

House Research Simulation Report: Property Tax

Simulation #13A4

Date 8/15/2013

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

DESCRIPTION

BASELINE: Final Pay 2012

ALTERNATIVE: Final Pay 2013

This report compares property taxes payable in 2012 to property taxes payable in 2011. Both the payable 2012 and the payable 2013 simulations are based on final data as reported by the counties to the Dept. of Revenue.

KEY POINTS

- **Statewide, property taxes increased by \$123 million, or 1.5%.** Approximately \$62 million of the \$123 million increase was borne by new construction - property appearing on the tax rolls for the first time in 2013. The overall tax increases are 2% in Greater Minnesota and 1.1% in the Metro area.
- **On a statewide average basis, property tax changes on existing properties vary** from -3.3% (on residential homesteads) to +13.3% (on public utility property). Changes on the largest property types are +0.9% on residential non-homestead property, +6.2% on regular apartments, +2.5% on commercial-industrial property, +7.3% on agricultural property, +7.5% on low-income apartments, and -0.2% on seasonal-recreational property.

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

BASELINE: Final Pay 2012

- **Property values** (taxable market values) are actual values reported by county assessors on the abstracts of assessment (including property value in JOBZ zones).
- **Local government levies** are levies reported by county auditors on the abstracts of tax lists.
- **Property tax credits** are as reported by county auditors on the abstracts of tax lists.

ALTERNATIVE: Final Pay 2013

- **Property values** (taxable market values) are actual values reported by county assessors on the abstracts of assessment (including property value in JOBZ zones).
- **Local government levies** are levies reported by county auditors on the abstracts of tax lists.
- **Property tax credits** are as reported by county auditors on the abstracts of tax lists.

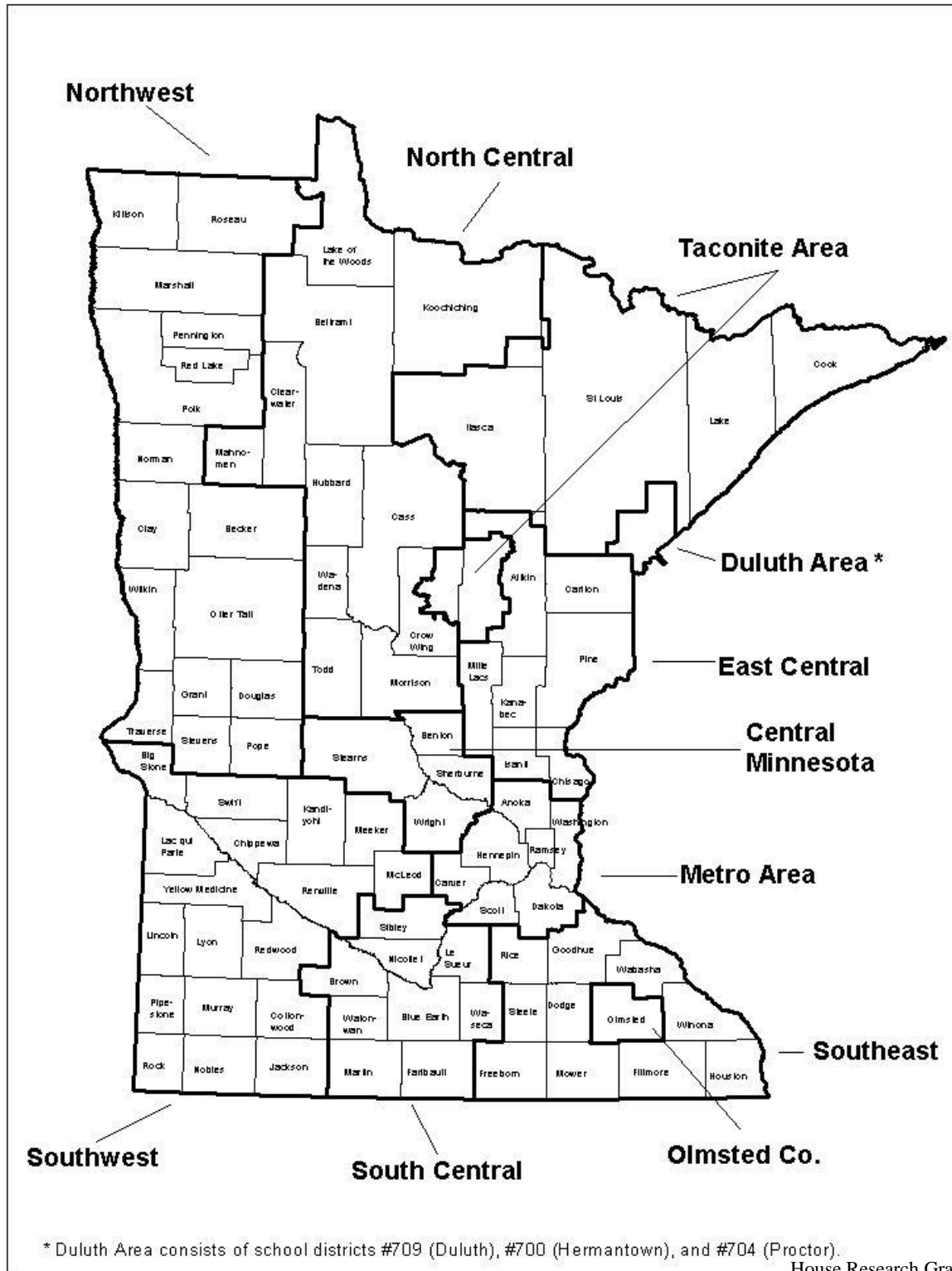
SIMULATION PARAMETERS

| | 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 - \$1,290,000 | 1.0 | 0.5 |
| >\$1,290,000 | 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

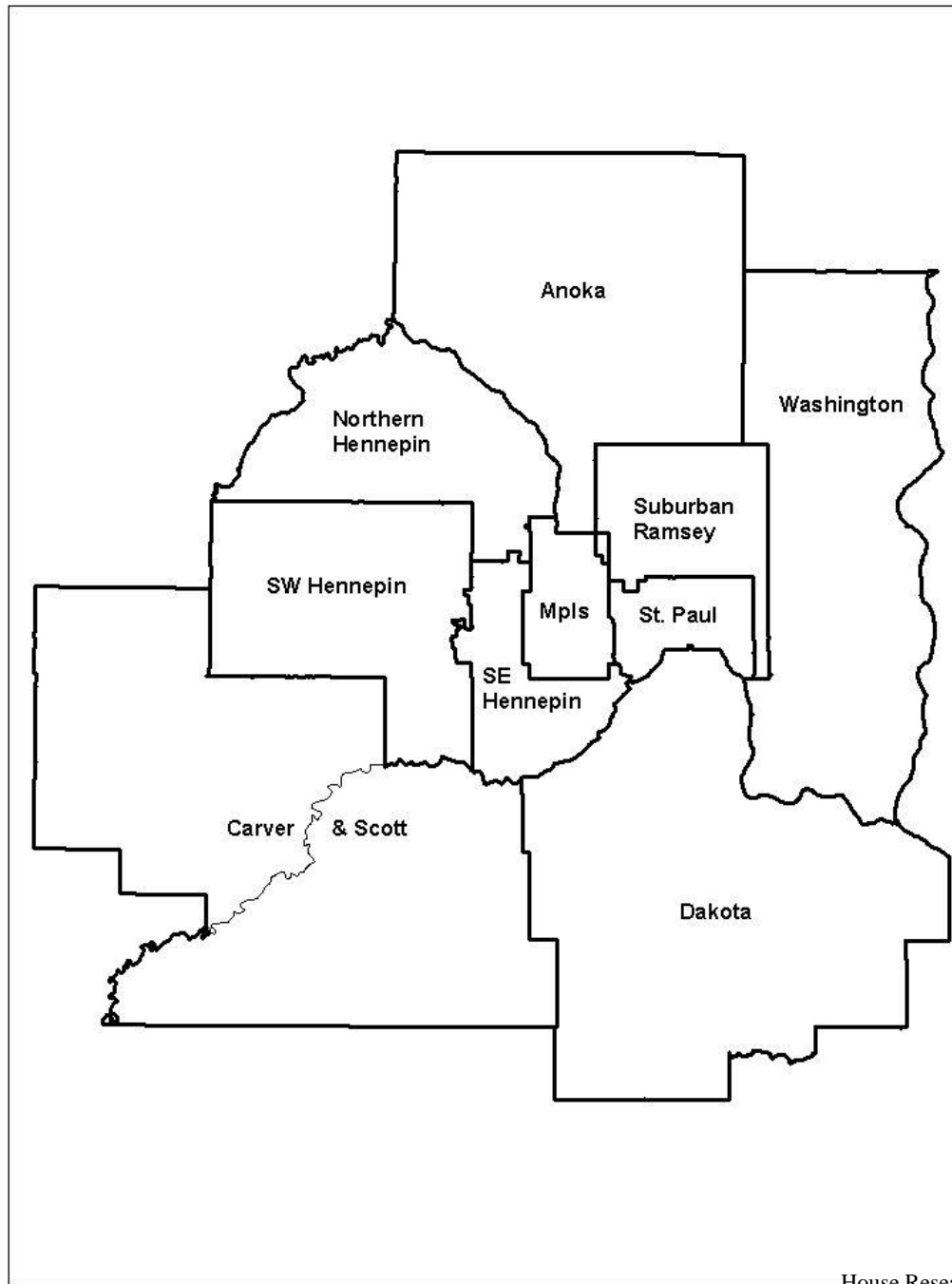
Property Tax Model Regions (Greater Minnesota)



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

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Pctg Chng | Net Tax | | | Effective Tax Rates | |
|--|---------------------|--------------------|-------------------|-------------|----------------------|------------------|--------------------|---------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | | | Baseline | Alternative | Change | Pctg Chng | Base |
| Res Hmstd: exist | 283,869,355 | 265,451,199 | -18,418,156 | -6.5 | 3,613,441 | 3,493,624 | -119,817 | -3.3 | 1.27 | 1.32 |
| Res Non-Hm: exis | 38,766,734 | 37,668,239 | -1,098,495 | -2.8 | 583,591 | 588,897 | 5,306 | 0.9 | 1.51 | 1.56 |
| Apartments: exis | 17,712,465 | 17,980,161 | 267,696 | 1.5 | 328,413 | 348,790 | 20,378 | 6.2 | 1.85 | 1.94 |
| Low-inc Apts: ex | 2,857,525 | 2,924,462 | 66,938 | 2.3 | 33,183 | 35,684 | 2,502 | 7.5 | 1.16 | 1.22 |
| Seasnl Rec: exis | 26,305,772 | 25,171,815 | -1,133,957 | -4.3 | 249,444 | 248,885 | -559 | -0.2 | 0.95 | 0.99 |
| Com/Ind: Lo: exi | 10,155,062 | 10,039,477 | -115,585 | -1.1 | 293,947 | 301,110 | 7,163 | 2.4 | 2.89 | 3.00 |
| Com/Ind Hi: exis | 61,644,857 | 60,354,489 | -1,290,367 | -2.1 | 2,337,370 | 2,396,362 | 58,992 | 2.5 | 3.79 | 3.97 |
| Publ U: Elec Gen | 1,648,199 | 1,974,715 | 326,516 | 19.8 | 40,698 | 49,269 | 8,570 | 21.1 | 2.47 | 2.49 |
| Publ U: Other | 7,973,607 | 8,679,084 | 705,477 | 8.8 | 271,434 | 304,339 | 32,905 | 12.1 | 3.40 | 3.51 |
| Ag HGA: Exist | 10,845,266 | 10,414,623 | -430,643 | -4.0 | 102,029 | 97,745 | -4,285 | -4.2 | 0.94 | 0.94 |
| Ag Hmstd Land | 55,931,237 | 64,086,338 | 8,155,101 | 14.6 | 250,277 | 281,494 | 31,218 | 12.5 | 0.45 | 0.44 |
| Ag Non-Hmstd | 34,351,935 | 38,601,604 | 4,249,669 | 12.4 | 280,381 | 299,505 | 19,124 | 6.8 | 0.82 | 0.78 |
| ResHmstd: NewCon | 0 | 1,452,281 | 1,452,281 | 0.0 | 0 | 18,695 | 18,695 | 0.0 | 0.00 | 1.29 |
| All other NewCon | 0 | 1,999,650 | 1,999,650 | 0.0 | 0 | 43,059 | 43,059 | 0.0 | 0.00 | 2.15 |
| Total | 552,062,013 | 546,798,137 | -5,263,876 | -1.0 | 8,384,208 | 8,507,460 | 123,252 | 1.5 | 1.52 | 1.56 |

Tax Base

Tax Rates

| | | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val | |
|--------------------------|-----------------|--------------------|---------------|-------|----------------------|---------------------------|---------------|--------------------|---------------|
| | Baseline | Alternative | Change | | | Base | Alter | Base | Alter |
| Total Tax Capacity | 5,850,874 | 5,769,291 | -81,583 | -1.4 | County | 47.32 | 48.25 | 0.066 | 0.020 |
| (-) TIF Tax Capacity | 191,926 | 165,879 | -26,047 | -13.6 | City/Town | 36.11 | 37.16 | 0.784 | 0.764 |
| (-) FD Contrib Tax Cap | 396,187 | 376,411 | -19,776 | -5.0 | School District | 24.84 | 25.37 | 17.940 | 18.945 |
| (=) Taxable Tax Capacity | 5,262,761 | 5,227,001 | -35,760 | -0.7 | Special District | 5.24 | 5.44 | 0.011 | 0.012 |
| FD Distrib Tax Cap | 396,219 | 376,405 | -19,814 | -5.0 | Total | 113.51 | 116.22 | 18.800 | 19.742 |

GREATER MINNESOTA

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Pctg Chng | Net Tax | | | Effective Tax Rates | |
|--|---------------------|--------------------|------------------|------------|----------------------|------------------|--------------------|---------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | | | Baseline | Alternative | Change | Pctg Chng | Base |
| Res Hmstd: exist | 101,024,480 | 96,415,520 | -4,608,959 | -4.6 | 1,129,974 | 1,092,471 | -37,504 | -3.3 | 1.12 | 1.13 |
| Res Non-Hm: exis | 13,931,373 | 13,572,799 | -358,573 | -2.6 | 196,058 | 194,403 | -1,656 | -0.8 | 1.41 | 1.43 |
| Apartments: exis | 4,007,878 | 4,058,979 | 51,101 | 1.3 | 71,767 | 74,170 | 2,403 | 3.3 | 1.79 | 1.83 |
| Low-inc Apts: ex | 976,368 | 970,157 | -6,210 | -0.6 | 11,160 | 11,340 | 180 | 1.6 | 1.14 | 1.17 |
| Seasnl Rec: exis | 25,735,415 | 24,650,010 | -1,085,405 | -4.2 | 241,183 | 240,867 | -316 | -0.1 | 0.94 | 0.98 |
| Com/Ind: Lo: exi | 5,987,633 | 5,909,258 | -78,374 | -1.3 | 169,729 | 171,048 | 1,319 | 0.8 | 2.83 | 2.89 |
| Com/Ind Hi: exis | 15,389,370 | 15,240,736 | -148,634 | -1.0 | 546,241 | 554,805 | 8,563 | 1.6 | 3.55 | 3.64 |
| Publ U: Elec Gen | 1,361,657 | 1,651,730 | 290,073 | 21.3 | 33,058 | 40,133 | 7,075 | 21.4 | 2.43 | 2.43 |
| Publ U: Other | 5,325,905 | 5,777,661 | 451,756 | 8.5 | 169,965 | 186,667 | 16,702 | 9.8 | 3.19 | 3.23 |
| Ag HGA: Exist | 9,946,762 | 9,557,419 | -389,343 | -3.9 | 92,299 | 88,043 | -4,256 | -4.6 | 0.93 | 0.92 |
| Ag Hmstd Land | 53,775,720 | 61,712,927 | 7,937,208 | 14.8 | 239,853 | 269,333 | 29,480 | 12.3 | 0.45 | 0.44 |
| Ag Non-Hmstd | 32,626,495 | 36,835,344 | 4,208,849 | 12.9 | 262,130 | 279,909 | 17,778 | 6.8 | 0.80 | 0.76 |
| ResHmstd: NewCon | 0 | 518,009 | 518,009 | 0.0 | 0 | 5,690 | 5,690 | 0.0 | 0.00 | 1.10 |
| All other NewCon | 0 | 1,080,179 | 1,080,179 | 0.0 | 0 | 18,897 | 18,897 | 0.0 | 0.00 | 1.75 |
| Total | 270,089,055 | 277,950,730 | 7,861,675 | 2.9 | 3,163,420 | 3,227,774 | 64,354 | 2.0 | 1.17 | 1.16 |

