.99	
(=) Taxable Tax Capacity	13,251	12,262	-989	-7.5	Special District	5.19	5.23	0.00	0.00	
FD Distrib Tax Cap	0	1,715	1,715	0.0	Total	100.21	98.55	25.62	23.18	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	144,500	144,500		0.0	1,575	1,520	-55	-3.5	1.09	1.05
Res Hmstd: Avg Val	216,700	216,700		0.0	2,549	2,463	-86	-3.4	1.18	1.14
Res Hmstd: Hi Val	288,800	288,800		0.0	3,521	3,405	-117	-3.3	1.22	1.18
Res Hmstd: Ex-Hi Val	433,300	433,300		0.0	5,452	5,274	-178	-3.3	1.26	1.22
Apartment	300,000	300,000		0.0	4,527	4,391	-136	-3.0	1.51	1.46
Comm/Ind: Lo Val	150,000	150,000		0.0	3,789	4,114	325	8.6	2.53	2.74
Comm/Ind: Med Val	300,000	300,000		0.0	8,713	9,483	770	8.8	2.90	3.16
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	31,692	34,540	2,847	9.0	3.17	3.45

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	Alte
Res Homestead	775,868	775,868	0	0.0	8,131	8,078	-53	-0.7	1.05	1.04
Res Non-Hmstd	98,054	98,054	0	0.0	1,111	1,106	-5	-0.4	1.13	1.13
Apartments	1,244	1,244	0	0.0	16	16	0	-0.1	1.25	1.25
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	1,558	1,558	0	0.0	18	18	0	0.1	1.16	1.16
Com/Ind: Low	19,410	19,410	0	0.0	436	495	59	13.5	2.25	2.55
Com/Ind High	95,530	95,530	0	0.0	2,831	3,207	377	13.3	2.96	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,281	11,281	0	0.0	331	378	47	14.2	2.93	3.35
Ag HGA	6,277	6,277	0	0.0	65	65	0	-0.7	1.04	1.03
Ag Hmstd Land	8,350	8,350	0	0.0	34	35	0	0.8	0.41	0.41
Ag Non-Hmstd	29,136	29,136	0	0.0	252	255	3	1.1	0.86	0.87
Misc props	10,008	10,008	0	0.0	124	124	0	-0.1	1.24	1.24
Total	1,056,715	1,056,715	0	0.0	13,349	13,776	427	3.2	1.26	1.30

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	11,761	11,761	0	0.0	County	29.97	29.59	0.18	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	26.47	27.26	0.00	0.00
(-) FD Contrib Tax Cap	0	905	905	0.0	School District	24.11	24.53	18.58	16.95
(=) Taxable Tax Capacity	11,761	10,856	-905	-7.7	Special District	6.21	6.24	0.00	0.00
FD Distrib Tax Cap	0	706	706	0.0	Total	86.76	87.62	18.76	17.13

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Base	Alter
Res Hmstd: Lo Val	239,000	239,000	0.0	2,385	2,366	-20	-0.8	1	0.99
Res Hmstd: Avg Val	358,400	358,400	0.0	3,738	3,711	-28	-0.7	1.04	1.04
Res Hmstd: Hi Val	477,700	477,700	0.0	5,040	5,004	-37	-0.7	1.06	1.05
Res Hmstd: Ex-Hi Val	716,700	716,700	0.0	8,032	7,982	-50	-0.6	1.12	1.11
Apartment	300,000	300,000	0.0	3,816	3,800	-16	-0.4	1.27	1.27
Comm/Ind: Lo Val	150,000	150,000	0.0	3,383	3,834	451	13.3	2.26	2.56
Comm/Ind: Med Val	300,000	300,000	0.0	7,801	8,861	1,060	13.6	2.60	2.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,416	32,318	3,902	13.7	2.84	3.23

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	Alte
Res Homestead	46,019	46,019	0	0.0	459	453	-6	-1.3	1.00	0.98
Res Non-Hmstd	9,472	9,472	0	0.0	100	99	-1	-1.2	1.06	1.05
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	900	900	0	0.0	19	22	3	16.2	2.12	2.46
Com/Ind High	1,387	1,387	0	0.0	38	45	6	16.8	2.76	3.22
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	5	6	1	16.8	2.76	3.22
Ag HGA	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
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	57,950	57,950	0	0.0	621	625	3	0.5	1.07	1.08

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	632	632	0	0.0	County	32.33	31.93	0.18	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	20.15	20.15	0.00	0.00
(-) FD Contrib Tax Cap	0	16	16	0.0	School District	21.79	22.31	18.93	17.63
(=) Taxable Tax Capacity	632	616	-16	-2.6	Special District	2.91	2.84	0.00	0.00
FD Distrib Tax Cap	0	19	19	0.0	Total	77.19	77.23	19.11	17.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	279,000	279,000		0.0	2,593	2,558	-35	-1.4	0.93	0.92
Res Hmstd: Avg Val	418,400	418,400		0.0	4,029	3,976	-53	-1.3	0.96	0.95
Res Hmstd: Hi Val	557,700	557,700		0.0	5,482	5,411	-71	-1.3	0.98	0.97
Res Hmstd: Ex-Hi Val	836,700	836,700		0.0	8,707	8,602	-106	-1.2	1.04	1.03
Comm/Ind: Lo Val	150,000	150,000		0.0	3,173	3,689	516	16.2	2.12	2.46
Comm/Ind: Med Val	300,000	300,000		0.0	7,309	8,519	1,209	16.5	2.44	2.84
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	26,609	31,057	4,448	16.7	2.66	3.11