Tax Base

Tax Rates

| | | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val | |
|--------------------------|-----------------|--------------------|---------------|------|----------------------|---------------------------|--------------|--------------------|--------------|
| | Baseline | Alternative | Change | | | Base | Alter | Base | Alter |
| Total Tax Capacity | 2,590,634 | 2,657,616 | 66,981 | 2.6 | County | 50.14 | 49.74 | 0.026 | 0.027 |
| (-) TIF Tax Capacity | 33,219 | 31,341 | -1,878 | -5.7 | City/Town | 29.77 | 29.63 | 0.468 | 0.458 |
| (-) FD Contrib Tax Cap | 6,372 | 7,960 | 1,588 | 24.9 | School District | 21.05 | 20.60 | 14.893 | 15.552 |
| (=) Taxable Tax Capacity | 2,551,043 | 2,618,314 | 67,271 | 2.6 | Special District | 1.77 | 1.73 | 0.029 | 0.033 |
| FD Distrib Tax Cap | 6,404 | 7,954 | 1,551 | 24.2 | Total | 102.73 | 101.71 | 15.416 | 16.070 |

**Tax Burdens on
Hypothetical Properties**

| | Estimated Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------------|--------------------|------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 102,900 | 98,200 | -4.6 | 928 | 868 | -61 | -6.5 | 0.90 | 0.88 | |
| Res Hmstd: Avg Val | 154,300 | 147,300 | -4.5 | 1,583 | 1,491 | -92 | -5.8 | 1.03 | 1.01 | |
| Res Hmstd: Hi Val | 205,600 | 196,200 | -4.6 | 2,237 | 2,112 | -125 | -5.6 | 1.09 | 1.08 | |
| Res Hmstd: Ex-Hi Val | 308,600 | 294,500 | -4.6 | 3,549 | 3,359 | -189 | -5.3 | 1.15 | 1.14 | |
| Apartment | 300,000 | 303,800 | 1.3 | 4,315 | 4,350 | 36 | 0.8 | 1.44 | 1.43 | |
| Seas Rec: Lo Val | 75,000 | 71,800 | -4.3 | 832 | 794 | -38 | -4.6 | 1.11 | 1.11 | |
| Seas Rec: Hi Val | 200,000 | 191,600 | -4.2 | 2,372 | 2,271 | -101 | -4.3 | 1.19 | 1.19 | |
| Comm/Ind: Lo Val | 150,000 | 148,600 | -0.9 | 3,687 | 3,671 | -17 | -0.4 | 2.46 | 2.47 | |
| Comm/Ind: Med Val | 300,000 | 297,100 | -1.0 | 8,527 | 8,471 | -55 | -0.6 | 2.84 | 2.85 | |
| Comm/Ind: Hi Val | 1,000,000 | 990,300 | -1.0 | 31,110 | 30,932 | -179 | -0.6 | 3.11 | 3.12 | |

METRO AREA

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Pctg Chng | Net Tax | | | Effective Tax Rates | | |
|--------------------------------------|---------------------|--------------------|--------------------|--|------------------|------------------|--------------------|---------------|----------------------------|-------------|-------------|
| | Baseline | Alternative | Change | | | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 182,844,876 | 169,035,679 | -13,809,197 | | -7.6 | 2,483,466 | 2,401,153 | -82,313 | -3.3 | 1.36 | 1.42 |
| Res Non-Hm: exis | 24,835,362 | 24,095,440 | -739,922 | | -3.0 | 387,533 | 394,495 | 6,962 | 1.8 | 1.56 | 1.64 |
| Apartments: exis | 13,704,586 | 13,921,182 | 216,595 | | 1.6 | 256,645 | 274,620 | 17,975 | 7.0 | 1.87 | 1.97 |
| Low-inc Apts: ex | 1,881,157 | 1,954,305 | 73,148 | | 3.9 | 22,023 | 24,345 | 2,322 | 10.5 | 1.17 | 1.25 |
| Seasnl Rec: exis | 570,357 | 521,805 | -48,552 | | -8.5 | 8,262 | 8,019 | -243 | -2.9 | 1.45 | 1.54 |
| Com/Ind: Lo: exi | 4,167,429 | 4,130,219 | -37,211 | | -0.9 | 124,218 | 130,062 | 5,844 | 4.7 | 2.98 | 3.15 |
| Com/Ind Hi: exis | 46,255,487 | 45,113,754 | -1,141,733 | | -2.5 | 1,791,129 | 1,841,557 | 50,428 | 2.8 | 3.87 | 4.08 |
| Publ U: Elec Gen | 286,542 | 322,985 | 36,444 | | 12.7 | 7,640 | 9,136 | 1,496 | 19.6 | 2.67 | 2.83 |
| Publ U: Other | 2,647,702 | 2,901,422 | 253,720 | | 9.6 | 101,469 | 117,672 | 16,203 | 16.0 | 3.83 | 4.06 |
| Ag HGA: Exist | 898,504 | 857,204 | -41,300 | | -4.6 | 9,730 | 9,702 | -28 | -0.3 | 1.08 | 1.13 |
| Ag Hmstd Land | 2,155,518 | 2,373,411 | 217,893 | | 10.1 | 10,424 | 12,162 | 1,738 | 16.7 | 0.48 | 0.51 |
| Ag Non-Hmstd | 1,725,441 | 1,766,261 | 40,820 | | 2.4 | 18,251 | 19,597 | 1,346 | 7.4 | 1.06 | 1.11 |
| ResHmstd: NewCon | 0 | 934,272 | 934,272 | | 0.0 | 0 | 13,005 | 13,005 | 0.0 | 0.00 | 1.39 |
| All other NewCon | 0 | 919,470 | 919,470 | | 0.0 | 0 | 24,163 | 24,163 | 0.0 | 0.00 | 2.63 |
| Total | 281,972,959 | 268,847,408 | -13,125,551 | | -4.7 | 5,220,789 | 5,279,686 | 58,897 | 1.1 | 1.85 | 1.96 |

Tax Base

Tax Rates

| | | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|--|------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | | | Base | Alter | Base | Alter | |
| Total Tax Capacity | 3,260,240 | 3,111,676 | -148,564 | | -4.6 | County | 44.66 | 46.76 | 0.088 | 0.017 |
| (-) TIF Tax Capacity | 158,706 | 134,538 | -24,169 | | -15.2 | City/Town | 42.08 | 44.71 | 0.965 | 0.942 |
| (-) FD Contrib Tax Cap | 389,816 | 368,451 | -21,365 | | -5.5 | School District | 28.41 | 30.15 | 19.677 | 20.932 |
| (=) Taxable Tax Capacity | 2,711,718 | 2,608,687 | -103,030 | | -3.8 | Special District | 8.51 | 9.16 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 389,816 | 368,451 | -21,365 | | -5.5 | Total | 123.65 | 130.78 | 20.730 | 21.891 |

Tax Burdens on Hypothetical Properties

| | Estimated Market Value | | | Pctg Chng | Net Tax | | | Effective Tax Rates | | |
|----------------------|-------------------------------|--------------------|--|------------------|-----------------|--------------------|---------------|----------------------------|-------------|--------------|
| | Baseline | Alternative | | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 157,800 | 145,900 | | -7.5 | 1,994 | 1,912 | -81 | -4.1 | 1.26 | 1.31 |
| Res Hmstd: Avg Val | 236,700 | 218,800 | | -7.6 | 3,221 | 3,111 | -110 | -3.4 | 1.36 | 1.42 |
| Res Hmstd: Hi Val | 315,500 | 291,700 | | -7.5 | 4,446 | 4,310 | -136 | -3.1 | 1.41 | 1.48 |
| Res Hmstd: Ex-Hi Val | 473,300 | 437,600 | | -7.5 | 6,834 | 6,681 | -153 | -2.2 | 1.44 | 1.53 |
| Apartment | 300,000 | 304,700 | | 1.6 | 5,259 | 5,648 | 389 | 7.4 | 1.75 | 1.85 |
| Comm/Ind: Lo Val | 150,000 | 146,300 | | -2.5 | 4,238 | 4,337 | 99 | 2.3 | 2.83 | 2.96 |
| Comm/Ind: Med Val | 300,000 | 292,600 | | -2.5 | 9,785 | 9,979 | 195 | 2.0 | 3.26 | 3.41 |
| Comm/Ind: Hi Val | 1,000,000 | 975,300 | | -2.5 | 35,670 | 36,467 | 796 | 2.2 | 3.57 | 3.74 |

GREATER MINNESOTA CITIES

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|---------------------|--------------------|-------------------|----------------------|------------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 57,136,810 | 54,499,913 | -2,636,897 | -4.6 | 719,177 | 693,975 | -25,202 | -3.5 | 1.26 | 1.27 |
| Res Non-Hm: exis | 8,785,351 | 8,542,419 | -242,932 | -2.8 | 139,353 | 138,194 | -1,159 | -0.8 | 1.59 | 1.62 |
| Apartments: exis | 3,937,710 | 3,988,707 | 50,997 | 1.3 | 70,890 | 73,271 | 2,381 | 3.4 | 1.80 | 1.84 |
| Low-inc Apts: ex | 976,179 | 969,970 | -6,209 | -0.6 | 11,158 | 11,338 | 180 | 1.6 | 1.14 | 1.17 |
| Seasnl Rec: exis | 3,477,362 | 3,324,498 | -152,864 | -4.4 | 38,892 | 38,867 | -25 | -0.1 | 1.12 | 1.17 |
| Com/Ind: Lo: exi | 4,896,452 | 4,829,791 | -66,661 | -1.4 | 145,033 | 146,092 | 1,059 | 0.7 | 2.96 | 3.02 |
| Com/Ind Hi: exis | 13,770,392 | 13,566,065 | -204,327 | -1.5 | 500,181 | 506,226 | 6,045 | 1.2 | 3.63 | 3.73 |
| Publ U: Elec Gen | 1,310,231 | 1,598,793 | 288,562 | 22.0 | 32,166 | 39,204 | 7,038 | 21.9 | 2.45 | 2.45 |
| Publ U: Other | 1,676,396 | 1,854,213 | 177,817 | 10.6 | 63,694 | 71,756 | 8,063 | 12.7 | 3.80 | 3.87 |
| Ag HGA: Exist | 275,072 | 258,008 | -17,064 | -6.2 | 3,476 | 3,338 | -138 | -4.0 | 1.26 | 1.29 |
| Ag Hmstd Land | 626,495 | 685,189 | 58,694 | 9.4 | 4,235 | 4,821 | 586 | 13.8 | 0.68 | 0.70 |
| Ag Non-Hmstd | 988,646 | 991,390 | 2,743 | 0.3 | 12,964 | 13,171 | 206 | 1.6 | 1.31 | 1.33 |
| ResHmstd: NewCon | 0 | 260,475 | 260,475 | 0.0 | 0 | 3,314 | 3,314 | 0.0 | 0.00 | 1.27 |
| All other NewCon | 0 | 481,199 | 481,199 | 0.0 | 0 | 12,972 | 12,972 | 0.0 | 0.00 | 2.70 |
| Total | 97,857,096 | 95,850,629 | -2,006,467 | -2.1 | 1,741,219 | 1,756,538 | 15,319 | 0.9 | 1.78 | 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 | 1,076,944 | 1,061,190 | -15,754 | -1.5 | County | 51.27 | 51.59 | 0.022 | 0.021 | |
| (-) TIF Tax Capacity | 32,606 | 30,613 | -1,993 | -6.1 | City/Town | 53.28 | 55.24 | 0.787 | 0.769 | |
| (-) FD Contrib Tax Cap | 4,562 | 5,434 | 871 | 19.1 | School District | 24.29 | 24.27 | 15.389 | 16.034 | |
| (=) Taxable Tax Capacity | 1,039,776 | 1,025,144 | -14,632 | -1.4 | Special District | 2.05 | 2.03 | 0.040 | 0.044 | |
| FD Distrib Tax Cap | 5,114 | 6,501 | 1,388 | 27.1 | Total | 130.88 | 133.14 | 16.237 | 16.869 | |

**Tax Burdens on
Hypothetical Properties**

| | Estimated Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|-----------------------------------|--------------------|------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|--------------|
| | Baseline | Alternative | | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 89,500 | 85,400 | -4.6 | 935 | 888 | -47 | -5.0 | 1.04 | 1.04 | |
| Res Hmstd: Avg Val | 134,200 | 128,000 | -4.6 | 1,645 | 1,578 | -67 | -4.1 | 1.23 | 1.23 | |
| Res Hmstd: Hi Val | 178,900 | 170,600 | -4.6 | 2,355 | 2,268 | -88 | -3.7 | 1.32 | 1.33 | |
| Res Hmstd: Ex-Hi Val | 268,400 | 256,000 | -4.6 | 3,777 | 3,651 | -126 | -3.3 | 1.41 | 1.43 | |
| Apartment | 300,000 | 303,900 | 1.3 | 5,395 | 5,570 | 175 | 3.2 | 1.8 | 1.83 | |
| Comm/Ind: Lo Val | 150,000 | 147,800 | -1.5 | 4,333 | 4,360 | 27 | 0.6 | 2.89 | 2.95 | |
| Comm/Ind: Med Val | 300,000 | 295,500 | -1.5 | 10,029 | 10,065 | 36 | 0.4 | 3.34 | 3.41 | |
| Comm/Ind: Hi Val | 1,000,000 | 985,200 | -1.5 | 36,612 | 36,803 | 191 | 0.5 | 3.66 | 3.74 | |

GREATER MINNESOTA TOWNS

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|---------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 43,887,669 | 41,915,607 | -1,972,062 | -4.5 | 410,797 | 398,495 | -12,302 | -3.0 | 0.94 | 0.95 |
| Res Non-Hm: exis | 5,146,021 | 5,030,380 | -115,641 | -2.2 | 56,706 | 56,209 | -497 | -0.9 | 1.10 | 1.12 |
| Apartments: exis | 70,169 | 70,272 | 104 | 0.1 | 878 | 900 | 22 | 2.5 | 1.25 | 1.28 |
| Low-inc Apts: ex | 189 | 188 | -1 | -0.6 | 2 | 2 | 0 | -9.1 | 1.10 | 1.01 |
| Seasnl Rec: exis | 22,258,053 | 21,325,511 | -932,542 | -4.2 | 202,291 | 202,000 | -291 | -0.1 | 0.91 | 0.95 |
| Com/Ind: Lo: exi | 1,091,181 | 1,079,467 | -11,714 | -1.1 | 24,696 | 24,956 | 260 | 1.1 | 2.26 | 2.31 |
| Com/Ind Hi: exis | 1,618,978 | 1,674,671 | 55,693 | 3.4 | 46,060 | 48,579 | 2,519 | 5.5 | 2.85 | 2.90 |
| Publ U: Elec Gen | 51,427 | 52,938 | 1,511 | 2.9 | 892 | 929 | 37 | 4.1 | 1.74 | 1.76 |
| Publ U: Other | 3,649,509 | 3,923,448 | 273,939 | 7.5 | 106,272 | 114,911 | 8,639 | 8.1 | 2.91 | 2.93 |
| Ag HGA: Exist | 9,671,690 | 9,299,411 | -372,279 | -3.8 | 88,823 | 84,705 | -4,118 | -4.6 | 0.92 | 0.91 |
| Ag Hmstd Land | 53,149,225 | 61,027,739 | 7,878,514 | 14.8 | 235,618 | 264,512 | 28,894 | 12.3 | 0.44 | 0.43 |
| Ag Non-Hmstd | 31,637,848 | 35,843,954 | 4,206,106 | 13.3 | 249,166 | 266,738 | 17,572 | 7.1 | 0.79 | 0.74 |
| ResHmstd: NewCon | 0 | 257,534 | 257,534 | 0.0 | 0 | 2,376 | 2,376 | 0.0 | 0.00 | 0.92 |
| All other NewCon | 0 | 598,980 | 598,980 | 0.0 | 0 | 5,925 | 5,925 | 0.0 | 0.00 | 0.99 |
| Total | 172,231,959 | 182,100,101 | 9,868,142 | 5.7 | 1,422,201 | 1,471,236 | 49,035 | 3.4 | 0.83 | 0.81 |

Tax Base**Tax Rates**

| | | | | | Net Tax Cap (Pctg) | | | | Ref Mkt Val | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|-------------|--------------|--------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | Base | Alter |
| Total Tax Capacity | 1,513,690 | 1,596,425 | 82,735 | 5.5 | County | 49.37 | 48.55 | 0.033 | 0.035 | |
| (-) TIF Tax Capacity | 614 | 728 | 115 | 18.7 | City/Town | 13.60 | 13.16 | 0.020 | 0.020 | |
| (-) FD Contrib Tax Cap | 1,809 | 2,526 | 717 | 39.6 | School District | 18.82 | 18.24 | 14.197 | 14.872 | |
| (=) Taxable Tax Capacity | 1,511,267 | 1,593,170 | 81,903 | 5.4 | Special District | 1.58 | 1.53 | 0.014 | 0.018 | |
| FD Distrib Tax Cap | 1,290 | 1,453 | 163 | 12.6 | Total | 83.36 | 81.48 | 14.265 | 14.944 | |

**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 | 127,800 | 122,100 | -4.5 | 1,033 | 963 | -70 | -6.7 | 0.81 | 0.79 |
| Res Hmstd: Avg Val | 191,600 | 183,000 | -4.5 | 1,704 | 1,595 | -108 | -6.4 | 0.89 | 0.87 |
| Res Hmstd: Hi Val | 255,400 | 243,900 | -4.5 | 2,374 | 2,227 | -147 | -6.2 | 0.93 | 0.91 |
| Res Hmstd: Ex-Hi Val | 383,200 | 366,000 | -4.5 | 3,718 | 3,494 | -224 | -6.0 | 0.97 | 0.95 |
| Apartment | 300,000 | 300,400 | 0.1 | 3,554 | 3,508 | -45 | -1.3 | 1.18 | 1.17 |
| Seas Rec: Lo Val | 75,000 | 71,900 | -4.1 | 687 | 649 | -38 | -5.5 | 0.92 | 0.90 |
| Seas Rec: Hi Val | 200,000 | 191,600 | -4.2 | 1,985 | 1,884 | -101 | -5.1 | 0.99 | 0.98 |
| Comm/Ind: Lo Val | 150,000 | 155,200 | 3.5 | 3,234 | 3,380 | 146 | 4.5 | 2.16 | 2.18 |
| Comm/Ind: Med Val | 300,000 | 310,300 | 3.4 | 7,475 | 7,761 | 285 | 3.8 | 2.49 | 2.50 |
| Comm/Ind: Hi Val | 1,000,000 | 1,034,400 | 3.4 | 27,267 | 28,211 | 945 | 3.5 | 2.73 | 2.73 |

| |
|-------------------------|
| NORTHWEST CITIES |
|-------------------------|

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|---------------------|--------------------|----------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 5,388,192 | 5,371,988 | -16,204 | -0.3 | 67,247 | 66,932 | -315 | -0.5 | 1.25 | 1.25 |
| Res Non-Hm: exis | 804,610 | 812,777 | 8,166 | 1.0 | 12,682 | 12,751 | 69 | 0.5 | 1.58 | 1.57 |
| Apartments: exis | 501,320 | 532,142 | 30,822 | 6.1 | 8,976 | 9,465 | 488 | 5.4 | 1.79 | 1.78 |
| Low-inc Apts: ex | 111,326 | 112,695 | 1,368 | 1.2 | 1,254 | 1,260 | 5 | 0.4 | 1.13 | 1.12 |
| Seasnl Rec: exis | 322,126 | 358,810 | 36,684 | 11.4 | 4,035 | 4,707 | 672 | 16.6 | 1.25 | 1.31 |
| Com/Ind: Lo: exi | 619,013 | 607,034 | -11,978 | -1.9 | 17,700 | 17,468 | -232 | -1.3 | 2.86 | 2.88 |
| Com/Ind Hi: exis | 1,301,260 | 1,268,498 | -32,761 | -2.5 | 40,520 | 40,127 | -392 | -1.0 | 3.11 | 3.16 |
| Publ U: Elec Gen | 25,308 | 25,214 | -94 | -0.4 | 604 | 628 | 25 | 4.1 | 2.39 | 2.49 |
| Publ U: Other | 121,873 | 126,608 | 4,735 | 3.9 | 4,653 | 4,877 | 224 | 4.8 | 3.82 | 3.85 |
| Ag HGA: Exist | 17,830 | 17,658 | -172 | -1.0 | 221 | 222 | 0 | 0.2 | 1.24 | 1.25 |
| Ag Hmstd Land | 55,104 | 59,356 | 4,252 | 7.7 | 386 | 423 | 37 | 9.7 | 0.70 | 0.71 |
| Ag Non-Hmstd | 81,133 | 82,468 | 1,334 | 1.6 | 1,058 | 1,074 | 16 | 1.6 | 1.30 | 1.30 |
| ResHmstd: NewCon | 0 | 42,169 | 42,169 | 0.0 | 0 | 531 | 531 | 0.0 | 0.00 | 1.26 |
| All other NewCon | 0 | 66,055 | 66,055 | 0.0 | 0 | 1,498 | 1,498 | 0.0 | 0.00 | 2.27 |
| Total | 9,349,095 | 9,483,472 | 134,376 | 1.4 | 159,336 | 161,963 | 2,627 | 1.6 | 1.70 | 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 | 100,738 | 102,238 | 1,500 | 1.5 | County | 50.26 | 49.86 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 4,595 | 4,545 | -51 | -1.1 | City/Town | 52.63 | 53.67 | 0.289 | 0.058 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 23.48 | 22.70 | 18.169 | 18.353 |
| (=) Taxable Tax Capacity | 96,142 | 97,693 | 1,551 | 1.6 | Special District | 3.45 | 3.34 | 0.124 | 0.154 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 129.82 | 129.57 | 18.581 | 18.565 |

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 | 77,200 | 77,000 | -200 | -0.3 | 752 | 748 | -4 | -0.6 | 0.97 | 0.97 |
| Res Hmstd: Avg Val | 115,800 | 115,500 | -300 | -0.3 | 1,370 | 1,363 | -7 | -0.5 | 1.18 | 1.18 |
| Res Hmstd: Hi Val | 154,300 | 153,800 | -500 | -0.3 | 1,987 | 1,975 | -11 | -0.6 | 1.29 | 1.28 |
| Res Hmstd: Ex-Hi Val | 231,600 | 230,900 | -700 | -0.3 | 3,224 | 3,207 | -17 | -0.5 | 1.39 | 1.39 |
| Apartment | 300,000 | 318,400 | 18,400 | 6.1 | 5,426 | 5,748 | 323 | 5.9 | 1.81 | 1.81 |
| Comm/Ind: Lo Val | 150,000 | 146,200 | -3,800 | -2.5 | 4,344 | 4,259 | -85 | -2.0 | 2.9 | 2.91 |
| Comm/Ind: Med Val | 300,000 | 292,400 | -7,600 | -2.5 | 10,044 | 9,813 | -231 | -2.3 | 3.35 | 3.36 |
| Comm/Ind: Hi Val | 1,000,000 | 974,800 | -25,200 | -2.5 | 36,641 | 35,897 | -745 | -2.0 | 3.66 | 3.68 |

| |
|------------------------|
| NORTHWEST TOWNS |
|------------------------|

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|---------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 6,354,863 | 6,035,948 | -318,915 | -5.0 | 56,734 | 54,879 | -1,856 | -3.3 | 0.89 | 0.91 |
| Res Non-Hm: exis | 662,143 | 666,149 | 4,006 | 0.6 | 7,100 | 7,182 | 82 | 1.2 | 1.07 | 1.08 |
| Apartments: exis | 9,922 | 9,549 | -372 | -3.8 | 107 | 110 | 3 | 3.1 | 1.08 | 1.16 |
| Low-inc Apts: ex | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasnl Rec: exis | 5,235,647 | 4,972,774 | -262,872 | -5.0 | 46,514 | 46,288 | -226 | -0.5 | 0.89 | 0.93 |
| Com/Ind: Lo: exi | 169,865 | 165,716 | -4,149 | -2.4 | 3,736 | 3,692 | -44 | -1.2 | 2.20 | 2.23 |
| Com/Ind Hi: exis | 261,822 | 272,595 | 10,772 | 4.1 | 7,162 | 7,519 | 357 | 5.0 | 2.74 | 2.76 |
| Publ U: Elec Gen | 977 | 958 | -18 | -1.9 | 18 | 18 | 0 | -0.6 | 1.81 | 1.83 |
| Publ U: Other | 690,036 | 733,063 | 43,027 | 6.2 | 20,173 | 20,851 | 678 | 3.4 | 2.92 | 2.84 |
| Ag HGA: Exist | 1,530,488 | 1,519,815 | -10,673 | -0.7 | 13,696 | 13,538 | -158 | -1.2 | 0.89 | 0.89 |
| Ag Hmstd Land | 9,047,167 | 10,179,024 | 1,131,857 | 12.5 | 40,569 | 45,381 | 4,812 | 11.9 | 0.45 | 0.45 |
| Ag Non-Hmstd | 6,038,848 | 6,855,176 | 816,328 | 13.5 | 48,438 | 52,562 | 4,124 | 8.5 | 0.80 | 0.77 |
| ResHmstd: NewCon | 0 | 57,131 | 57,131 | 0.0 | 0 | 513 | 513 | 0.0 | 0.00 | 0.90 |
| All other NewCon | 0 | 135,713 | 135,713 | 0.0 | 0 | 1,575 | 1,575 | 0.0 | 0.00 | 1.16 |
| Total | 30,001,776 | 31,603,610 | 1,601,834 | 5.3 | 244,247 | 254,107 | 9,860 | 4.0 | 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 | 264,779 | 278,515 | 13,736 | 5.2 | County | 47.56 | 47.07 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 173 | 196 | 23 | 13.1 | City/Town | 12.93 | 12.49 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 16.13 | 16.10 | 16.910 | 17.435 |
| (=) Taxable Tax Capacity | 264,606 | 278,319 | 13,713 | 5.2 | Special District | 3.68 | 3.64 | 0.093 | 0.117 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 80.30 | 79.32 | 17.003 | 17.551 |

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 | 126,800 | 120,400 | -5.0 | 1,026 | 957 | -70 | -6.8 | 0.81 | 0.79 |
| Res Hmstd: Avg Val | 190,200 | 180,700 | -5.0 | 1,689 | 1,584 | -105 | -6.2 | 0.89 | 0.88 |
| Res Hmstd: Hi Val | 253,500 | 240,800 | -5.0 | 2,351 | 2,209 | -142 | -6.0 | 0.93 | 0.92 |
| Res Hmstd: Ex-Hi Val | 380,300 | 361,200 | -5.0 | 3,676 | 3,461 | -215 | -5.8 | 0.97 | 0.96 |
| Apartment | 300,000 | 288,700 | -3.8 | 3,521 | 3,369 | -152 | -4.3 | 1.17 | 1.17 |
| Seas Rec: Lo Val | 75,000 | 71,200 | -5.1 | 664 | 628 | -36 | -5.5 | 0.89 | 0.88 |
| Seas Rec: Hi Val | 200,000 | 190,000 | -5.0 | 1,924 | 1,826 | -98 | -5.1 | 0.96 | 0.96 |
| Comm/Ind: Lo Val | 150,000 | 156,200 | 4.1 | 3,206 | 3,398 | 191 | 6.0 | 2.14 | 2.18 |
| Comm/Ind: Med Val | 300,000 | 312,300 | 4.1 | 7,397 | 7,780 | 383 | 5.2 | 2.47 | 2.49 |
| Comm/Ind: Hi Val | 1,000,000 | 1,041,100 | 4.1 | 26,952 | 28,238 | 1,286 | 4.8 | 2.7 | 2.71 |

NORTH CENTRAL CITIES

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|---------------------|--------------------|-----------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 3,612,240 | 3,444,800 | -167,440 | -4.6 | 36,183 | 35,535 | -649 | -1.8 | 1.00 | 1.03 |
| Res Non-Hm: exis | 662,239 | 637,922 | -24,316 | -3.7 | 9,112 | 9,166 | 54 | 0.6 | 1.38 | 1.44 |
| Apartments: exis | 229,003 | 228,102 | -901 | -0.4 | 3,848 | 3,981 | 133 | 3.4 | 1.68 | 1.75 |
| Low-inc Apts: ex | 83,308 | 81,886 | -1,422 | -1.7 | 924 | 948 | 24 | 2.6 | 1.11 | 1.16 |
| Seasnl Rec: exis | 2,268,829 | 2,143,748 | -125,080 | -5.5 | 21,699 | 21,625 | -74 | -0.3 | 0.96 | 1.01 |
| Com/Ind: Lo: exi | 512,637 | 506,455 | -6,182 | -1.2 | 14,054 | 14,365 | 311 | 2.2 | 2.74 | 2.84 |
| Com/Ind Hi: exis | 996,250 | 980,208 | -16,042 | -1.6 | 33,867 | 34,511 | 644 | 1.9 | 3.40 | 3.52 |
| Publ U: Elec Gen | 2,644 | 3,160 | 516 | 19.5 | 94 | 118 | 24 | 25.8 | 3.54 | 3.73 |
| Publ U: Other | 93,656 | 99,440 | 5,784 | 6.2 | 3,397 | 3,723 | 326 | 9.6 | 3.63 | 3.74 |
| Ag HGA: Exist | 27,804 | 26,055 | -1,749 | -6.3 | 293 | 282 | -11 | -3.7 | 1.05 | 1.08 |
| Ag Hmstd Land | 48,798 | 50,401 | 1,603 | 3.3 | 230 | 249 | 18 | 8.0 | 0.47 | 0.49 |
| Ag Non-Hmstd | 102,217 | 94,567 | -7,650 | -7.5 | 904 | 872 | -32 | -3.6 | 0.88 | 0.92 |
| ResHmstd: NewCon | 0 | 10,144 | 10,144 | 0.0 | 0 | 108 | 108 | 0.0 | 0.00 | 1.07 |
| All other NewCon | 0 | 30,151 | 30,151 | 0.0 | 0 | 650 | 650 | 0.0 | 0.00 | 2.16 |
| Total | 8,639,624 | 8,337,039 | -302,585 | -3.5 | 124,606 | 126,133 | 1,527 | 1.2 | 1.44 | 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 | 95,156 | 92,012 | -3,144 | -3.3 | County | 39.33 | 40.99 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 2,519 | 2,533 | 14 | 0.5 | City/Town | 44.70 | 46.98 | 0.048 | 0.049 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 18.86 | 19.52 | 10.617 | 11.085 |
| (=) Taxable Tax Capacity | 92,637 | 89,479 | -3,158 | -3.4 | Special District | 0.90 | 0.90 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 103.80 | 108.40 | 10.665 | 11.134 |

**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 | 88,700 | 84,600 | -4,100 | -4.6 | 712 | 690 | -22 | -3.0 | 0.80 | 0.82 |
| Res Hmstd: Avg Val | 132,900 | 126,700 | -6,200 | -4.7 | 1,259 | 1,234 | -24 | -1.9 | 0.95 | 0.97 |
| Res Hmstd: Hi Val | 177,200 | 169,000 | -8,200 | -4.6 | 1,807 | 1,781 | -26 | -1.4 | 1.02 | 1.05 |
| Res Hmstd: Ex-Hi Val | 265,900 | 253,600 | -12,300 | -4.6 | 2,905 | 2,875 | -30 | -1.0 | 1.09 | 1.13 |
| Apartment | 300,000 | 298,800 | -1,200 | -0.4 | 4,212 | 4,381 | 169 | 4.0 | 1.40 | 1.47 |
| Seas Rec: Lo Val | 75,000 | 70,900 | -4,100 | -5.5 | 840 | 831 | -9 | -1.1 | 1.12 | 1.17 |
| Seas Rec: Hi Val | 200,000 | 189,000 | -11,000 | -5.5 | 2,394 | 2,366 | -28 | -1.2 | 1.2 | 1.25 |
| Comm/Ind: Lo Val | 150,000 | 147,600 | -2,400 | -1.6 | 3,640 | 3,721 | 81 | 2.2 | 2.43 | 2.52 |
| Comm/Ind: Med Val | 300,000 | 295,200 | -4,800 | -1.6 | 8,440 | 8,609 | 169 | 2.0 | 2.81 | 2.92 |
| Comm/Ind: Hi Val | 1,000,000 | 983,900 | -16,100 | -1.6 | 30,841 | 31,505 | 664 | 2.2 | 3.08 | 3.20 |

NORTH CENTRAL TOWNS

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|---------------------|--------------------|-----------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 6,821,261 | 6,490,801 | -330,461 | -4.8 | 53,574 | 52,376 | -1,198 | -2.2 | 0.79 | 0.81 |
| Res Non-Hm: exis | 757,524 | 741,477 | -16,047 | -2.1 | 7,249 | 7,284 | 35 | 0.5 | 0.96 | 0.98 |
| Apartments: exis | 21,920 | 21,398 | -522 | -2.4 | 261 | 260 | -1 | -0.2 | 1.19 | 1.22 |
| Low-inc Apts: ex | 189 | 188 | -1 | -0.6 | 2 | 2 | 0 | -9.1 | 1.10 | 1.01 |
| Seasnl Rec: exis | 6,893,886 | 6,606,809 | -287,077 | -4.2 | 56,160 | 55,945 | -215 | -0.4 | 0.81 | 0.85 |
| Com/Ind: Lo: exi | 195,286 | 189,637 | -5,649 | -2.9 | 4,000 | 3,984 | -16 | -0.4 | 2.05 | 2.10 |
| Com/Ind Hi: exis | 171,871 | 169,237 | -2,635 | -1.5 | 4,556 | 4,614 | 58 | 1.3 | 2.65 | 2.73 |
| Publ U: Elec Gen | 4,357 | 4,368 | 11 | 0.3 | 85 | 87 | 2 | 2.0 | 1.95 | 1.99 |
| Publ U: Other | 800,079 | 867,788 | 67,710 | 8.5 | 22,286 | 24,607 | 2,320 | 10.4 | 2.79 | 2.84 |
| Ag HGA: Exist | 1,038,121 | 1,006,806 | -31,315 | -3.0 | 8,989 | 8,790 | -199 | -2.2 | 0.87 | 0.87 |
| Ag Hmstd Land | 2,789,785 | 2,843,405 | 53,619 | 1.9 | 11,661 | 12,248 | 587 | 5.0 | 0.42 | 0.43 |
| Ag Non-Hmstd | 2,477,018 | 2,414,883 | -62,135 | -2.5 | 20,569 | 20,207 | -362 | -1.8 | 0.83 | 0.84 |
| ResHmstd: NewCon | 0 | 45,000 | 45,000 | 0.0 | 0 | 379 | 379 | 0.0 | 0.00 | 0.84 |
| All other NewCon | 0 | 95,616 | 95,616 | 0.0 | 0 | 875 | 875 | 0.0 | 0.00 | 0.92 |
| Total | 21,971,298 | 21,497,412 | -473,886 | -2.2 | 189,392 | 191,657 | 2,265 | 1.2 | 0.86 | 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 | 208,122 | 203,480 | -4,642 | -2.2 | County | 43.85 | 45.23 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 4 | 13 | 9 | 229.8 | City/Town | 13.41 | 13.85 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 18.29 | 18.50 | 10.316 | 11.000 |
| (=) Taxable Tax Capacity | 208,118 | 203,467 | -4,651 | -2.2 | Special District | 1.19 | 1.20 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 76.74 | 78.78 | 10.316 | 11.000 |