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	Alte
Res Homestead	764,236	764,236	0	0.0	10,016	9,773	-243	-2.4	1.31	1.28
Res Non-Hmstd	69,183	69,183	0	0.0	984	960	-23	-2.4	1.42	1.39
Apartments	17,209	17,209	0	0.0	277	270	-6	-2.3	1.61	1.57
Low-inc Apts	11,981	11,981	0	0.0	119	116	-3	-2.4	1.00	0.97
Seasn'l Rec'l	825	825	0	0.0	11	11	0	-1.6	1.30	1.28
Com/Ind: Low	7,700	7,700	0	0.0	205	216	11	5.5	2.66	2.80
Com/Ind High	44,158	44,158	0	0.0	1,535	1,622	87	5.7	3.48	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,621	5,621	0	0.0	195	206	11	5.7	3.48	3.67
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	248	248	0	0.0	4	4	0	-2.3	1.48	1.45
Ag 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
Total	921,160	921,160	0	0.0	13,345	13,179	-166	-1.2	1.45	1.43

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	9,708	9,708	0	0.0	County	32.33	31.92	0.18	0.18
(-) TIF Tax Capacity	144	144	0	0.0	City/Town	34.60	33.66	0.00	0.00
(-) FD Contrib Tax Cap	0	443	443	0.0	School District	39.12	38.35	19.92	18.73
(=) Taxable Tax Capacity	9,564	9,121	-443	-4.6	Special District	6.55	6.65	0.00	0.00
FD Distrib Tax Cap	0	762	762	0.0	Total	112.60	110.59	20.10	18.91

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	211,900	211,900		0.0	2,607	2,543	-64	-2.5	1.23	1.20
Res Hmstd: Avg Val	317,700	317,700		0.0	4,119	4,019	-100	-2.4	1.3	1.26
Res Hmstd: Hi Val	423,500	423,500		0.0	5,620	5,484	-136	-2.4	1.33	1.3
Res Hmstd: Ex-Hi Val	635,500	635,500		0.0	8,815	8,605	-210	-2.4	1.39	1.35
Apartment	300,000	300,000		0.0	4,826	4,715	-111	-2.3	1.61	1.57
Comm/Ind: Lo Val	150,000	150,000		0.0	3,985	4,204	218	5.5	2.66	2.80
Comm/Ind: Med Val	300,000	300,000		0.0	9,198	9,714	515	5.6	3.07	3.24
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	33,526	35,427	1,901	5.7	3.35	3.54

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	Alte
Res Homestead	95,491	95,491	0	0.0	1,183	1,169	-14	-1.2	1.24	1.22
Res Non-Hmstd	23,904	23,904	0	0.0	321	317	-3	-1.1	1.34	1.33
Apartments	284	284	0	0.0	4	4	0	-1.0	1.51	1.49
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	4,024	4,024	0	0.0	51	51	0	-0.2	1.26	1.26
Com/Ind: Low	1,593	1,593	0	0.0	40	43	3	7.2	2.54	2.72
Com/Ind High	2,655	2,655	0	0.0	88	95	7	7.4	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	1,445	1,445	0	0.0	48	52	4	7.4	3.32	3.57
Ag HGA	236	236	0	0.0	3	3	0	-1.2	1.17	1.16
Ag Hmstd Land	921	921	0	0.0	5	5	0	-0.2	0.49	0.49
Ag Non-Hmstd	1,942	1,942	0	0.0	20	20	0	-0.1	1.05	1.05
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	132,496	132,496	0	0.0	1,763	1,758	-4	-0.3	1.33	1.33

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	1,388	1,388	0	0.0	County	32.33	31.93	0.18	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.32	45.20	0.00	0.00
(-) FD Contrib Tax Cap	0	38	38	0.0	School District	21.79	22.31	18.93	17.63
(=) Taxable Tax Capacity	1,388	1,350	-38	-2.7	Special District	5.89	5.76	0.00	0.00
FD Distrib Tax Cap	0	48	48	0.0	Total	105.33	105.20	19.11	17.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	236,800	236,800	0.0	2,779	2,745	-34	-1.2	1.17	1.16	
Res Hmstd: Avg Val	355,000	355,000	0.0	4,362	4,311	-51	-1.2	1.23	1.21	
Res Hmstd: Hi Val	473,300	473,300	0.0	5,890	5,822	-69	-1.2	1.24	1.23	
Res Hmstd: Ex-Hi Val	710,100	710,100	0.0	9,390	9,287	-104	-1.1	1.32	1.31	
Apartment	300,000	300,000	0.0	4,523	4,479	-44	-1.0	1.51	1.49	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,807	4,080	273	7.2	2.54	2.72	
Comm/Ind: Med Val	300,000	300,000	0.0	8,787	9,431	644	7.3	2.93	3.14	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,028	34,402	2,374	7.4	3.20	3.44	

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	Alte
Res Homestead	165,483	165,483	0	0.0	2,443	2,375	-68	-2.8	1.48	1.44
Res Non-Hmstd	23,981	23,981	0	0.0	409	399	-10	-2.5	1.71	1.66
Apartments	14,103	14,103	0	0.0	281	274	-6	-2.3	1.99	1.95
Low-inc Apts	3,503	3,503	0	0.0	43	42	-1	-2.6	1.23	1.20
Seasn'l Rec'l	27	27	0	0.0	0	0	0	-0.8	1.49	1.48
Com/Ind: Low	10,766	10,766	0	0.0	335	331	-4	-1.2	3.11	3.07
Com/Ind High	55,640	55,640	0	0.0	2,264	2,243	-21	-0.9	4.07	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	19,172	19,172	0	0.0	779	771	-7	-0.9	4.06	4.02
Ag HGA	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	-2.3	1.99	1.95
Ag Non-Hmstd	7,107	7,107	0	0.0	100	99	-1	-0.8	1.41	1.40
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	299,783	299,783	0	0.0	6,653	6,535	-119	-1.8	2.22	2.18