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 | 119,200 | 113,400 | -4,900 | -4.9 | 834 | 805 | -29 | -3.5 | 0.7 | 0.71 |
| Res Hmstd: Avg Val | 178,800 | 170,100 | -8,700 | -4.9 | 1,394 | 1,354 | -40 | -2.9 | 0.78 | 0.8 |
| Res Hmstd: Hi Val | 238,300 | 226,800 | -11,500 | -4.8 | 1,953 | 1,904 | -50 | -2.5 | 0.82 | 0.84 |
| Res Hmstd: Ex-Hi Val | 357,500 | 340,200 | -17,300 | -4.8 | 3,073 | 3,002 | -71 | -2.3 | 0.86 | 0.88 |
| Apartment | 300,000 | 292,900 | -7,100 | -2.4 | 3,187 | 3,206 | 19 | 0.6 | 1.06 | 1.09 |
| Seas Rec: Lo Val | 75,000 | 71,900 | -3,100 | -4.1 | 637 | 630 | -7 | -1.1 | 0.85 | 0.88 |
| Seas Rec: Hi Val | 200,000 | 191,700 | -8,300 | -4.2 | 1,853 | 1,833 | -20 | -1.1 | 0.93 | 0.96 |
| Comm/Ind: Lo Val | 150,000 | 147,700 | -2,300 | -1.5 | 3,026 | 3,066 | 40 | 1.3 | 2.02 | 2.08 |
| Comm/Ind: Med Val | 300,000 | 295,400 | -4,600 | -1.5 | 7,009 | 7,084 | 75 | 1.1 | 2.34 | 2.4 |
| Comm/Ind: Hi Val | 1,000,000 | 984,700 | -15,300 | -1.5 | 25,598 | 25,908 | 309 | 1.2 | 2.56 | 2.63 |

| |
|------------------------|
| TACONITE CITIES |
|------------------------|

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | Effective Tax Rates | | |
|--|---------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|--------------------------------|-------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 2,801,304 | 2,734,019 | -67,285 | -2.4 | 24,784 | 23,902 | -882 | -3.6 | 0.88 | 0.87 |
| Res Non-Hm: exis | 419,248 | 417,422 | -1,826 | -0.4 | 6,859 | 6,821 | -38 | -0.6 | 1.64 | 1.63 |
| Apartments: exis | 123,216 | 123,875 | 659 | 0.5 | 2,396 | 2,410 | 14 | 0.6 | 1.94 | 1.95 |
| Low-inc Apts: ex | 56,497 | 55,545 | -952 | -1.7 | 665 | 649 | -16 | -2.4 | 1.18 | 1.17 |
| Seasnl Rec: exis | 395,804 | 367,930 | -27,873 | -7.0 | 5,086 | 4,879 | -207 | -4.1 | 1.28 | 1.33 |
| Com/Ind: Lo: exi | 329,475 | 321,688 | -7,788 | -2.4 | 10,062 | 10,210 | 148 | 1.5 | 3.05 | 3.17 |
| Com/Ind Hi: exis | 525,020 | 508,492 | -16,528 | -3.1 | 20,618 | 20,954 | 336 | 1.6 | 3.93 | 4.12 |
| Publ U: Elec Gen | 295,399 | 296,394 | 995 | 0.3 | 5,687 | 6,386 | 699 | 12.3 | 1.93 | 2.15 |
| Publ U: Other | 211,212 | 242,396 | 31,184 | 14.8 | 7,494 | 9,089 | 1,595 | 21.3 | 3.55 | 3.75 |
| Ag HGA: Exist | 7,832 | 7,872 | 40 | 0.5 | 70 | 70 | 0 | 0.4 | 0.89 | 0.89 |
| Ag Hmstd Land | 8,952 | 9,051 | 99 | 1.1 | 35 | 37 | 1 | 3.7 | 0.39 | 0.40 |
| Ag Non-Hmstd | 176,982 | 172,014 | -4,968 | -2.8 | 2,485 | 2,423 | -62 | -2.5 | 1.40 | 1.41 |
| ResHmstd: NewCon | 0 | 13,121 | 13,121 | 0.0 | 0 | 114 | 114 | 0.0 | 0.00 | 0.87 |
| All other NewCon | 0 | 21,113 | 21,113 | 0.0 | 0 | 566 | 566 | 0.0 | 0.00 | 2.68 |
| Total | 5,350,942 | 5,290,931 | -60,011 | -1.1 | 86,242 | 88,509 | 2,266 | 2.6 | 1.61 | 1.67 |

Tax Base**Tax Rates**

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|--------------|-------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 59,217 | 58,892 | -325 | -0.5 | County | 48.66 | 50.81 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 1,152 | 1,214 | 63 | 5.4 | City/Town | 68.59 | 67.59 | 0.176 | 0.177 |
| (-) FD Contrib Tax Cap | 4,562 | 5,434 | 871 | 19.1 | School District | 15.57 | 15.43 | 8.671 | 8.765 |
| (=) Taxable Tax Capacity | 53,503 | 52,244 | -1,259 | -2.4 | Special District | 1.24 | 1.22 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 5,114 | 6,501 | 1,388 | 27.1 | Total | 134.05 | 135.05 | 8.848 | 8.942 |

**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 | 67,100 | 65,500 | -2.4 | 284 | 274 | -10 | -3.4 | 0.42 | 0.42 |
| Res Hmstd: Avg Val | 100,600 | 98,200 | -2.4 | 745 | 715 | -29 | -3.9 | 0.74 | 0.73 |
| Res Hmstd: Hi Val | 134,100 | 130,900 | -2.4 | 1,264 | 1,226 | -38 | -3.0 | 0.94 | 0.94 |
| Res Hmstd: Ex-Hi Val | 201,200 | 196,400 | -2.4 | 2,304 | 2,249 | -55 | -2.4 | 1.14 | 1.14 |
| Apartment | 300,000 | 301,600 | 0.5 | 5,292 | 5,361 | 69 | 1.3 | 1.76 | 1.78 |
| Seas Rec: Lo Val | 75,000 | 69,700 | -7.1 | 1,067 | 1,003 | -64 | -6.0 | 1.42 | 1.44 |
| Seas Rec: Hi Val | 200,000 | 185,900 | -7.1 | 2,999 | 2,821 | -178 | -5.9 | 1.5 | 1.52 |
| Comm/Ind: Lo Val | 150,000 | 145,300 | -3.1 | 4,294 | 4,212 | -81 | -1.9 | 2.86 | 2.9 |
| Comm/Ind: Med Val | 300,000 | 290,600 | -3.1 | 9,974 | 9,742 | -232 | -2.3 | 3.32 | 3.35 |
| Comm/Ind: Hi Val | 1,000,000 | 968,500 | -3.2 | 36,484 | 35,744 | -739 | -2.0 | 3.65 | 3.69 |

| |
|-----------------------|
| TACONITE TOWNS |
|-----------------------|

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | Effective Tax Rates | | |
|--|---------------------|--------------------|-----------------|----------------------|-----------------|--------------------|---------------|--------------------------------|-------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 5,398,577 | 5,203,726 | -194,851 | -3.6 | 36,137 | 35,800 | -337 | -0.9 | 0.67 | 0.69 |
| Res Non-Hm: exis | 543,256 | 532,823 | -10,433 | -1.9 | 5,183 | 5,213 | 30 | 0.6 | 0.95 | 0.98 |
| Apartments: exis | 8,859 | 8,323 | -536 | -6.0 | 102 | 98 | -4 | -3.9 | 1.16 | 1.18 |
| Low-inc Apts: ex | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasnl Rec: exis | 5,630,157 | 5,438,291 | -191,866 | -3.4 | 51,520 | 51,981 | 461 | 0.9 | 0.92 | 0.96 |
| Com/Ind: Lo: exi | 93,689 | 91,644 | -2,044 | -2.2 | 2,121 | 2,244 | 124 | 5.8 | 2.26 | 2.45 |
| Com/Ind Hi: exis | 219,881 | 245,349 | 25,468 | 11.6 | 6,318 | 7,583 | 1,265 | 20.0 | 2.87 | 3.09 |
| Publ U: Elec Gen | 1,579 | 2,887 | 1,307 | 82.8 | 30 | 59 | 29 | 94.0 | 1.93 | 2.05 |
| Publ U: Other | 455,766 | 493,112 | 37,346 | 8.2 | 13,328 | 15,473 | 2,145 | 16.1 | 2.92 | 3.14 |
| Ag HGA: Exist | 183,033 | 178,588 | -4,445 | -2.4 | 760 | 781 | 21 | 2.8 | 0.42 | 0.44 |
| Ag Hmstd Land | 368,556 | 358,549 | -10,007 | -2.7 | 887 | 905 | 18 | 2.0 | 0.24 | 0.25 |
| Ag Non-Hmstd | 2,519,320 | 2,356,943 | -162,376 | -6.4 | 20,987 | 20,356 | -631 | -3.0 | 0.83 | 0.86 |
| ResHmstd: NewCon | 0 | 29,629 | 29,629 | 0.0 | 0 | 202 | 202 | 0.0 | 0.00 | 0.68 |
| All other NewCon | 0 | 52,628 | 52,628 | 0.0 | 0 | 529 | 529 | 0.0 | 0.00 | 1.01 |
| Total | 15,422,672 | 14,992,491 | -430,180 | -2.8 | 137,373 | 141,226 | 3,853 | 2.8 | 0.89 | 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 | 154,041 | 150,163 | -3,878 | -2.5 | County | 50.17 | 52.40 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 279 | 265 | -14 | -4.9 | City/Town | 12.87 | 13.59 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 1,809 | 2,526 | 717 | 39.6 | School District | 15.87 | 16.08 | 5.283 | 5.365 |
| (=) Taxable Tax Capacity | 151,953 | 147,372 | -4,581 | -3.0 | Special District | 2.47 | 2.49 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 1,290 | 1,453 | 163 | 12.6 | Total | 81.38 | 84.55 | 5.283 | 5.365 |

**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 | 129,600 | 124,900 | -3.6 | 625 | 613 | -12 | -1.9 | 0.48 | 0.49 |
| Res Hmstd: Avg Val | 194,300 | 187,300 | -3.6 | 1,233 | 1,222 | -11 | -0.9 | 0.63 | 0.65 |
| Res Hmstd: Hi Val | 258,900 | 249,600 | -3.6 | 1,840 | 1,830 | -11 | -0.6 | 0.71 | 0.73 |
| Res Hmstd: Ex-Hi Val | 388,500 | 374,500 | -3.6 | 3,058 | 3,048 | -11 | -0.3 | 0.79 | 0.81 |
| Apartment | 300,000 | 281,900 | -6.0 | 3,210 | 3,131 | -79 | -2.5 | 1.07 | 1.11 |
| Seas Rec: Lo Val | 75,000 | 72,400 | -3.5 | 672 | 676 | 4 | 0.6 | 0.9 | 0.93 |
| Seas Rec: Hi Val | 200,000 | 193,200 | -3.4 | 1,945 | 1,960 | 15 | 0.7 | 0.97 | 1.01 |
| Comm/Ind: Lo Val | 150,000 | 167,400 | 11.6 | 3,055 | 3,644 | 589 | 19.3 | 2.04 | 2.18 |
| Comm/Ind: Med Val | 300,000 | 334,700 | 11.6 | 7,102 | 8,312 | 1,210 | 17.0 | 2.37 | 2.48 |
| Comm/Ind: Hi Val | 1,000,000 | 1,115,800 | 11.6 | 25,987 | 30,104 | 4,117 | 15.8 | 2.6 | 2.7 |

| |
|--------------------|
| DULUTH AREA |
|--------------------|

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | Effective Tax Rates | | |
|--|---------------------|--------------------|-----------------|----------------------|-----------------|--------------------|---------------|--------------------------------|-------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 5,203,887 | 4,993,858 | -210,029 | -4.0 | 61,571 | 61,436 | -134 | -0.2 | 1.18 | 1.23 |
| Res Non-Hm: exis | 1,063,458 | 1,078,319 | 14,861 | 1.4 | 15,432 | 16,403 | 971 | 6.3 | 1.45 | 1.52 |
| Apartments: exis | 331,255 | 326,332 | -4,923 | -1.5 | 5,624 | 5,828 | 205 | 3.6 | 1.70 | 1.79 |
| Low-inc Apts: ex | 64,705 | 63,870 | -834 | -1.3 | 682 | 709 | 27 | 4.0 | 1.05 | 1.11 |
| Seasnl Rec: exis | 139,960 | 135,389 | -4,571 | -3.3 | 1,764 | 1,767 | 3 | 0.2 | 1.26 | 1.31 |
| Com/Ind: Lo: exi | 232,519 | 231,166 | -1,353 | -0.6 | 6,395 | 6,633 | 237 | 3.7 | 2.75 | 2.87 |
| Com/Ind Hi: exis | 956,294 | 992,007 | 35,713 | 3.7 | 34,761 | 37,670 | 2,908 | 8.4 | 3.64 | 3.80 |
| Publ U: Elec Gen | 7,665 | 13,460 | 5,796 | 75.6 | 206 | 383 | 177 | 85.9 | 2.69 | 2.84 |
| Publ U: Other | 167,252 | 176,146 | 8,894 | 5.3 | 5,948 | 6,493 | 545 | 9.2 | 3.56 | 3.69 |
| Ag HGA: Exist | 10,486 | 10,135 | -351 | -3.4 | 112 | 110 | -2 | -1.9 | 1.07 | 1.08 |
| Ag Hmstd Land | 14,436 | 11,512 | -2,923 | -20.3 | 65 | 48 | -17 | -26.2 | 0.45 | 0.41 |
| Ag Non-Hmstd | 157,085 | 141,940 | -15,145 | -9.6 | 1,742 | 1,631 | -111 | -6.4 | 1.11 | 1.15 |
| ResHmstd: NewCon | 0 | 17,960 | 17,960 | 0.0 | 0 | 216 | 216 | 0.0 | 0.00 | 1.21 |
| All other NewCon | 0 | 32,947 | 32,947 | 0.0 | 0 | 692 | 692 | 0.0 | 0.00 | 2.10 |
| Total | 8,349,002 | 8,225,041 | -123,961 | -1.5 | 134,301 | 140,019 | 5,718 | 4.3 | 1.61 | 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 | 90,739 | 90,042 | -697 | -0.8 | County | 63.51 | 64.67 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 1,916 | 2,042 | 126 | 6.6 | City/Town | 29.93 | 31.13 | 3.356 | 3.399 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 25.74 | 29.63 | 7.587 | 7.589 |
| (=) Taxable Tax Capacity | 88,824 | 88,000 | -823 | -0.9 | Special District | 4.40 | 4.50 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 123.58 | 129.92 | 10.943 | 10.987 |

**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 | 114,800 | 110,200 | -4.0 | 1,212 | 1,198 | -14 | -1.1 | 1.06 | 1.09 |
| Res Hmstd: Avg Val | 172,200 | 165,300 | -4.0 | 2,048 | 2,039 | -9 | -0.4 | 1.19 | 1.23 |
| Res Hmstd: Hi Val | 229,500 | 220,200 | -4.1 | 2,882 | 2,877 | -6 | -0.2 | 1.26 | 1.31 |
| Res Hmstd: Ex-Hi Val | 344,300 | 330,400 | -4.0 | 4,554 | 4,558 | 4 | 0.1 | 1.32 | 1.38 |
| Apartment | 300,000 | 295,500 | -1.5 | 4,962 | 5,124 | 161 | 3.3 | 1.65 | 1.73 |
| Comm/Ind: Lo Val | 150,000 | 155,600 | 3.7 | 4,089 | 4,474 | 385 | 9.4 | 2.73 | 2.88 |
| Comm/Ind: Med Val | 300,000 | 311,200 | 3.7 | 9,487 | 10,315 | 828 | 8.7 | 3.16 | 3.31 |
| Comm/Ind: Hi Val | 1,000,000 | 1,037,300 | 3.7 | 34,676 | 37,570 | 2,894 | 8.3 | 3.47 | 3.62 |

EAST CENTRAL CITIES

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|---------------------|--------------------|-----------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 3,464,079 | 3,165,782 | -298,297 | -8.6 | 48,039 | 45,914 | -2,126 | -4.4 | 1.39 | 1.45 |
| Res Non-Hm: exis | 582,319 | 560,525 | -21,794 | -3.7 | 10,223 | 10,406 | 183 | 1.8 | 1.76 | 1.86 |
| Apartments: exis | 197,837 | 201,034 | 3,198 | 1.6 | 4,049 | 4,372 | 323 | 8.0 | 2.05 | 2.17 |
| Low-inc Apts: ex | 71,300 | 73,449 | 2,149 | 3.0 | 898 | 995 | 97 | 10.8 | 1.26 | 1.35 |
| Seasnl Rec: exis | 115,464 | 105,003 | -10,462 | -9.1 | 1,906 | 1,822 | -84 | -4.4 | 1.65 | 1.74 |
| Com/Ind: Lo: exi | 335,153 | 328,490 | -6,663 | -2.0 | 10,662 | 11,047 | 386 | 3.6 | 3.18 | 3.36 |
| Com/Ind Hi: exis | 694,133 | 666,300 | -27,833 | -4.0 | 28,290 | 28,715 | 425 | 1.5 | 4.08 | 4.31 |
| Publ U: Elec Gen | 1,255 | 1,254 | -1 | -0.1 | 40 | 41 | 1 | 1.5 | 3.20 | 3.26 |
| Publ U: Other | 119,300 | 123,530 | 4,230 | 3.5 | 5,076 | 5,539 | 463 | 9.1 | 4.25 | 4.48 |
| Ag HGA: Exist | 64,630 | 57,158 | -7,473 | -11.6 | 851 | 796 | -55 | -6.5 | 1.32 | 1.39 |
| Ag Hmstd Land | 91,225 | 86,058 | -5,167 | -5.7 | 572 | 588 | 16 | 2.9 | 0.63 | 0.68 |
| Ag Non-Hmstd | 78,149 | 75,557 | -2,592 | -3.3 | 1,148 | 1,198 | 49 | 4.3 | 1.47 | 1.59 |
| ResHmstd: NewCon | 0 | 9,864 | 9,864 | 0.0 | 0 | 141 | 141 | 0.0 | 0.00 | 1.43 |
| All other NewCon | 0 | 18,694 | 18,694 | 0.0 | 0 | 617 | 617 | 0.0 | 0.00 | 3.30 |
| Total | 5,814,844 | 5,472,697 | -342,146 | -5.9 | 111,755 | 112,191 | 436 | 0.4 | 1.92 | 2.05 |

*Tax Base**Tax Rates*

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|--------------|-------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 61,792 | 58,077 | -3,716 | -6.0 | County | 69.73 | 74.35 | 0.075 | 0.080 |
| (-) TIF Tax Capacity | 1,741 | 1,684 | -57 | -3.3 | City/Town | 52.43 | 57.54 | 0.264 | 0.299 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 29.79 | 30.55 | 8.009 | 8.313 |
| (=) Taxable Tax Capacity | 60,051 | 56,392 | -3,659 | -6.1 | Special District | 4.32 | 4.52 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 156.26 | 166.96 | 8.347 | 8.692 |

*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 | 93,800 | 85,700 | -8,100 | -8.6 | 1,094 | 1,012 | -82 | -7.5 | 1.17 | 1.18 |
| Res Hmstd: Avg Val | 140,600 | 128,500 | -12,100 | -8.6 | 1,930 | 1,828 | -102 | -5.3 | 1.37 | 1.42 |
| Res Hmstd: Hi Val | 187,400 | 171,300 | -16,100 | -8.6 | 2,766 | 2,645 | -122 | -4.4 | 1.48 | 1.54 |
| Res Hmstd: Ex-Hi Val | 281,100 | 256,900 | -24,200 | -8.6 | 4,441 | 4,277 | -164 | -3.7 | 1.58 | 1.66 |
| Apartment | 300,000 | 304,800 | 4,800 | 1.6 | 6,110 | 6,626 | 516 | 8.4 | 2.04 | 2.17 |
| Comm/Ind: Lo Val | 150,000 | 144,000 | -6,000 | -4.0 | 4,786 | 4,860 | 74 | 1.6 | 3.19 | 3.38 |
| Comm/Ind: Med Val | 300,000 | 288,000 | -12,000 | -4.0 | 11,125 | 11,233 | 108 | 1.0 | 3.71 | 3.90 |
| Comm/Ind: Hi Val | 1,000,000 | 959,900 | -40,100 | -4.0 | 40,709 | 41,276 | 567 | 1.4 | 4.07 | 4.30 |

EAST CENTRAL TOWNS

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|---------------------|--------------------|-----------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 4,986,005 | 4,629,612 | -356,393 | -7.1 | 55,747 | 54,253 | -1,494 | -2.7 | 1.12 | 1.17 |
| Res Non-Hm: exis | 654,249 | 636,538 | -17,711 | -2.7 | 8,500 | 8,774 | 274 | 3.2 | 1.30 | 1.38 |
| Apartments: exis | 4,481 | 4,486 | 4 | 0.1 | 74 | 81 | 7 | 9.2 | 1.65 | 1.81 |
| Low-inc Apts: ex | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasnl Rec: exis | 1,812,219 | 1,704,954 | -107,265 | -5.9 | 19,819 | 20,099 | 280 | 1.4 | 1.09 | 1.18 |
| Com/Ind: Lo: exi | 99,281 | 96,859 | -2,422 | -2.4 | 2,553 | 2,635 | 82 | 3.2 | 2.57 | 2.72 |
| Com/Ind Hi: exis | 85,688 | 80,874 | -4,814 | -5.6 | 2,848 | 2,841 | -7 | -0.2 | 3.32 | 3.51 |
| Publ U: Elec Gen | 10,949 | 9,248 | -1,700 | -15.5 | 283 | 266 | -17 | -6.1 | 2.59 | 2.88 |
| Publ U: Other | 260,650 | 274,972 | 14,321 | 5.5 | 9,006 | 9,805 | 800 | 8.9 | 3.46 | 3.57 |
| Ag HGA: Exist | 1,003,899 | 901,205 | -102,695 | -10.2 | 10,479 | 9,796 | -684 | -6.5 | 1.04 | 1.09 |
| Ag Hmstd Land | 1,480,938 | 1,423,175 | -57,763 | -3.9 | 6,774 | 7,091 | 317 | 4.7 | 0.46 | 0.50 |
| Ag Non-Hmstd | 1,405,207 | 1,318,954 | -86,252 | -6.1 | 15,020 | 15,017 | -3 | 0.0 | 1.07 | 1.14 |
| ResHmstd: NewCon | 0 | 18,563 | 18,563 | 0.0 | 0 | 215 | 215 | 0.0 | 0.00 | 1.16 |
| All other NewCon | 0 | 30,525 | 30,525 | 0.0 | 0 | 373 | 373 | 0.0 | 0.00 | 1.22 |
| Total | 11,803,566 | 11,129,966 | -673,601 | -5.7 | 131,103 | 131,246 | 143 | 0.1 | 1.11 | 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 | 106,725 | 100,123 | -6,602 | -6.2 | County | 66.18 | 70.90 | 0.193 | 0.205 |
| (-) TIF Tax Capacity | 0 | 0 | 0 | 0.0 | City/Town | 19.98 | 21.49 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 25.87 | 26.83 | 7.925 | 8.447 |
| (=) Taxable Tax Capacity | 106,725 | 100,123 | -6,602 | -6.2 | Special District | 1.04 | 1.17 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 113.07 | 120.39 | 8.118 | 8.653 |

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 | 112,000 | 104,000 | -7.1 | 1,050 | 1,006 | -44 | -4.2 | 0.94 | 0.97 |
| Res Hmstd: Avg Val | 168,000 | 156,000 | -7.1 | 1,786 | 1,734 | -52 | -2.9 | 1.06 | 1.11 |
| Res Hmstd: Hi Val | 223,900 | 207,900 | -7.1 | 2,520 | 2,460 | -60 | -2.4 | 1.13 | 1.18 |
| Res Hmstd: Ex-Hi Val | 335,900 | 311,900 | -7.1 | 3,991 | 3,914 | -77 | -1.9 | 1.19 | 1.25 |
| Apartment | 300,000 | 300,300 | 0.1 | 4,484 | 4,779 | 295 | 6.6 | 1.49 | 1.59 |
| Seas Rec: Lo Val | 75,000 | 70,600 | -5.9 | 910 | 912 | 3 | 0.3 | 1.21 | 1.29 |
| Seas Rec: Hi Val | 200,000 | 188,200 | -5.9 | 2,579 | 2,581 | 2 | 0.1 | 1.29 | 1.37 |
| Comm/Ind: Lo Val | 150,000 | 141,600 | -5.6 | 3,811 | 3,790 | -21 | -0.5 | 2.54 | 2.68 |
| Comm/Ind: Med Val | 300,000 | 283,100 | -5.6 | 8,851 | 8,725 | -125 | -1.4 | 2.95 | 3.08 |
| Comm/Ind: Hi Val | 1,000,000 | 943,800 | -5.6 | 32,371 | 32,111 | -260 | -0.8 | 3.24 | 3.40 |

CENTRAL MINN CITIES

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | Effective Tax Rates | | |
|--|---------------------|--------------------|-----------------|----------------------|-----------------|--------------------|---------------|--------------------------------|-------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 11,508,906 | 10,577,843 | -931,063 | -8.1 | 152,504 | 143,593 | -8,911 | -5.8 | 1.33 | 1.36 |
| Res Non-Hm: exis | 1,515,613 | 1,370,682 | -144,931 | -9.6 | 24,560 | 23,004 | -1,555 | -6.3 | 1.62 | 1.68 |
| Apartments: exis | 892,191 | 885,987 | -6,204 | -0.7 | 16,343 | 16,823 | 479 | 2.9 | 1.83 | 1.90 |
| Low-inc Apts: ex | 181,068 | 183,440 | 2,372 | 1.3 | 2,064 | 2,181 | 117 | 5.6 | 1.14 | 1.19 |
| Seasnl Rec: exis | 120,178 | 111,153 | -9,025 | -7.5 | 2,041 | 1,931 | -110 | -5.4 | 1.70 | 1.74 |
| Com/Ind: Lo: exi | 713,857 | 709,142 | -4,715 | -0.7 | 21,156 | 21,747 | 591 | 2.8 | 2.96 | 3.07 |
| Com/Ind Hi: exis | 3,148,743 | 3,050,420 | -98,323 | -3.1 | 120,278 | 120,489 | 211 | 0.2 | 3.82 | 3.95 |
| Publ U: Elec Gen | 614,697 | 827,275 | 212,578 | 34.6 | 15,441 | 20,220 | 4,779 | 30.9 | 2.51 | 2.44 |
| Publ U: Other | 485,798 | 546,021 | 60,224 | 12.4 | 18,112 | 20,528 | 2,416 | 13.3 | 3.73 | 3.76 |
| Ag HGA: Exist | 83,219 | 79,235 | -3,984 | -4.8 | 1,067 | 1,049 | -18 | -1.7 | 1.28 | 1.32 |
| Ag Hmstd Land | 152,627 | 163,097 | 10,470 | 6.9 | 891 | 1,007 | 116 | 13.1 | 0.58 | 0.62 |
| Ag Non-Hmstd | 197,493 | 188,004 | -9,489 | -4.8 | 2,616 | 2,581 | -35 | -1.3 | 1.32 | 1.37 |
| ResHmstd: NewCon | 0 | 47,059 | 47,059 | 0.0 | 0 | 638 | 638 | 0.0 | 0.00 | 1.35 |
| All other NewCon | 0 | 66,684 | 66,684 | 0.0 | 0 | 2,021 | 2,021 | 0.0 | 0.00 | 3.03 |
| Total | 19,614,390 | 18,806,044 | -808,346 | -4.1 | 377,073 | 377,811 | 738 | 0.2 | 1.92 | 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 | 227,505 | 220,700 | -6,805 | -3.0 | County | 51.59 | 52.78 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 8,102 | 6,629 | -1,473 | -18.2 | City/Town | 46.69 | 48.31 | 1.629 | 1.651 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 32.38 | 33.30 | 14.937 | 16.009 |
| (=) Taxable Tax Capacity | 219,403 | 214,072 | -5,332 | -2.4 | Special District | 2.37 | 2.29 | 0.135 | 0.142 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 133.02 | 136.69 | 16.700 | 17.803 |

*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 | 106,400 | 97,800 | -8.1 | 1,225 | 1,122 | -103 | -8.4 | 1.15 | 1.15 |
| Res Hmstd: Avg Val | 159,500 | 146,600 | -8.1 | 2,084 | 1,936 | -147 | -7.1 | 1.31 | 1.32 |
| Res Hmstd: Hi Val | 212,700 | 195,500 | -8.1 | 2,944 | 2,752 | -192 | -6.5 | 1.38 | 1.41 |
| Res Hmstd: Ex-Hi Val | 319,100 | 293,300 | -8.1 | 4,664 | 4,383 | -281 | -6.0 | 1.46 | 1.49 |
| Apartment | 300,000 | 297,900 | -0.7 | 5,489 | 5,621 | 131 | 2.4 | 1.83 | 1.89 |
| Comm/Ind: Lo Val | 150,000 | 145,300 | -3.1 | 4,388 | 4,377 | -11 | -0.3 | 2.93 | 3.01 |
| Comm/Ind: Med Val | 300,000 | 290,600 | -3.1 | 10,156 | 10,082 | -73 | -0.7 | 3.39 | 3.47 |
| Comm/Ind: Hi Val | 1,000,000 | 968,800 | -3.1 | 37,070 | 36,920 | -150 | -0.4 | 3.71 | 3.81 |

CENTRAL MINN TOWNS

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|---------------------|--------------------|-----------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 7,000,638 | 6,591,178 | -409,460 | -5.8 | 76,957 | 74,303 | -2,654 | -3.4 | 1.10 | 1.13 |
| Res Non-Hm: exis | 669,722 | 630,272 | -39,449 | -5.9 | 8,450 | 8,179 | -271 | -3.2 | 1.26 | 1.30 |
| Apartments: exis | 4,484 | 4,788 | 304 | 6.8 | 64 | 71 | 7 | 10.2 | 1.43 | 1.48 |
| Low-inc Apts: ex | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasnl Rec: exis | 1,215,017 | 1,160,003 | -55,014 | -4.5 | 13,573 | 13,256 | -316 | -2.3 | 1.12 | 1.14 |
| Com/Ind: Lo: exi | 157,214 | 153,461 | -3,753 | -2.4 | 3,840 | 3,884 | 43 | 1.1 | 2.44 | 2.53 |
| Com/Ind Hi: exis | 231,444 | 231,415 | -28 | 0.0 | 7,360 | 7,605 | 245 | 3.3 | 3.18 | 3.29 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 255,176 | 275,162 | 19,986 | 7.8 | 8,146 | 9,087 | 941 | 11.6 | 3.19 | 3.30 |
| Ag HGA: Exist | 1,108,999 | 1,060,453 | -48,546 | -4.4 | 11,578 | 11,357 | -221 | -1.9 | 1.04 | 1.07 |
| Ag Hmstd Land | 2,733,113 | 2,921,345 | 188,232 | 6.9 | 13,387 | 14,806 | 1,420 | 10.6 | 0.49 | 0.51 |
| Ag Non-Hmstd | 986,187 | 1,022,415 | 36,228 | 3.7 | 9,964 | 10,516 | 552 | 5.5 | 1.01 | 1.03 |
| ResHmstd: NewCon | 0 | 25,844 | 25,844 | 0.0 | 0 | 300 | 300 | 0.0 | 0.00 | 1.16 |
| All other NewCon | 0 | 34,489 | 34,489 | 0.0 | 0 | 516 | 516 | 0.0 | 0.00 | 1.50 |
| Total | 14,361,994 | 14,110,825 | -251,169 | -1.7 | 153,319 | 153,880 | 561 | 0.4 | 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 | 129,913 | 126,462 | -3,451 | -2.7 | County | 52.38 | 53.74 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 84 | 179 | 96 | 114.1 | City/Town | 18.98 | 19.55 | 0.048 | 0.044 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 30.31 | 31.04 | 14.145 | 15.199 |
| (=) Taxable Tax Capacity | 129,829 | 126,282 | -3,547 | -2.7 | Special District | 1.32 | 1.28 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 102.99 | 105.61 | 14.192 | 15.243 |