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	3,646	3,646	0	0.0	County	32.33	31.92	0.18	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	63.75	64.64	0.00	0.00
(-) FD Contrib Tax Cap	0	553	553	0.0	School District	39.46	37.86	23.04	19.94
(=) Taxable Tax Capacity	3,646	3,093	-553	-15.2	Special District	5.14	5.13	0.00	0.00
FD Distrib Tax Cap	0	517	517	0.0	Total	140.69	139.56	23.22	20.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,900	120,900	120,900	0.0	1,611	1,563	-48	-3.0	1.33	1.29
Res Hmstd: Avg Val	181,300	181,300	181,300	0.0	2,677	2,603	-74	-2.8	1.48	1.44
Res Hmstd: Hi Val	241,600	241,600	241,600	0.0	3,742	3,642	-101	-2.7	1.55	1.51
Res Hmstd: Ex-Hi Val	362,500	362,500	362,500	0.0	5,877	5,724	-153	-2.6	1.62	1.58
Apartment	300,000	300,000	300,000	0.0	5,973	5,837	-136	-2.3	1.99	1.95
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,664	4,610	-54	-1.2	3.11	3.07
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	10,766	10,656	-111	-1.0	3.59	3.55
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	39,245	38,869	-375	-1.0	3.92	3.89

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	Alte
Res Homestead	238,719	238,719	0	0.0	3,239	3,005	-234	-7.2	1.36	1.26
Res Non-Hmstd	33,586	33,586	0	0.0	552	513	-39	-7.0	1.64	1.53
Apartments	5,027	5,027	0	0.0	95	88	-7	-6.9	1.89	1.76
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	906	906	0	0.0	15	14	-1	-7.0	1.70	1.58
Com/Ind: Low	9,349	9,349	0	0.0	279	274	-4	-1.6	2.98	2.94
Com/Ind High	27,182	27,182	0	0.0	1,060	1,046	-14	-1.4	3.90	3.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,622	4,622	0	0.0	179	176	-2	-1.4	3.87	3.82
Ag HGA	361	361	0	0.0	6	5	0	-7.1	1.54	1.43
Ag Hmstd Land	1,707	1,707	0	0.0	14	13	-1	-6.1	0.84	0.79
Ag Non-Hmstd	439	439	0	0.0	6	5	0	-6.0	1.32	1.24
Misc props	2,253	2,253	0	0.0	46	43	-3	-6.6	2.05	1.92
Total	324,151	324,151	0	0.0	5,491	5,184	-306	-5.6	1.69	1.60

Tax Base

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alter	Base	Alter	Base	Alter
Total Tax Capacity	3,285	3,285	0	0.0	County	32.33	31.92	0.18	0.18	
(-) TIF Tax Capacity	297	297	0	0.0	City/Town	55.33	49.47	0.00	0.00	
(-) FD Contrib Tax Cap	0	299	299	0.0	School District	39.46	37.86	23.04	19.94	
(=) Taxable Tax Capacity	2,988	2,689	-299	-10.0	Special District	5.14	5.13	0.00	0.00	
FD Distrib Tax Cap	0	1,040	1,040	0.0	Total	132.27	124.39	23.22	20.12	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	103,000	103,000		0.0	1,232	1,141	-91	-7.4	1.2	1.11
Res Hmstd: Avg Val	154,400	154,400		0.0	2,092	1,941	-151	-7.2	1.35	1.26
Res Hmstd: Hi Val	205,800	205,800		0.0	2,952	2,741	-211	-7.2	1.43	1.33
Res Hmstd: Ex-Hi Val	308,800	308,800		0.0	4,677	4,345	-332	-7.1	1.51	1.41
Apartment	300,000	300,000		0.0	5,657	5,268	-389	-6.9	1.89	1.76
Comm/Ind: Lo Val	150,000	150,000		0.0	4,474	4,403	-72	-1.6	2.98	2.94
Comm/Ind: Med Val	300,000	300,000		0.0	10,324	10,173	-151	-1.5	3.44	3.39
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	37,624	37,100	-524	-1.4	3.76	3.71

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	Alte
Res Homestead	1,343,355	1,343,355	0	0.0	16,683	16,586	-97	-0.6	1.24	1.23
Res Non-Hmstd	199,226	199,226	0	0.0	2,694	2,681	-13	-0.5	1.35	1.35
Apartments	30,046	30,046	0	0.0	478	477	-2	-0.3	1.59	1.59
Low-inc Apts	29,465	29,465	0	0.0	290	288	-2	-0.5	0.98	0.98
Seasn'l Rec'l	7,015	7,015	0	0.0	107	107	0	-0.2	1.53	1.52
Com/Ind: Low	38,002	38,002	0	0.0	1,003	1,068	65	6.5	2.64	2.81
Com/Ind High	240,994	240,994	0	0.0	8,327	8,888	561	6.7	3.46	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,174	11,174	0	0.0	386	412	26	6.7	3.46	3.69
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	121	121	0	0.0	2	2	0	-0.3	1.59	1.59
Ag Non-Hmstd	444	444	0	0.0	5	5	0	0.6	1.12	1.13
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,899,842	1,899,842	0	0.0	29,975	30,515	539	1.8	1.58	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	20,957	20,957	0	0.0	County	29.62	29.24	0.18	0.18
(-) TIF Tax Capacity	1,978	1,978	0	0.0	City/Town	54.11	54.51	0.00	0.00
(-) FD Contrib Tax Cap	0	2,241	2,241	0.0	School District	21.79	22.31	18.93	17.63
(=) Taxable Tax Capacity	18,979	16,739	-2,241	-11.8	Special District	6.57	6.65	0.00	0.00
FD Distrib Tax Cap	0	2,139	2,139	0.0	Total	112.09	112.72	19.11	17.81