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 | 145,900 | 137,400 | -8,500 | -5.8 | 1,461 | 1,398 | -64 | -4.4 | 1.00 | 1.02 |
| Res Hmstd: Avg Val | 218,800 | 206,000 | -12,800 | -5.9 | 2,383 | 2,292 | -91 | -3.8 | 1.09 | 1.11 |
| Res Hmstd: Hi Val | 291,700 | 274,600 | -17,100 | -5.9 | 3,305 | 3,186 | -119 | -3.6 | 1.13 | 1.16 |
| Res Hmstd: Ex-Hi Val | 437,600 | 412,000 | -25,600 | -5.9 | 5,128 | 4,977 | -151 | -2.9 | 1.17 | 1.21 |
| Apartment | 300,000 | 320,400 | 20,400 | 6.8 | 4,288 | 4,718 | 430 | 10.0 | 1.43 | 1.47 |
| Seas Rec: Lo Val | 75,000 | 71,600 | -3,400 | -4.5 | 834 | 819 | -15 | -1.8 | 1.11 | 1.14 |
| Seas Rec: Hi Val | 200,000 | 190,900 | -9,100 | -4.6 | 2,378 | 2,337 | -40 | -1.7 | 1.19 | 1.22 |
| Comm/Ind: Lo Val | 150,000 | 150,000 | 0 | 0.0 | 3,675 | 3,781 | 106 | 2.9 | 2.45 | 2.52 |
| Comm/Ind: Med Val | 300,000 | 300,000 | 0 | 0.0 | 8,504 | 8,745 | 241 | 2.8 | 2.83 | 2.92 |
| Comm/Ind: Hi Val | 1,000,000 | 999,900 | -100 | 0.0 | 31,039 | 31,911 | 871 | 2.8 | 3.10 | 3.19 |

| |
|-------------------------|
| SOUTHWEST CITIES |
|-------------------------|

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | Effective Tax Rates | | |
|--|---------------------|--------------------|---------------|----------------------|-----------------|--------------------|---------------|--------------------------------|-------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 5,221,254 | 5,048,172 | -173,082 | -3.3 | 70,865 | 66,709 | -4,156 | -5.9 | 1.36 | 1.32 |
| Res Non-Hm: exis | 681,186 | 694,849 | 13,663 | 2.0 | 12,039 | 11,983 | -56 | -0.5 | 1.77 | 1.72 |
| Apartments: exis | 308,739 | 311,938 | 3,199 | 1.0 | 6,128 | 6,077 | -51 | -0.8 | 1.98 | 1.95 |
| Low-inc Apts: ex | 91,610 | 91,812 | 202 | 0.2 | 1,152 | 1,125 | -27 | -2.4 | 1.26 | 1.23 |
| Seasnl Rec: exis | 48,829 | 46,721 | -2,108 | -4.3 | 947 | 885 | -62 | -6.6 | 1.94 | 1.89 |
| Com/Ind: Lo: exi | 620,431 | 610,480 | -9,951 | -1.6 | 19,850 | 19,241 | -609 | -3.1 | 3.20 | 3.15 |
| Com/Ind Hi: exis | 1,246,558 | 1,259,331 | 12,773 | 1.0 | 45,318 | 45,531 | 213 | 0.5 | 3.64 | 3.62 |
| Publ U: Elec Gen | 3,272 | 3,724 | 452 | 13.8 | 124 | 131 | 7 | 5.6 | 3.79 | 3.52 |
| Publ U: Other | 95,211 | 109,632 | 14,421 | 15.1 | 4,276 | 4,767 | 491 | 11.5 | 4.49 | 4.35 |
| Ag HGA: Exist | 19,579 | 19,902 | 323 | 1.7 | 279 | 277 | -1 | -0.5 | 1.42 | 1.39 |
| Ag Hmstd Land | 101,303 | 122,089 | 20,786 | 20.5 | 916 | 1,080 | 164 | 17.9 | 0.90 | 0.88 |
| Ag Non-Hmstd | 95,116 | 107,725 | 12,608 | 13.3 | 1,426 | 1,534 | 108 | 7.6 | 1.50 | 1.42 |
| ResHmstd: NewCon | 0 | 23,075 | 23,075 | 0.0 | 0 | 304 | 304 | 0.0 | 0.00 | 1.32 |
| All other NewCon | 0 | 74,344 | 74,344 | 0.0 | 0 | 2,352 | 2,352 | 0.0 | 0.00 | 3.16 |
| Total | 8,533,087 | 8,523,792 | -9,295 | -0.1 | 163,320 | 161,997 | -1,323 | -0.8 | 1.91 | 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 | 87,865 | 88,658 | 793 | 0.9 | County | 47.97 | 44.58 | 0.193 | 0.188 |
| (-) TIF Tax Capacity | 2,230 | 2,025 | -205 | -9.2 | City/Town | 76.64 | 77.01 | 0.367 | 0.358 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 18.08 | 16.85 | 23.185 | 23.342 |
| (=) Taxable Tax Capacity | 85,635 | 86,633 | 998 | 1.2 | Special District | 1.59 | 1.57 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 144.28 | 140.01 | 23.745 | 23.889 |

**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 | 65,000 | 62,800 | -3.4 | 717 | 678 | -39 | -5.5 | 1.10 | 1.08 |
| Res Hmstd: Avg Val | 97,400 | 94,200 | -3.3 | 1,226 | 1,141 | -84 | -6.9 | 1.26 | 1.21 |
| Res Hmstd: Hi Val | 129,900 | 125,600 | -3.3 | 1,814 | 1,695 | -119 | -6.5 | 1.4 | 1.35 |
| Res Hmstd: Ex-Hi Val | 194,900 | 188,400 | -3.3 | 2,991 | 2,804 | -187 | -6.2 | 1.53 | 1.49 |
| Apartment | 300,000 | 303,100 | 1.0 | 6,123 | 6,029 | -94 | -1.5 | 2.04 | 1.99 |
| Comm/Ind: Lo Val | 150,000 | 151,500 | 1.0 | 4,747 | 4,746 | -1 | 0.0 | 3.16 | 3.13 |
| Comm/Ind: Med Val | 300,000 | 303,100 | 1.0 | 10,958 | 10,938 | -20 | -0.2 | 3.65 | 3.61 |
| Comm/Ind: Hi Val | 1,000,000 | 1,010,200 | 1.0 | 39,941 | 39,818 | -123 | -0.3 | 3.99 | 3.94 |

SOUTHWEST TOWNS

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|---------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 3,385,563 | 3,281,106 | -104,457 | -3.1 | 32,448 | 30,390 | -2,058 | -6.3 | 0.96 | 0.93 |
| Res Non-Hm: exis | 449,259 | 442,863 | -6,395 | -1.4 | 4,775 | 4,499 | -276 | -5.8 | 1.06 | 1.02 |
| Apartments: exis | 4,910 | 4,820 | -90 | -1.8 | 60 | 54 | -5 | -8.7 | 1.21 | 1.13 |
| Low-inc Apts: ex | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasnl Rec: exis | 852,035 | 833,035 | -19,000 | -2.2 | 8,810 | 8,501 | -308 | -3.5 | 1.03 | 1.02 |
| Com/Ind: Lo: exi | 136,162 | 138,323 | 2,161 | 1.6 | 2,980 | 2,957 | -23 | -0.8 | 2.19 | 2.14 |
| Com/Ind Hi: exis | 265,008 | 274,765 | 9,756 | 3.7 | 7,037 | 7,105 | 69 | 1.0 | 2.66 | 2.59 |
| Publ U: Elec Gen | 10,166 | 8,612 | -1,555 | -15.3 | 138 | 112 | -27 | -19.2 | 1.36 | 1.30 |
| Publ U: Other | 506,504 | 564,166 | 57,661 | 11.4 | 13,528 | 14,475 | 947 | 7.0 | 2.67 | 2.57 |
| Ag HGA: Exist | 1,590,368 | 1,540,837 | -49,531 | -3.1 | 13,415 | 12,265 | -1,149 | -8.6 | 0.84 | 0.80 |
| Ag Hmstd Land | 17,929,731 | 21,526,933 | 3,597,202 | 20.1 | 74,493 | 83,295 | 8,802 | 11.8 | 0.42 | 0.39 |
| Ag Non-Hmstd | 9,650,561 | 11,717,044 | 2,066,483 | 21.4 | 65,599 | 70,756 | 5,157 | 7.9 | 0.68 | 0.60 |
| ResHmstd: NewCon | 0 | 30,599 | 30,599 | 0.0 | 0 | 267 | 267 | 0.0 | 0.00 | 0.87 |
| All other NewCon | 0 | 126,542 | 126,542 | 0.0 | 0 | 895 | 895 | 0.0 | 0.00 | 0.71 |
| Total | 34,780,267 | 40,489,646 | 5,709,379 | 16.4 | 223,283 | 235,572 | 12,289 | 5.5 | 0.64 | 0.58 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | | Ref Mkt Val | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------|--------------------|---------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 285,137 | 335,716 | 50,580 | 17.7 | County | 45.63 | 41.06 | 0.128 | 0.135 |
| (-) TIF Tax Capacity | 68 | 68 | 1 | 1.3 | City/Town | 10.10 | 8.95 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 14.07 | 12.43 | 24.065 | 24.462 |
| (=) Taxable Tax Capacity | 285,069 | 335,648 | 50,579 | 17.7 | Special District | 1.08 | 1.01 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 70.88 | 63.45 | 24.192 | 24.597 |

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 | 113,400 | 109,900 | -3.1 | 886 | 794 | -92 | -10.4 | 0.78 | 0.72 |
| Res Hmstd: Avg Val | 170,000 | 164,800 | -3.1 | 1,461 | 1,309 | -152 | -10.4 | 0.86 | 0.79 |
| Res Hmstd: Hi Val | 226,600 | 219,600 | -3.1 | 2,035 | 1,823 | -212 | -10.4 | 0.9 | 0.83 |
| Res Hmstd: Ex-Hi Val | 340,000 | 329,500 | -3.1 | 3,185 | 2,853 | -332 | -10.4 | 0.94 | 0.87 |
| Apartment | 300,000 | 294,500 | -1.8 | 3,384 | 3,060 | -323 | -9.6 | 1.13 | 1.04 |
| Comm/Ind: Lo Val | 150,000 | 155,500 | 3.7 | 3,102 | 3,113 | 11 | 0.4 | 2.07 | 2.00 |
| Comm/Ind: Med Val | 300,000 | 311,000 | 3.7 | 7,118 | 7,095 | -23 | -0.3 | 2.37 | 2.28 |
| Comm/Ind: Hi Val | 1,000,000 | 1,036,800 | 3.7 | 25,857 | 25,677 | -179 | -0.7 | 2.59 | 2.48 |

SOUTH CENTRAL CITIES

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | Effective Tax Rates | | |
|--|---------------------|--------------------|-----------------|----------------------|-----------------|--------------------|---------------|--------------------------------|-------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 5,695,276 | 5,446,161 | -249,115 | -4.4 | 71,543 | 69,587 | -1,957 | -2.7 | 1.26 | 1.28 |
| Res Non-Hm: exis | 846,250 | 830,015 | -16,235 | -1.9 | 13,283 | 13,244 | -38 | -0.3 | 1.57 | 1.60 |
| Apartments: exis | 448,867 | 455,509 | 6,643 | 1.5 | 7,509 | 7,708 | 199 | 2.7 | 1.67 | 1.69 |
| Low-inc Apts: ex | 85,270 | 80,505 | -4,765 | -5.6 | 923 | 889 | -34 | -3.6 | 1.08 | 1.10 |
| Seasnl Rec: exis | 60,904 | 60,753 | -151 | -0.2 | 838 | 864 | 26 | 3.1 | 1.38 | 1.42 |
| Com/Ind: Lo: exi | 483,648 | 478,604 | -5,044 | -1.0 | 14,283 | 14,444 | 161 | 1.1 | 2.95 | 3.02 |
| Com/Ind Hi: exis | 1,367,254 | 1,364,662 | -2,591 | -0.2 | 47,452 | 48,059 | 607 | 1.3 | 3.47 | 3.52 |
| Publ U: Elec Gen | 14,089 | 16,607 | 2,518 | 17.9 | 342 | 405 | 62 | 18.3 | 2.43 | 2.44 |
| Publ U: Other | 100,723 | 110,329 | 9,606 | 9.5 | 3,851 | 4,290 | 439 | 11.4 | 3.82 | 3.89 |
| Ag HGA: Exist | 12,768 | 11,268 | -1,501 | -11.8 | 177 | 159 | -18 | -10.0 | 1.39 | 1.42 |
| Ag Hmstd Land | 48,740 | 56,147 | 7,407 | 15.2 | 416 | 498 | 81 | 19.5 | 0.85 | 0.89 |
| Ag Non-Hmstd | 81,504 | 94,160 | 12,656 | 15.5 | 1,082 | 1,233 | 151 | 14.0 | 1.33 | 1.31 |
| ResHmstd: NewCon | 0 | 32,362 | 32,362 | 0.0 | 0 | 398 | 398 | 0.0 | 0.00 | 1.23 |
| All other NewCon | 0 | 60,042 | 60,042 | 0.0 | 0 | 1,573 | 1,573 | 0.0 | 0.00 | 2.62 |
| Total | 9,245,292 | 9,097,123 | -148,169 | -1.6 | 161,701 | 163,353 | 1,652 | 1.0 | 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 | 99,242 | 98,194 | -1,048 | -1.1 | County | 46.32 | 44.86 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 3,000 | 2,967 | -33 | -1.1 | City/Town | 61.90 | 64.33 | 0.335 | 0.339 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 19.94 | 18.66 | 17.378 | 20.447 |
| (=) Taxable Tax Capacity | 96,242 | 95,227 | -1,015 | -1.1 | Special District | 0.51 | 0.51 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 128.68 | 128.36 | 17.713 | 20.786 |

**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 | 83,600 | 79,900 | -3,700 | -4.4 | 841 | 806 | -35 | -4.2 | 1.01 | 1.01 |
| Res Hmstd: Avg Val | 125,300 | 119,800 | -5,500 | -4.4 | 1,500 | 1,447 | -53 | -3.5 | 1.2 | 1.21 |
| Res Hmstd: Hi Val | 167,000 | 159,700 | -7,300 | -4.4 | 2,159 | 2,088 | -70 | -3.3 | 1.29 | 1.31 |
| Res Hmstd: Ex-Hi Val | 250,600 | 239,600 | -11,000 | -4.4 | 3,480 | 3,372 | -107 | -3.1 | 1.39 | 1.41 |
| Apartment | 300,000 | 304,400 | 4,400 | 1.5 | 5,357 | 5,517 | 160 | 3.0 | 1.79 | 1.81 |
| Comm/Ind: Lo Val | 150,000 | 149,700 | -300 | -0.2 | 4,306 | 4,367 | 62 | 1.4 | 2.87 | 2.92 |
| Comm/Ind: Med Val | 300,000 | 299,400 | -600 | -0.2 | 9,958 | 10,084 | 126 | 1.3 | 3.32 | 3.37 |
| Comm/Ind: Hi Val | 1,000,000 | 998,100 | -1,900 | -0.2 | 36,335 | 36,777 | 442 | 1.2 | 3.63 | 3.68 |

SOUTH CENTRAL TOWNS

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | Effective Tax Rates | | |
|--------------------------------------|---------------------|--------------------|------------------|------------------|-----------------|--------------------|---------------|----------------------------|-------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 2,736,875 | 2,645,392 | -91,483 | -3.3 | 24,861 | 23,923 | -938 | -3.8 | 0.91 | 0.90 |
| Res Non-Hm: exis | 383,593 | 370,642 | -12,951 | -3.4 | 3,862 | 3,705 | -158 | -4.1 | 1.01 | 1.00 |
| Apartments: exis | 5,709 | 5,632 | -76 | -1.3 | 69 | 68 | -1 | -1.0 | 1.20 | 1.21 |
| Low-inc Apts: ex | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasnl Rec: exis | 273,183 | 263,701 | -9,482 | -3.5 | 2,276 | 2,238 | -38 | -1.7 | 0.83 | 0.85 |
| Com/Ind: Lo: exi | 79,353 | 79,973 | 619 | 0.8 | 1,676 | 1,690 | 13 | 0.8 | 2.11 | 2.11 |
| Com/Ind Hi: exis | 181,611 | 186,085 | 4,474 | 2.5 | 4,599 | 4,700 | 101 | 2.2 | 2.53 | 2.53 |
| Publ U: Elec Gen | 23,371 | 23,566 | 195 | 0.8 | 337 | 318 | -19 | -5.6 | 1.44 | 1.35 |
| Publ U: Other | 268,971 | 288,334 | 19,363 | 7.2 | 7,349 | 7,778 | 429 | 5.8 | 2.73 | 2.70 |
| Ag HGA: Exist | 1,115,958 | 1,057,555 | -58,403 | -5.2 | 9,594 | 8,943 | -652 | -6.8 | 0.86 | 0.85 |
| Ag Hmstd Land | 9,160,480 | 10,676,565 | 1,516,085 | 16.6 | 40,540 | 46,654 | 6,114 | 15.1 | 0.44 | 0.44 |
| Ag Non-Hmstd | 4,379,622 | 5,372,274 | 992,652 | 22.7 | 31,763 | 36,927 | 5,164 | 16.3 | 0.73 | 0.69 |
| ResHmstd: NewCon | 0 | 14,432 | 14,432 | 0.0 | 0 | 129 | 129 | 0.0 | 0.00 | 0.89 |
| All other NewCon | 0 | 50,588 | 50,588 | 0.0 | 0 | 463 | 463 | 0.0 | 0.00 | 0.91 |
| Total | 18,608,726 | 21,034,740 | 2,426,014 | 13.0 | 126,926 | 137,535 | 10,609 | 8.4 | 0.68 | 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 | 152,743 | 174,212 | 21,469 | 14.1 | County | 47.50 | 45.30 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 0 | 0 | 0 | 0.0 | City/Town | 11.02 | 10.10 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 15.56 | 14.86 | 20.577 | 22.714 |
| (=) Taxable Tax Capacity | 152,743 | 174,212 | 21,469 | 14.1 | Special District | 0.47 | 0.44 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 74.55 | 70.71 | 20.577 | 22.714 |