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	162,000	162,000		0.0	1,871	1,859	-12	-0.7	1.16	1.15
Res Hmstd: Avg Val	242,900	242,900		0.0	3,015	2,997	-17	-0.6	1.24	1.23
Res Hmstd: Hi Val	323,700	323,700		0.0	4,156	4,134	-23	-0.5	1.28	1.28
Res Hmstd: Ex-Hi Val	485,700	485,700		0.0	6,373	6,340	-33	-0.5	1.31	1.31
Apartment	300,000	300,000		0.0	4,777	4,761	-16	-0.3	1.59	1.59
Comm/Ind: Lo Val	150,000	150,000		0.0	3,959	4,216	257	6.5	2.64	2.81
Comm/Ind: Med Val	300,000	300,000		0.0	9,142	9,748	606	6.6	3.05	3.25
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	33,328	35,564	2,236	6.7	3.33	3.56

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	Alte
Res Homestead	24,935	24,935	0	0.0	314	306	-8	-2.7	1.26	1.23
Res Non-Hmstd	6,057	6,057	0	0.0	91	89	-2	-2.6	1.50	1.46
Apartments	636	636	0	0.0	11	11	0	-2.5	1.79	1.74
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	2,569	2,569	0	0.0	74	75	1	1.4	2.87	2.91
Com/Ind High	2,647	2,647	0	0.0	100	101	2	1.5	3.76	3.82
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	9	9	0	1.5	3.76	3.82
Ag HGA	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
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	37,081	37,081	0	0.0	599	590	-8	-1.4	1.61	1.59

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	374	374	0	0.0	County	32.34	31.93	0.18	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	49.00	47.40	0.00	0.00
(-) FD Contrib Tax Cap	0	33	33	0.0	School District	39.12	38.35	19.92	18.73
(=) Taxable Tax Capacity	374	340	-33	-8.9	Special District	6.62	6.74	0.00	0.00
FD Distrib Tax Cap	0	82	82	0.0	Total	127.07	124.42	20.10	18.91

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,800	97,800	0.0	1,078	1,048	-30	-2.8	1.10	1.07
Res Hmstd: Avg Val	146,700	146,700	0.0	1,854	1,804	-50	-2.7	1.26	1.23
Res Hmstd: Hi Val	195,500	195,500	0.0	2,628	2,558	-70	-2.7	1.34	1.31
Res Hmstd: Ex-Hi Val	293,400	293,400	0.0	4,180	4,071	-110	-2.6	1.42	1.39
Apartment	300,000	300,000	0.0	5,368	5,233	-135	-2.5	1.79	1.74
Comm/Ind: Lo Val	150,000	150,000	0.0	4,311	4,370	60	1.4	2.87	2.91
Comm/Ind: Med Val	300,000	300,000	0.0	9,958	10,103	145	1.5	3.32	3.37
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,311	36,855	544	1.5	3.63	3.69

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	Alte
Res Homestead	204,027	204,027	0	0.0	2,243	2,404	161	7.2	1.10	1.18
Res Non-Hmstd	34,309	34,309	0	0.0	427	459	32	7.5	1.24	1.34
Apartments	58,941	58,941	0	0.0	858	926	68	7.9	1.46	1.57
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	271	271	0	0.0	4	4	0	8.4	1.31	1.42
Com/Ind: Low	15,234	15,234	0	0.0	377	421	44	11.6	2.48	2.76
Com/Ind High	167,599	167,599	0	0.0	5,426	6,077	651	12.0	3.24	3.63
Publ U: Elec Gen	158,090	158,090	0	0.0	3,502	4,116	614	17.5	2.22	2.60
Publ U: Other	25,780	25,780	0	0.0	833	933	100	12.0	3.23	3.62
Ag HGA	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	83	83	0	0.0	1	1	0	10.1	1.01	1.11
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	664,333	664,333	0	0.0	13,671	15,341	1,670	12.2	2.06	2.31

Tax Base

Tax Rates

	Estimated Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	10,186	10,186	0	0.0	County	32.33	31.92	0.18	0.18	
(-) TIF Tax Capacity	27	27	0	0.0	City/Town	41.62	51.71	0.00	0.00	
(-) FD Contrib Tax Cap	0	2,336	2,336	0.0	School District	21.79	22.31	18.93	17.63	
(=) Taxable Tax Capacity	10,159	7,823	-2,336	-23.0	Special District	5.45	5.50	0.00	0.00	
FD Distrib Tax Cap	0	406	406	0.0	Total	101.19	111.45	19.11	17.81	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	128,000	128,000		0.0	1,280	1,368	88	6.9	1	1.07
Res Hmstd: Avg Val	191,900	191,900		0.0	2,107	2,258	151	7.2	1.1	1.18
Res Hmstd: Hi Val	255,800	255,800		0.0	2,934	3,148	214	7.3	1.15	1.23
Res Hmstd: Ex-Hi Val	383,900	383,900		0.0	4,591	4,932	341	7.4	1.2	1.28
Apartment	300,000	300,000		0.0	4,368	4,713	345	7.9	1.46	1.57
Comm/Ind: Lo Val	150,000	150,000		0.0	3,714	4,146	432	11.6	2.48	2.76
Comm/Ind: Med Val	300,000	300,000		0.0	8,570	9,584	1,014	11.8	2.86	3.19
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	31,231	34,963	3,733	12.0	3.12	3.5

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	Alte
Res Homestead	54,313	54,313	0	0.0	563	556	-7	-1.2	1.04	1.02
Res Non-Hmstd	11,454	11,454	0	0.0	127	126	-1	-1.1	1.11	1.10
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
Seasn'l Rec'l	3,812	3,812	0	0.0	42	42	0	0.0	1.10	1.10
Com/Ind: Low	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind High	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	538	538	0	0.0	15	15	0	-0.4	2.85	2.83
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	44	44	0	0.0	1	1	0	-1.0	1.21	1.20
Ag 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
Total	70,161	70,161	0	0.0	748	740	-8	-1.1	1.07	1.05

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	744	744	0	0.0	County	32.33	31.92	0.18	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	24.43	24.43	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.79	22.31	18.93	17.63
(=) Taxable Tax Capacity	744	744	0	0.0	Special District	3.14	3.07	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	81.69	81.73	19.11	17.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	264,600	264,600	264,600	0.0	2,558	2,524	-34	-1.3	0.97	0.95
Res Hmstd: Avg Val	396,800	396,800	396,800	0.0	3,987	3,937	-50	-1.3	1.00	0.99
Res Hmstd: Hi Val	528,900	528,900	528,900	0.0	5,391	5,323	-67	-1.2	1.02	1.01
Res Hmstd: Ex-Hi Val	793,500	793,500	793,500	0.0	8,598	8,498	-100	-1.2	1.08	1.07
Seas Rec: Lo Val	50,000	50,000	50,000	0.0	450	450	0	0.0	0.9	0.9
Seas Rec: Hi Val	150,000	150,000	150,000	0.0	1,441	1,441	1	0.0	0.96	0.96

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	Alte
Res Homestead	171,274	171,274	0	0.0	2,016	1,991	-25	-1.3	1.18	1.16
Res Non-Hmstd	23,721	23,721	0	0.0	309	306	-4	-1.2	1.30	1.29
Apartments	454	454	0	0.0	7	7	0	-1.0	1.46	1.45
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	2,020	2,020	0	0.0	26	26	0	-0.1	1.28	1.28
Com/Ind: Low	3,210	3,210	0	0.0	80	86	7	8.5	2.48	2.69
Com/Ind High	10,133	10,133	0	0.0	329	358	29	8.8	3.25	3.53
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	40	44	4	8.8	3.25	3.53
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	140	140	0	0.0	2	2	0	-1.0	1.44	1.43
Ag Non-Hmstd	2,593	2,593	0	0.0	26	26	0	-0.2	1.02	1.01
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	214,780	214,780	0	0.0	2,835	2,845	10	0.4	1.32	1.32

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	2,252	2,252	0	0.0	County	32.34	31.93	0.18	0.18
(-) TIF Tax Capacity	38	38	0	0.0	City/Town	44.60	44.39	0.00	0.00
(-) FD Contrib Tax Cap	0	103	103	0.0	School District	21.79	22.31	18.93	17.63
(=) Taxable Tax Capacity	2,213	2,110	-103	-4.7	Special District	2.91	2.84	0.00	0.00
FD Distrib Tax Cap	0	172	172	0.0	Total	101.64	101.47	19.11	17.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	180,300	180,300	0.0	1,964	1,937	-26	-1.3	1.09	1.07
Res Hmstd: Avg Val	270,400	270,400	0.0	3,134	3,094	-40	-1.3	1.16	1.14
Res Hmstd: Hi Val	360,400	360,400	0.0	4,303	4,250	-53	-1.2	1.19	1.18
Res Hmstd: Ex-Hi Val	540,700	540,700	0.0	6,633	6,552	-80	-1.2	1.23	1.21
Apartment	300,000	300,000	0.0	4,385	4,339	-46	-1.0	1.46	1.45
Comm/Ind: Lo Val	150,000	150,000	0.0	3,724	4,040	317	8.5	2.48	2.69
Comm/Ind: Med Val	300,000	300,000	0.0	8,593	9,339	745	8.7	2.86	3.11
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,317	34,063	2,746	8.8	3.13	3.41

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	Alte
Res Homestead	76,183	76,183	0	0.0	897	872	-25	-2.8	1.18	1.14
Res Non-Hmstd	11,872	11,872	0	0.0	158	153	-4	-2.7	1.33	1.29
Apartments	256	256	0	0.0	4	4	0	-2.6	1.58	1.53
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	1,166	1,166	0	0.0	14	14	0	-1.9	1.22	1.20
Com/Ind: Low	962	962	0	0.0	25	27	1	5.2	2.62	2.75
Com/Ind High	1,001	1,001	0	0.0	34	36	2	5.4	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	353	353	0	0.0	12	13	1	5.4	3.43	3.61
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1	1	0	0.0	0	0	0	-2.6	1.58	1.53
Ag 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
Total	91,795	91,795	0	0.0	1,145	1,119	-26	-2.3	1.25	1.22

Tax Base

Tax Rates

	Tax Base				Tax Rates				
	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)	Ref Mkt Val	Base	Alter	
Total Tax Capacity	857	857	0	0.0	County	32.33	31.92	0.18	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.76	51.46	0.00	0.00
(-) FD Contrib Tax Cap	0	15	15	0.0	School District	21.79	22.31	18.93	17.63
(=) Taxable Tax Capacity	857	842	-15	-1.8	Special District	2.91	2.84	0.00	0.00
FD Distrib Tax Cap	0	133	133	0.0	Total	110.80	108.53	19.11	17.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	124,200	124,200	124,200	0.0	1,325	1,286	-38	-2.9	1.07	1.04
Res Hmstd: Avg Val	186,300	186,300	186,300	0.0	2,193	2,131	-62	-2.8	1.18	1.14
Res Hmstd: Hi Val	248,300	248,300	248,300	0.0	3,061	2,975	-85	-2.8	1.23	1.2
Res Hmstd: Ex-Hi Val	372,500	372,500	372,500	0.0	4,798	4,666	-132	-2.8	1.29	1.25
Apartment	300,000	300,000	300,000	0.0	4,728	4,604	-124	-2.6	1.58	1.53
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,930	4,132	203	5.2	2.62	2.75
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	9,074	9,553	479	5.3	3.02	3.18
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	33,080	34,850	1,770	5.4	3.31	3.48