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 | 129,700 | 125,400 | -3.3 | 1,043 | 988 | -55 | -5.3 | 0.80 | 0.79 |
| Res Hmstd: Avg Val | 194,400 | 187,900 | -3.3 | 1,702 | 1,612 | -90 | -5.3 | 0.88 | 0.86 |
| Res Hmstd: Hi Val | 259,100 | 250,400 | -3.4 | 2,361 | 2,235 | -126 | -5.3 | 0.91 | 0.89 |
| Res Hmstd: Ex-Hi Val | 388,800 | 375,800 | -3.3 | 3,682 | 3,487 | -195 | -5.3 | 0.95 | 0.93 |
| Apartment | 300,000 | 296,000 | -1.3 | 3,413 | 3,289 | -124 | -3.6 | 1.14 | 1.11 |
| Comm/Ind: Lo Val | 150,000 | 153,700 | 2.5 | 3,131 | 3,207 | 76 | 2.4 | 2.09 | 2.09 |
| Comm/Ind: Med Val | 300,000 | 307,400 | 2.5 | 7,202 | 7,336 | 134 | 1.9 | 2.40 | 2.39 |
| Comm/Ind: Hi Val | 1,000,000 | 1,024,600 | 2.5 | 26,202 | 26,604 | 402 | 1.5 | 2.62 | 2.6 |

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

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|---------------------|--------------------|----------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 7,424,488 | 7,381,240 | -43,248 | -0.6 | 92,619 | 92,698 | 79 | 0.1 | 1.25 | 1.26 |
| Res Non-Hm: exis | 1,233,378 | 1,195,783 | -37,596 | -3.0 | 18,030 | 17,569 | -460 | -2.6 | 1.46 | 1.47 |
| Apartments: exis | 408,272 | 423,752 | 15,480 | 3.8 | 7,113 | 7,465 | 352 | 5.0 | 1.74 | 1.76 |
| Low-inc Apts: ex | 94,149 | 93,071 | -1,078 | -1.1 | 1,013 | 1,014 | 1 | 0.1 | 1.08 | 1.09 |
| Seasnl Rec: exis | 13,176 | 11,031 | -2,145 | -16.3 | 227 | 192 | -36 | -15.7 | 1.72 | 1.74 |
| Com/Ind: Lo: exi | 334,825 | 328,233 | -6,592 | -2.0 | 9,440 | 9,391 | -49 | -0.5 | 2.82 | 2.86 |
| Com/Ind Hi: exis | 1,883,041 | 1,869,982 | -13,059 | -0.7 | 68,939 | 70,339 | 1,400 | 2.0 | 3.66 | 3.76 |
| Publ U: Elec Gen | 0 | 3,274 | 3,274 | 0.0 | 0 | 70 | 70 | 0.0 | 0.00 | 2.12 |
| Publ U: Other | 76,892 | 80,338 | 3,446 | 4.5 | 2,742 | 2,903 | 161 | 5.9 | 3.57 | 3.61 |
| Ag HGA: Exist | 349,720 | 343,342 | -6,378 | -1.8 | 3,835 | 3,713 | -122 | -3.2 | 1.10 | 1.08 |
| Ag Hmstd Land | 806,711 | 909,978 | 103,266 | 12.8 | 4,407 | 5,013 | 605 | 13.7 | 0.55 | 0.55 |
| Ag Non-Hmstd | 374,674 | 411,842 | 37,168 | 9.9 | 4,045 | 4,360 | 315 | 7.8 | 1.08 | 1.06 |
| ResHmstd: NewCon | 0 | 43,982 | 43,982 | 0.0 | 0 | 561 | 561 | 0.0 | 0.00 | 1.27 |
| All other NewCon | 0 | 66,273 | 66,273 | 0.0 | 0 | 1,591 | 1,591 | 0.0 | 0.00 | 2.40 |
| Total | 12,999,325 | 13,162,119 | 162,794 | 1.3 | 212,410 | 216,877 | 4,467 | 2.1 | 1.63 | 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 | 140,704 | 142,528 | 1,824 | 1.3 | County | 58.11 | 58.50 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 2,503 | 2,503 | 0 | 0.0 | City/Town | 42.47 | 43.62 | 0.123 | 0.125 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 24.45 | 23.49 | 12.287 | 12.558 |
| (=) Taxable Tax Capacity | 138,201 | 140,025 | 1,824 | 1.3 | Special District | 0.00 | 0.00 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 125.04 | 125.60 | 12.410 | 12.682 |

**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 | 125,500 | 124,800 | -0.6 | 1,401 | 1,399 | -1 | -0.1 | 1.12 | 1.12 |
| Res Hmstd: Avg Val | 188,100 | 187,000 | -0.6 | 2,331 | 2,330 | -2 | -0.1 | 1.24 | 1.25 |
| Res Hmstd: Hi Val | 250,800 | 249,300 | -0.6 | 3,264 | 3,262 | -2 | -0.1 | 1.30 | 1.31 |
| Res Hmstd: Ex-Hi Val | 376,300 | 374,100 | -0.6 | 5,130 | 5,128 | -1 | 0.0 | 1.36 | 1.37 |
| Apartment | 300,000 | 311,400 | 3.8 | 5,061 | 5,284 | 223 | 4.4 | 1.69 | 1.7 |
| Comm/Ind: Lo Val | 150,000 | 149,000 | -0.7 | 4,144 | 4,164 | 20 | 0.5 | 2.76 | 2.79 |
| Comm/Ind: Med Val | 300,000 | 297,900 | -0.7 | 9,608 | 9,641 | 33 | 0.3 | 3.20 | 3.24 |
| Comm/Ind: Hi Val | 1,000,000 | 993,100 | -0.7 | 35,104 | 35,254 | 150 | 0.4 | 3.51 | 3.55 |

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

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--|---------------------|--------------------|-----------------|----------------------|-----------------|--------------------|---------------|----------------------|--------------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 9,536,726 | 9,035,367 | -501,359 | -5.3 | 123,710 | 117,687 | -6,023 | -4.9 | 1.30 | 1.30 |
| Res Non-Hm: exis | 1,336,115 | 1,296,256 | -39,859 | -3.0 | 21,472 | 21,151 | -321 | -1.5 | 1.61 | 1.63 |
| Apartments: exis | 503,486 | 506,584 | 3,098 | 0.6 | 8,999 | 9,239 | 239 | 2.7 | 1.79 | 1.82 |
| Low-inc Apts: ex | 136,946 | 133,697 | -3,249 | -2.4 | 1,582 | 1,568 | -13 | -0.8 | 1.15 | 1.17 |
| Seasnl Rec: exis | 108,814 | 101,691 | -7,123 | -6.5 | 1,751 | 1,664 | -87 | -5.0 | 1.61 | 1.64 |
| Com/Ind: Lo: exi | 769,416 | 762,779 | -6,638 | -0.9 | 22,790 | 22,919 | 129 | 0.6 | 2.96 | 3.00 |
| Com/Ind Hi: exis | 1,734,203 | 1,692,275 | -41,928 | -2.4 | 62,836 | 62,696 | -140 | -0.2 | 3.62 | 3.70 |
| Publ U: Elec Gen | 345,902 | 411,701 | 65,799 | 19.0 | 9,627 | 10,892 | 1,264 | 13.1 | 2.78 | 2.65 |
| Publ U: Other | 266,993 | 304,865 | 37,872 | 14.2 | 10,205 | 11,713 | 1,508 | 14.8 | 3.82 | 3.84 |
| Ag HGA: Exist | 37,072 | 34,452 | -2,620 | -7.1 | 461 | 424 | -37 | -7.9 | 1.24 | 1.23 |
| Ag Hmstd Land | 111,233 | 129,380 | 18,148 | 16.3 | 731 | 871 | 140 | 19.1 | 0.66 | 0.67 |
| Ag Non-Hmstd | 113,046 | 117,841 | 4,796 | 4.2 | 1,410 | 1,476 | 65 | 4.6 | 1.25 | 1.25 |
| ResHmstd: NewCon | 0 | 33,729 | 33,729 | 0.0 | 0 | 449 | 449 | 0.0 | 0.00 | 1.33 |
| All other NewCon | 0 | 60,653 | 60,653 | 0.0 | 0 | 1,594 | 1,594 | 0.0 | 0.00 | 2.63 |
| Total | 14,999,952 | 14,621,272 | -378,681 | -2.5 | 265,574 | 264,343 | -1,231 | -0.5 | 1.77 | 1.81 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 160,713 | 157,624 | -3,089 | -1.9 | County | 47.51 | 47.00 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 4,848 | 4,471 | -376 | -7.8 | City/Town | 56.96 | 60.18 | 0.205 | 0.193 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 23.37 | 22.31 | 21.141 | 21.096 |
| (=) Taxable Tax Capacity | 155,865 | 153,152 | -2,713 | -1.7 | Special District | 1.99 | 2.01 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 129.84 | 131.50 | 21.347 | 21.288 |

**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 | 90,500 | 85,700 | -5.3 | 990 | 921 | -69 | -7.0 | 1.09 | 1.07 |
| Res Hmstd: Avg Val | 135,700 | 128,600 | -5.2 | 1,727 | 1,627 | -99 | -5.7 | 1.27 | 1.27 |
| Res Hmstd: Hi Val | 180,900 | 171,400 | -5.3 | 2,463 | 2,332 | -131 | -5.3 | 1.36 | 1.36 |
| Res Hmstd: Ex-Hi Val | 271,400 | 257,100 | -5.3 | 3,937 | 3,743 | -194 | -4.9 | 1.45 | 1.46 |
| Apartment | 300,000 | 301,800 | 0.6 | 5,509 | 5,603 | 94 | 1.7 | 1.84 | 1.86 |
| Comm/Ind: Lo Val | 150,000 | 146,400 | -2.4 | 4,386 | 4,347 | -39 | -0.9 | 2.92 | 2.97 |
| Comm/Ind: Med Val | 300,000 | 292,700 | -2.4 | 10,128 | 10,002 | -125 | -1.2 | 3.38 | 3.42 |
| Comm/Ind: Hi Val | 1,000,000 | 975,800 | -2.4 | 36,922 | 36,562 | -360 | -1.0 | 3.69 | 3.75 |

SOUTHEAST TOWNS

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | Effective Tax Rates | | |
|--|---------------------|--------------------|------------------|----------------------|-----------------|--------------------|---------------|--------------------------------|-------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 4,484,345 | 4,338,526 | -145,819 | -3.3 | 44,450 | 42,554 | -1,896 | -4.3 | 0.99 | 0.98 |
| Res Non-Hm: exis | 667,211 | 657,487 | -9,725 | -1.5 | 7,249 | 7,070 | -180 | -2.5 | 1.09 | 1.08 |
| Apartments: exis | 3,407 | 4,726 | 1,319 | 38.7 | 46 | 61 | 15 | 32.4 | 1.34 | 1.28 |
| Low-inc Apts: ex | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Seasnl Rec: exis | 229,188 | 228,213 | -975 | -0.4 | 2,216 | 2,221 | 5 | 0.2 | 0.97 | 0.97 |
| Com/Ind: Lo: exi | 105,809 | 109,575 | 3,766 | 3.6 | 2,431 | 2,496 | 65 | 2.7 | 2.30 | 2.28 |
| Com/Ind Hi: exis | 119,289 | 128,242 | 8,952 | 7.5 | 3,482 | 3,745 | 263 | 7.6 | 2.92 | 2.92 |
| Publ U: Elec Gen | 28 | 29 | 1 | 3.6 | 1 | 1 | 0 | 0.4 | 2.46 | 2.38 |
| Publ U: Other | 349,813 | 361,760 | 11,946 | 3.4 | 10,397 | 10,670 | 273 | 2.6 | 2.97 | 2.95 |
| Ag HGA: Exist | 1,744,954 | 1,685,083 | -59,871 | -3.4 | 16,422 | 15,470 | -952 | -5.8 | 0.94 | 0.92 |
| Ag Hmstd Land | 8,826,823 | 10,186,863 | 1,360,041 | 15.4 | 42,892 | 49,140 | 6,248 | 14.6 | 0.49 | 0.48 |
| Ag Non-Hmstd | 3,712,335 | 4,291,537 | 579,203 | 15.6 | 31,873 | 35,185 | 3,312 | 10.4 | 0.86 | 0.82 |
| ResHmstd: NewCon | 0 | 23,347 | 23,347 | 0.0 | 0 | 226 | 226 | 0.0 | 0.00 | 0.97 |
| All other NewCon | 0 | 57,121 | 57,121 | 0.0 | 0 | 517 | 517 | 0.0 | 0.00 | 0.90 |
| Total | 20,243,202 | 22,072,509 | 1,829,306 | 9.0 | 161,458 | 169,355 | 7,897 | 4.9 | 0.80 | 0.77 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|---------------|---------------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 165,502 | 179,979 | 14,477 | 8.7 | County | 49.70 | 48.61 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 7 | 7 | 0 | 0.0 | City/Town | 14.70 | 13.81 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 0 | 0 | 0 | 0.0 | School District | 21.83 | 21.05 | 19.982 | 20.294 |
| (=) Taxable Tax Capacity | 165,495 | 179,972 | 14,477 | 8.7 | Special District | 0.65 | 0.56 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 0 | 0 | 0 | 0.0 | Total | 86.88 | 84.02 | 19.982 | 20.294 |

**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 | 133,200 | 128,900 | -3.2 | 1,204 | 1,129 | -75 | -6.2 | 0.90 | 0.88 |
| Res Hmstd: Avg Val | 199,700 | 193,200 | -3.3 | 1,967 | 1,849 | -118 | -6.0 | 0.98 | 0.96 |
| Res Hmstd: Hi Val | 266,200 | 257,500 | -3.3 | 2,729 | 2,568 | -161 | -5.9 | 1.03 | 1 |
| Res Hmstd: Ex-Hi Val | 399,500 | 386,500 | -3.3 | 4,258 | 4,011 | -247 | -5.8 | 1.07 | 1.04 |
| Apartment | 300,000 | 416,100 | 38.7 | 3,857 | 5,215 | 1,357 | 35.2 | 1.29 | 1.25 |
| Comm/Ind: Lo Val | 150,000 | 161,300 | 7.5 | 3,399 | 3,702 | 303 | 8.9 | 2.27 | 2.29 |
| Comm/Ind: Med Val | 300,000 | 322,500 | 7.5 | 7,832 | 8,423 | 591 | 7.5 | 2.61 | 2.61 |
| Comm/Ind: Hi Val | 1,000,000 | 1,075,000 | 7.5 | 28,516 | 30,461 | 1,945 | 6.8 | 2.85 | 2.83 |

| |
|---------------------|
| ANOKA COUNTY |
|---------------------|

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | Effective Tax Rates | | |
|--|---------------------|--------------------|-------------------|----------------------|-----------------|--------------------|---------------|--------------------------------|-------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 18,382,953 | 16,679,869 | -1,703,084 | -9.3 | 234,165 | 225,752 | -8,413 | -3.6 | 1.27 | 1.35 |
| Res Non-Hm: exis | 2,053,507 | 1,939,444 | -114,063 | -5.6 | 30,277 | 30,912 | 635 | 2.1 | 1.47 | 1.59 |
| Apartments: exis | 733,834 | 722,573 | -11,262 | -1.5 | 12,963 | 14,065 | 1,102 | 8.5 | 1.77 | 1.95 |
| Low-inc Apts: ex | 145,233 | 142,236 | -2,997 | -2.1 | 1,586 | 1,696 | 111 | 7.0 | 1.09 | 1.19 |
| Seasnl Rec: exis | 75,016 | 64,963 | -10,053 | -13.4 | 1,191 | 1,127 | -64 | -5.3 | 1.59 | 1.74 |
| Com/Ind: Lo: exi | 480,561 | 473,175 | -7,386 | -1.5 | 14,016 | 14,776 | 760 | 5.4 | 2.92 | 3.12 |
| Com/Ind Hi: exis | 3,510,175 | 3,096,500 | -413,675 | -11.8 | 133,714 | 126,712 | -7,002 | -5.2 | 3.81 | 4.09 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 264,406 | 277,404 | 12,998 | 4.9 | 9,954 | 11,181 | 1,227 | 12.3 | 3.76 | 4.03 |
| Ag HGA: Exist | 99,201 | 93,114 | -6,087 | -6.1 | 1,156 | 1,158 | 2 | 0.2 | 1.17 | 1.24 |
| Ag Hmstd Land | 108,420 | 111,106 | 2,686 | 2.5 | 500 | 566 | 65 | 13.1 | 0.46 | 0.51 |
| Ag Non-Hmstd | 125,187 | 108,917 | -16,270 | -13.0 | 1,425 | 1,341 | -84 | -5.9 | 1.14 | 1.23 |
| ResHmstd: NewCon | 0 | 115,618 | 115,618 | 0.0 | 0 | 1,543 | 1,543 | 0.0 | 0.00 | 1.33 |
| All other NewCon | 0 | 68,195 | 68,195 | 0.0 | 0 | 1,791 | 1,791 | 0.0 | 0.00 | 2.63 |
| Total | 25,978,493 | 23,893,113 | -2,085,380 | -8.0 | 440,947 | 432,620 | -8,327 | -1.9 | 1.70 | 1.81 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 283,326 | 257,260 | -26,066 | -9.2 | County | 41.35 | 44.54 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 12,635 | 8,228 | -4,407 | -34.9 | City/Town | 41.48 | 45.04 | 0.377 | 0.409 |
| (-) FD Contrib Tax Cap | 32,405 | 30,064 | -2,341 | -7.2 | School District | 28.68 | 32.30 | 22.218 | 22.999 |
| (=) Taxable Tax Capacity | 238,286 | 218,968 | -19,319 | -8.1 | Special District | 5.95 | 6.54 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 53,033 | 50,429 | -2,603 | -4.9 | Total | 117.46 | 128.40 | 22.595 | 23.407 |