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	Alte
Res Homestead	47,310	47,310	0	0.0	491	479	-13	-2.6	1.04	1.01
Res Non-Hmstd	4,280	4,280	0	0.0	47	45	-1	-2.6	1.09	1.06
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
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	0	0	0	0.0	0	0	0	10.3	2.25	2.48
Com/Ind High	363	363	0	0.0	11	12	1	10.7	2.93	3.24
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	18	20	2	11.2	2.89	3.21
Ag HGA	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	-2.5	1.27	1.24
Ag 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
Total	52,559	52,559	0	0.0	566	555	-11	-1.9	1.08	1.06

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	531	531	0	0.0	County	32.33	31.92	0.18	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	7.53	7.16	0.00	0.00
(-) FD Contrib Tax Cap	0	6	6	0.0	School District	38.84	38.11	19.86	18.64
(=) Taxable Tax Capacity	531	525	-6	-1.1	Special District	6.22	6.24	0.00	0.00
FD Distrib Tax Cap	0	37	37	0.0	Total	84.92	83.43	20.04	18.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	239,100	239,100	0.0	2,376	2,314	-63	-2.6	0.99	0.97
Res Hmstd: Avg Val	358,400	358,400	0.0	3,720	3,623	-96	-2.6	1.04	1.01
Res Hmstd: Hi Val	477,800	477,800	0.0	5,015	4,885	-130	-2.6	1.05	1.02
Res Hmstd: Ex-Hi Val	716,800	716,800	0.0	7,984	7,781	-203	-2.5	1.11	1.09
Comm/Ind: Lo Val	150,000	150,000	0.0	3,361	3,711	350	10.4	2.24	2.47
Comm/Ind: Med Val	300,000	300,000	0.0	7,743	8,565	822	10.6	2.58	2.86
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,191	31,218	3,027	10.7	2.82	3.12

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	Alte
Res Homestead	2,092,262	2,092,262	0	0.0	28,040	26,229	-1,811	-6.5	1.34	1.25
Res Non-Hmstd	146,426	146,426	0	0.0	2,167	2,030	-137	-6.3	1.48	1.39
Apartments	38,097	38,097	0	0.0	671	630	-41	-6.1	1.76	1.65
Low-inc Apts	7,332	7,332	0	0.0	80	75	-5	-6.3	1.09	1.02
Seasn'l Rec'l	2,791	2,791	0	0.0	46	43	-3	-5.5	1.63	1.54
Com/Ind: Low	22,818	22,818	0	0.0	645	650	5	0.7	2.83	2.85
Com/Ind High	230,016	230,016	0	0.0	8,507	8,586	80	0.9	3.70	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	36,226	36,226	0	0.0	1,337	1,349	13	1.0	3.69	3.72
Ag HGA	6,523	6,523	0	0.0	88	83	-6	-6.6	1.36	1.27
Ag Hmstd Land	18,509	18,509	0	0.0	108	102	-6	-5.5	0.59	0.55
Ag Non-Hmstd	57,309	57,309	0	0.0	690	655	-35	-5.0	1.20	1.14
Misc props	3,536	3,536	0	0.0	65	61	-4	-5.9	1.83	1.72
Total	2,661,843	2,661,843	0	0.0	42,444	40,494	-1,950	-4.6	1.59	1.52

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	27,458	27,458	0	0.0	County	32.33	31.92	0.18	0.18
(-) TIF Tax Capacity	990	890	-100	-10.1	City/Town	45.35	41.26	0.00	0.00
(-) FD Contrib Tax Cap	0	2,053	2,053	0.0	School District	39.24	37.64	23.20	20.07
(=) Taxable Tax Capacity	26,468	24,514	-1,953	-7.4	Special District	5.14	5.13	0.00	0.00
FD Distrib Tax Cap	0	5,570	5,570	0.0	Total	122.06	115.95	23.38	20.25

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	134,800	134,800		0.0	1,654	1,545	-109	-6.6	1.23	1.15
Res Hmstd: Avg Val	202,100	202,100		0.0	2,707	2,532	-175	-6.5	1.34	1.25
Res Hmstd: Hi Val	269,400	269,400		0.0	3,759	3,519	-241	-6.4	1.4	1.31
Res Hmstd: Ex-Hi Val	404,300	404,300		0.0	5,870	5,497	-373	-6.3	1.45	1.36
Apartment	300,000	300,000		0.0	5,278	4,956	-323	-6.1	1.76	1.65
Comm/Ind: Lo Val	150,000	150,000		0.0	4,247	4,275	28	0.7	2.83	2.85
Comm/Ind: Med Val	300,000	300,000		0.0	9,793	9,873	80	0.8	3.26	3.29
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	35,673	35,999	325	0.9	3.57	3.6

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	Alte
Res Homestead	4,776,285	4,776,285	0	0.0	61,818	59,819	-1,999	-3.2	1.29	1.25
Res Non-Hmstd	485,598	485,598	0	0.0	6,657	6,464	-194	-2.9	1.37	1.33
Apartments	259,672	259,672	0	0.0	4,222	4,105	-117	-2.8	1.63	1.58
Low-inc Apts	10,842	10,842	0	0.0	97	96	-1	-1.3	0.89	0.88
Seasn'l Rec'l	2,884	2,884	0	0.0	46	44	-1	-2.4	1.58	1.54
Com/Ind: Low	47,262	47,262	0	0.0	1,230	1,311	81	6.6	2.60	2.77
Com/Ind High	890,684	890,684	0	0.0	29,965	32,189	2,224	7.4	3.36	3.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	44,718	44,718	0	0.0	1,578	1,658	79	5.0	3.53	3.71
Ag HGA	2,580	2,580	0	0.0	32	31	-1	-2.8	1.22	1.19
Ag Hmstd Land	8,228	8,228	0	0.0	48	47	-1	-2.0	0.58	0.57
Ag Non-Hmstd	73,887	73,887	0	0.0	790	782	-8	-1.0	1.07	1.06
Misc props	130	130	0	0.0	2	2	0	-3.5	1.39	1.35
Total	6,602,769	6,602,769	0	0.0	106,485	106,549	64	0.1	1.61	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	73,711	73,711	0	0.0	County	32.33	31.92	0.18	0.18
(-) TIF Tax Capacity	179	179	0	0.0	City/Town	35.69	35.89	2.57	2.57
(-) FD Contrib Tax Cap	0	7,552	7,552	0.0	School District	35.15	34.48	21.85	19.06
(=) Taxable Tax Capacity	73,532	65,979	-7,552	-10.3	Special District	6.07	6.07	0.00	0.00
FD Distrib Tax Cap	0	7,343	7,343	0.0	Total	109.24	108.36	24.60	21.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	170,100	170,100		0.0	2,037	1,976	-61	-3.0	1.2	1.16
Res Hmstd: Avg Val	255,000	255,000		0.0	3,257	3,164	-92	-2.8	1.28	1.24
Res Hmstd: Hi Val	339,900	339,900		0.0	4,477	4,352	-124	-2.8	1.32	1.28
Res Hmstd: Ex-Hi Val	510,000	510,000		0.0	6,853	6,666	-188	-2.7	1.34	1.31
Apartment	300,000	300,000		0.0	4,835	4,718	-117	-2.4	1.61	1.57
Comm/Ind: Lo Val	150,000	150,000		0.0	3,977	4,209	232	5.8	2.65	2.81
Comm/Ind: Med Val	300,000	300,000		0.0	9,157	9,712	556	6.1	3.05	3.24
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	33,329	35,394	2,065	6.2	3.33	3.54

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	Alte
Res Homestead	1,542,259	1,542,259	0	0.0	17,201	16,809	-392	-2.3	1.12	1.09
Res Non-Hmstd	111,936	111,936	0	0.0	1,410	1,382	-28	-2.0	1.26	1.23
Apartments	68,205	68,205	0	0.0	1,046	1,028	-18	-1.7	1.53	1.51
Low-inc Apts	47,515	47,515	0	0.0	440	431	-9	-2.1	0.93	0.91
Seasn'l Rec'l	2,178	2,178	0	0.0	31	31	0	-1.4	1.43	1.41
Com/Ind: Low	31,404	31,404	0	0.0	796	855	59	7.4	2.53	2.72
Com/Ind High	426,216	426,216	0	0.0	14,142	15,244	1,102	7.8	3.32	3.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	19,266	19,266	0	0.0	639	689	50	7.8	3.32	3.58
Ag HGA	229	229	0	0.0	3	3	0	-2.2	1.16	1.13
Ag Hmstd Land	78	78	0	0.0	0	0	0	-0.1	0.25	0.25
Ag Non-Hmstd	9,071	9,071	0	0.0	96	96	0	0.0	1.06	1.06
Misc props	2,757	2,757	0	0.0	41	41	-1	-1.7	1.50	1.47
Total	2,261,115	2,261,115	0	0.0	35,846	36,609	763	2.1	1.59	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	25,566	25,566	0	0.0	County	32.33	31.93	0.18	0.18
(-) TIF Tax Capacity	480	479	-1	-0.2	City/Town	39.39	39.19	0.00	0.00
(-) FD Contrib Tax Cap	0	3,707	3,707	0.0	School District	27.78	28.39	17.40	14.86
(=) Taxable Tax Capacity	25,086	21,381	-3,706	-14.8	Special District	6.56	6.57	0.00	0.00
FD Distrib Tax Cap	0	4,184	4,184	0.0	Total	106.06	106.07	17.58	15.04

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	121,900	121,900		0.0	1,229	1,198	-31	-2.5	1.01	0.98
Res Hmstd: Avg Val	182,800	182,800		0.0	2,040	1,993	-46	-2.3	1.12	1.09
Res Hmstd: Hi Val	243,700	243,700		0.0	2,851	2,789	-62	-2.2	1.17	1.14
Res Hmstd: Ex-Hi Val	365,600	365,600		0.0	4,474	4,382	-93	-2.1	1.22	1.2
Apartment	300,000	300,000		0.0	4,505	4,429	-76	-1.7	1.50	1.48
Comm/Ind: Lo Val	150,000	150,000		0.0	3,800	4,081	281	7.4	2.53	2.72
Comm/Ind: Med Val	300,000	300,000		0.0	8,779	9,448	668	7.6	2.93	3.15
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	32,014	34,491	2,476	7.7	3.20	3.45

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	Alte
Res Homestead	546,073	546,073	0	0.0	5,712	5,603	-109	-1.9	1.05	1.03
Res Non-Hmstd	60,584	60,584	0	0.0	694	681	-14	-1.9	1.15	1.12
Apartments	995	995	0	0.0	13	13	0	-2.1	1.34	1.31
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	4,601	4,601	0	0.0	51	50	-1	-1.1	1.10	1.09
Com/Ind: Low	4,645	4,645	0	0.0	98	116	18	18.6	2.11	2.50
Com/Ind High	9,600	9,600	0	0.0	262	314	52	19.8	2.73	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,644	6,644	0	0.0	197	222	26	13.0	2.96	3.35
Ag HGA	12,037	12,037	0	0.0	120	118	-2	-1.9	1.00	0.98
Ag Hmstd Land	13,532	13,532	0	0.0	42	42	-1	-1.2	0.31	0.31
Ag Non-Hmstd	19,287	19,287	0	0.0	158	157	-1	-0.8	0.82	0.81
Misc props	177	177	0	0.0	2	2	0	-1.2	1.12	1.11
Total	678,176	678,176	0	0.0	7,350	7,318	-32	-0.4	1.08	1.08

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	7,024	7,024	0	0.0	County	32.33	31.92	0.18	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.36	13.22	0.00	0.00
(-) FD Contrib Tax Cap	0	158	158	0.0	School District	31.93	31.80	19.51	18.28
(=) Taxable Tax Capacity	7,024	6,866	-158	-2.2	Special District	6.27	6.31	0.00	0.00
FD Distrib Tax Cap	0	275	275	0.0	Total	83.89	83.26	19.69	18.46

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	273,500	273,500	273,500	0.0	2,727	2,677	-50	-1.9	1	0.98
Res Hmstd: Avg Val	410,100	410,100	410,100	0.0	4,245	4,168	-77	-1.8	1.04	1.02
Res Hmstd: Hi Val	546,600	546,600	546,600	0.0	5,760	5,657	-103	-1.8	1.05	1.03
Res Hmstd: Ex-Hi Val	820,100	820,100	820,100	0.0	9,167	9,008	-159	-1.7	1.12	1.1
Apartment	300,000	300,000	300,000	0.0	3,737	3,676	-61	-1.6	1.25	1.23
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	3,333	3,829	496	14.9	2.22	2.55
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	7,679	8,842	1,163	15.1	2.56	2.95
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	27,958	32,235	4,277	15.3	2.8	3.22

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	Alte
Res Homestead	150	150	0	0.0	2	2	0	-7.1	1.45	1.34
Res Non-Hmstd	71	71	0	0.0	1	1	0	-6.6	1.99	1.86
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
Seasn'l Rec'l	104	104	0	0.0	2	2	0	-6.8	1.66	1.54
Com/Ind: Low	450	450	0	0.0	14	14	0	-2.1	3.09	3.02
Com/Ind High	1,704	1,704	0	0.0	68	67	-1	-1.8	4.01	3.93
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	2	2	0	-1.8	4.01	3.93
Ag HGA	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	-5.2	1.33	1.26
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,554	2,554	0	0.0	90	88	-2	-2.1	3.52	3.44

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	45	45	0	0.0	County	31.53	30.76	0.18	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	69.82	65.98	0.00	0.00
(-) FD Contrib Tax Cap	0	14	14	0.0	School District	25.69	23.67	33.05	28.63
(=) Taxable Tax Capacity	45	31	-14	-31.4	Special District	5.48	5.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	132.52	125.60	33.24	28.81

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,700	99,700	99,700	0.0	1,278	1,184	-94	-7.3	1.28	1.19
Res Hmstd: Avg Val	149,500	149,500	149,500	0.0	2,163	2,010	-153	-7.1	1.45	1.34
Res Hmstd: Hi Val	199,300	199,300	199,300	0.0	3,048	2,835	-213	-7.0	1.53	1.42
Res Hmstd: Ex-Hi Val	299,000	299,000	299,000	0.0	4,819	4,487	-332	-6.9	1.61	1.50
Comm/Ind: Lo Val	150,000	150,000	150,000	0.0	4,630	4,533	-97	-2.1	3.09	3.02
Comm/Ind: Med Val	300,000	300,000	300,000	0.0	10,638	10,434	-204	-1.9	3.55	3.48
Comm/Ind: Hi Val	1,000,000	1,000,000	1,000,000	0.0	38,674	37,969	-705	-1.8	3.87	3.8

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	Alte
Res Homestead	17,866	17,866	0	0.0	193	189	-3	-1.7	1.08	1.06
Res Non-Hmstd	473	473	0	0.0	6	5	0	-1.7	1.18	1.16
Apartments	11,447	11,447	0	0.0	163	160	-2	-1.5	1.42	1.40
Low-inc Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn'l Rec'l	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Low	600	600	0	0.0	15	16	1	9.1	2.43	2.65
Com/Ind High	5,773	5,773	0	0.0	183	201	17	9.4	3.18	3.47
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	11	12	1	9.4	3.18	3.47
Ag HGA	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
Misc props	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	36,509	36,509	0	0.0	570	584	14	2.4	1.56	1.60

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	440	440	0	0.0	County	32.33	31.93	0.18	0.18
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.59	19.88	0.00	0.00
(-) FD Contrib Tax Cap	0	47	47	0.0	School District	39.12	38.35	19.92	18.73
(=) Taxable Tax Capacity	440	393	-47	-10.8	Special District	6.62	6.74	0.00	0.00
FD Distrib Tax Cap	0	54	54	0.0	Total	97.67	96.90	20.10	18.91

Tax Burdens on Hypothetical Properties

	Estimated 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	1,258	1,234	-23	-1.8	0.98	0.96
Res Hmstd: Avg Val	192,100	192,100	0.0	2,067	2,032	-36	-1.7	1.08	1.06
Res Hmstd: Hi Val	256,100	256,100	0.0	2,877	2,829	-49	-1.7	1.12	1.10
Res Hmstd: Ex-Hi Val	384,200	384,200	0.0	4,499	4,424	-75	-1.7	1.17	1.15
Apartment	300,000	300,000	0.0	4,266	4,201	-64	-1.5	1.42	1.40
Comm/Ind: Lo Val	150,000	150,000	0.0	3,649	3,980	331	9.1	2.43	2.65
Comm/Ind: Med Val	300,000	300,000	0.0	8,414	9,191	777	9.2	2.80	3.06
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,651	33,513	2,862	9.3	3.07	3.35