**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 | 116,200 | -9.3 | 1,492 | 1,420 | -72 | -4.8 | 1.16 | 1.22 |
| Res Hmstd: Avg Val | 192,000 | 174,200 | -9.3 | 2,455 | 2,368 | -87 | -3.5 | 1.28 | 1.36 |
| Res Hmstd: Hi Val | 255,900 | 232,200 | -9.3 | 3,417 | 3,315 | -102 | -3.0 | 1.34 | 1.43 |
| Res Hmstd: Ex-Hi Val | 384,000 | 348,400 | -9.3 | 5,347 | 5,214 | -133 | -2.5 | 1.39 | 1.5 |
| Apartment | 300,000 | 295,400 | -1.5 | 5,083 | 5,433 | 350 | 6.9 | 1.69 | 1.84 |
| Comm/Ind: Lo Val | 150,000 | 132,300 | -11.8 | 4,127 | 3,895 | -232 | -5.6 | 2.75 | 2.94 |
| Comm/Ind: Med Val | 300,000 | 264,600 | -11.8 | 9,516 | 8,825 | -690 | -7.3 | 3.17 | 3.34 |
| Comm/Ind: Hi Val | 1,000,000 | 882,100 | -11.8 | 34,665 | 32,583 | -2,081 | -6.0 | 3.47 | 3.69 |

WASHINGTON COUNTY

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|---------------------|--------------------|-------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 18,006,978 | 16,562,364 | -1,444,614 | -8.0 | 208,582 | 203,336 | -5,246 | -2.5 | 1.16 | 1.23 |
| Res Non-Hm: exis | 2,130,599 | 1,981,376 | -149,223 | -7.0 | 26,774 | 26,531 | -243 | -0.9 | 1.26 | 1.34 |
| Apartments: exis | 570,687 | 564,369 | -6,318 | -1.1 | 8,884 | 9,490 | 606 | 6.8 | 1.56 | 1.68 |
| Low-inc Apts: ex | 125,359 | 131,732 | 6,373 | 5.1 | 1,171 | 1,341 | 171 | 14.6 | 0.93 | 1.02 |
| Seasnl Rec: exis | 159,246 | 146,268 | -12,978 | -8.1 | 1,856 | 1,828 | -28 | -1.5 | 1.17 | 1.25 |
| Com/Ind: Lo: exi | 299,925 | 298,156 | -1,769 | -0.6 | 8,198 | 8,680 | 482 | 5.9 | 2.73 | 2.91 |
| Com/Ind Hi: exis | 2,629,211 | 2,580,981 | -48,229 | -1.8 | 94,620 | 99,116 | 4,496 | 4.8 | 3.60 | 3.84 |
| Publ U: Elec Gen | 158,090 | 174,836 | 16,746 | 10.6 | 4,116 | 4,779 | 664 | 16.1 | 2.60 | 2.73 |
| Publ U: Other | 250,048 | 271,245 | 21,198 | 8.5 | 9,001 | 10,370 | 1,369 | 15.2 | 3.60 | 3.82 |
| Ag HGA: Exist | 136,649 | 133,367 | -3,283 | -2.4 | 1,371 | 1,417 | 47 | 3.4 | 1.00 | 1.06 |
| Ag Hmstd Land | 199,575 | 217,657 | 18,082 | 9.1 | 722 | 876 | 155 | 21.4 | 0.36 | 0.40 |
| Ag Non-Hmstd | 387,697 | 380,966 | -6,731 | -1.7 | 3,662 | 3,797 | 135 | 3.7 | 0.94 | 1.00 |
| ResHmstd: NewCon | 0 | 115,907 | 115,907 | 0.0 | 0 | 1,456 | 1,456 | 0.0 | 0.00 | 1.26 |
| All other NewCon | 0 | 84,784 | 84,784 | 0.0 | 0 | 1,578 | 1,578 | 0.0 | 0.00 | 1.86 |
| Total | 25,054,065 | 23,644,008 | -1,410,056 | -5.6 | 368,955 | 374,595 | 5,640 | 1.5 | 1.47 | 1.58 |

Tax Base

Tax Rates

| | | | | | Pctg Chng | Net Tax Cap (Pctg) | | Ref Mkt Val | |
|--------------------------|-----------------|--------------------|---------------|------|------------------|---------------------------|--------------|--------------------|--------------|
| | Baseline | Alternative | Change | | | Base | Alter | Base | Alter |
| Total Tax Capacity | 274,209 | 258,629 | -15,581 | -5.7 | County | 31.61 | 33.84 | 0.180 | 0.191 |
| (-) TIF Tax Capacity | 5,450 | 5,345 | -106 | -1.9 | City/Town | 35.54 | 38.60 | 0.688 | 0.731 |
| (-) FD Contrib Tax Cap | 24,758 | 24,707 | -52 | -0.2 | School District | 29.16 | 31.12 | 18.338 | 19.155 |
| (=) Taxable Tax Capacity | 244,001 | 228,577 | -15,423 | -6.3 | Special District | 5.97 | 6.68 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 30,304 | 27,586 | -2,718 | -9.0 | Total | 102.28 | 110.24 | 19.206 | 20.078 |

Tax Burdens on Hypothetical Properties

| | Estimated Market Value | | | Pctg Chng | Net Tax | | | | Effective Tax Rates | |
|----------------------|-------------------------------|--------------------|------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|--------------|
| | Baseline | Alternative | | | Baseline | Alternative | Change | Pctg Chng | Base | Alter |
| Res Hmstd: Lo Val | 167,500 | 154,100 | -8.0 | 1,808 | 1,751 | -58 | -3.2 | 1.08 | 1.14 | |
| Res Hmstd: Avg Val | 251,200 | 231,000 | -8.0 | 2,902 | 2,829 | -73 | -2.5 | 1.16 | 1.22 | |
| Res Hmstd: Hi Val | 334,800 | 307,900 | -8.0 | 3,995 | 3,907 | -87 | -2.2 | 1.19 | 1.27 | |
| Res Hmstd: Ex-Hi Val | 502,400 | 462,100 | -8.0 | 6,110 | 6,022 | -88 | -1.4 | 1.22 | 1.30 | |
| Apartment | 300,000 | 296,700 | -1.1 | 4,412 | 4,684 | 273 | 6.2 | 1.47 | 1.58 | |
| Comm/Ind: Lo Val | 150,000 | 147,200 | -1.9 | 3,734 | 3,884 | 150 | 4.0 | 2.49 | 2.64 | |
| Comm/Ind: Med Val | 300,000 | 294,500 | -1.8 | 8,617 | 8,944 | 327 | 3.8 | 2.87 | 3.04 | |
| Comm/Ind: Hi Val | 1,000,000 | 981,700 | -1.8 | 31,403 | 32,658 | 1,255 | 4.0 | 3.14 | 3.33 | |

| |
|----------------------|
| DAKOTA COUNTY |
|----------------------|

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | Effective Tax Rates | | |
|--------------------------------------|---------------------|--------------------|-------------------|------------------|-----------------|--------------------|---------------|----------------------------|-------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 25,427,950 | 23,393,312 | -2,034,637 | -8.0 | 312,380 | 299,644 | -12,737 | -4.1 | 1.23 | 1.28 |
| Res Non-Hm: exis | 2,356,613 | 2,413,273 | 56,659 | 2.4 | 32,643 | 35,027 | 2,383 | 7.3 | 1.39 | 1.45 |
| Apartments: exis | 1,615,498 | 1,646,591 | 31,093 | 1.9 | 25,454 | 27,661 | 2,206 | 8.7 | 1.58 | 1.68 |
| Low-inc Apts: ex | 123,463 | 127,809 | 4,346 | 3.5 | 1,268 | 1,390 | 122 | 9.6 | 1.03 | 1.09 |
| Seasnl Rec: exis | 44,717 | 42,784 | -1,933 | -4.3 | 707 | 716 | 10 | 1.4 | 1.58 | 1.67 |
| Com/Ind: Lo: exi | 521,610 | 518,573 | -3,037 | -0.6 | 14,685 | 15,439 | 754 | 5.1 | 2.82 | 2.98 |
| Com/Ind Hi: exis | 5,452,145 | 5,328,250 | -123,895 | -2.3 | 198,153 | 205,118 | 6,965 | 3.5 | 3.63 | 3.85 |
| Publ U: Elec Gen | 81,748 | 95,529 | 13,781 | 16.9 | 2,153 | 2,705 | 552 | 25.7 | 2.63 | 2.83 |
| Publ U: Other | 539,483 | 568,719 | 29,235 | 5.4 | 19,769 | 21,957 | 2,188 | 11.1 | 3.66 | 3.86 |
| Ag HGA: Exist | 194,867 | 175,460 | -19,407 | -10.0 | 2,056 | 1,893 | -163 | -7.9 | 1.06 | 1.08 |
| Ag Hmstd Land | 664,993 | 761,910 | 96,917 | 14.6 | 3,316 | 4,103 | 787 | 23.7 | 0.50 | 0.54 |
| Ag Non-Hmstd | 327,503 | 353,456 | 25,953 | 7.9 | 3,220 | 3,614 | 394 | 12.2 | 0.98 | 1.02 |
| ResHmstd: NewCon | 0 | 120,721 | 120,721 | 0.0 | 0 | 1,569 | 1,569 | 0.0 | 0.00 | 1.30 |
| All other NewCon | 0 | 76,566 | 76,566 | 0.0 | 0 | 1,658 | 1,658 | 0.0 | 0.00 | 2.17 |
| Total | 37,350,592 | 35,622,955 | -1,727,637 | -4.6 | 615,804 | 622,492 | 6,688 | 1.1 | 1.65 | 1.75 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 419,899 | 400,333 | -19,566 | -4.7 | County | 31.30 | 33.28 | 0.551 | 0.000 |
| (-) TIF Tax Capacity | 13,106 | 11,117 | -1,988 | -15.2 | City/Town | 42.07 | 45.26 | 0.998 | 0.781 |
| (-) FD Contrib Tax Cap | 50,081 | 49,201 | -879 | -1.8 | School District | 28.77 | 29.75 | 21.161 | 22.576 |
| (=) Taxable Tax Capacity | 356,713 | 340,014 | -16,698 | -4.7 | Special District | 5.26 | 5.70 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 54,368 | 51,193 | -3,175 | -5.8 | Total | 107.41 | 113.99 | 22.710 | 23.357 |

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 | 147,700 | 135,900 | -8.0 | 1,665 | 1,581 | -83 | -5.0 | 1.13 | 1.16 |
| Res Hmstd: Avg Val | 221,400 | 203,700 | -8.0 | 2,695 | 2,582 | -113 | -4.2 | 1.22 | 1.27 |
| Res Hmstd: Hi Val | 295,200 | 271,600 | -8.0 | 3,726 | 3,585 | -142 | -3.8 | 1.26 | 1.32 |
| Res Hmstd: Ex-Hi Val | 442,900 | 407,500 | -8.0 | 5,763 | 5,591 | -172 | -3.0 | 1.30 | 1.37 |
| Apartment | 300,000 | 305,800 | 1.9 | 4,709 | 5,072 | 363 | 7.7 | 1.57 | 1.66 |
| Comm/Ind: Lo Val | 150,000 | 146,600 | -2.3 | 3,902 | 3,998 | 96 | 2.5 | 2.60 | 2.73 |
| Comm/Ind: Med Val | 300,000 | 293,200 | -2.3 | 8,991 | 9,187 | 196 | 2.2 | 3 | 3.13 |
| Comm/Ind: Hi Val | 1,000,000 | 977,300 | -2.3 | 32,740 | 33,532 | 792 | 2.4 | 3.27 | 3.43 |

CARVER & SCOTT COUNTIES

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | Effective Tax Rates | | |
|--------------------------------------|---------------------|--------------------|-------------------|------------------|-----------------|--------------------|---------------|----------------------------|-------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 16,500,367 | 15,193,754 | -1,306,613 | -7.9 | 214,529 | 207,914 | -6,615 | -3.1 | 1.30 | 1.37 |
| Res Non-Hm: exis | 2,101,787 | 2,042,919 | -58,869 | -2.8 | 30,159 | 30,947 | 788 | 2.6 | 1.43 | 1.51 |
| Apartments: exis | 398,696 | 390,096 | -8,600 | -2.2 | 6,768 | 7,104 | 336 | 5.0 | 1.70 | 1.82 |
| Low-inc Apts: ex | 101,554 | 94,432 | -7,122 | -7.0 | 1,090 | 1,086 | -4 | -0.4 | 1.07 | 1.15 |
| Seasnl Rec: exis | 80,433 | 73,412 | -7,021 | -8.7 | 1,097 | 1,064 | -34 | -3.1 | 1.36 | 1.45 |
| Com/Ind: Lo: exi | 380,034 | 370,378 | -9,656 | -2.5 | 10,995 | 11,338 | 343 | 3.1 | 2.89 | 3.06 |
| Com/Ind Hi: exis | 2,316,501 | 2,254,726 | -61,775 | -2.7 | 87,394 | 90,255 | 2,861 | 3.3 | 3.77 | 4.00 |
| Publ U: Elec Gen | 18,308 | 19,505 | 1,197 | 6.5 | 464 | 546 | 81 | 17.5 | 2.54 | 2.80 |
| Publ U: Other | 216,179 | 234,344 | 18,165 | 8.4 | 7,893 | 9,052 | 1,159 | 14.7 | 3.65 | 3.86 |
| Ag HGA: Exist | 339,671 | 340,037 | 366 | 0.1 | 3,475 | 3,617 | 141 | 4.1 | 1.02 | 1.06 |
| Ag Hmstd Land | 951,423 | 1,083,598 | 132,175 | 13.9 | 4,472 | 5,444 | 971 | 21.7 | 0.47 | 0.50 |
| Ag Non-Hmstd | 459,805 | 481,420 | 21,616 | 4.7 | 4,769 | 5,191 | 422 | 8.8 | 1.04 | 1.08 |
| ResHmstd: NewCon | 0 | 158,547 | 158,547 | 0.0 | 0 | 2,219 | 2,219 | 0.0 | 0.00 | 1.40 |
| All other NewCon | 0 | 108,318 | 108,318 | 0.0 | 0 | 2,497 | 2,497 | 0.0 | 0.00 | 2.31 |
| Total | 23,864,758 | 22,845,486 | -1,019,272 | -4.3 | 373,107 | 378,272 | 5,165 | 1.4 | 1.56 | 1.66 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 255,844 | 243,830 | -12,014 | -4.7 | County | 40.64 | 42.88 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 6,689 | 6,168 | -521 | -7.8 | City/Town | 34.15 | 36.38 | 0.961 | 1.000 |
| (-) FD Contrib Tax Cap | 22,062 | 21,222 | -840 | -3.8 | School District | 35.08 | 36.91 | 18.340 | 20.176 |
| (=) Taxable Tax Capacity | 227,093 | 216,439 | -10,654 | -4.7 | Special District | 5.65 | 5.88 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 26,032 | 24,384 | -1,648 | -6.3 | Total | 115.52 | 122.05 | 19.301 | 21.176 |

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 | 175,700 | 161,800 | -13,900 | -7.9 | 2,121 | 2,041 | -81 | -3.8 | 1.21 | 1.26 |
| Res Hmstd: Avg Val | 263,400 | 242,500 | -20,900 | -7.9 | 3,395 | 3,285 | -110 | -3.2 | 1.29 | 1.35 |
| Res Hmstd: Hi Val | 351,200 | 323,400 | -27,800 | -7.9 | 4,670 | 4,533 | -137 | -2.9 | 1.33 | 1.40 |
| Res Hmstd: Ex-Hi Val | 526,900 | 485,200 | -41,700 | -7.9 | 7,182 | 6,949 | -232 | -3.2 | 1.36 | 1.43 |
| Apartment | 300,000 | 293,500 | -6,500 | -2.2 | 4,911 | 5,099 | 188 | 3.8 | 1.64 | 1.74 |
| Comm/Ind: Lo Val | 150,000 | 146,000 | -4,000 | -2.7 | 4,034 | 4,127 | 93 | 2.3 | 2.69 | 2.83 |
| Comm/Ind: Med Val | 300,000 | 292,000 | -8,000 | -2.7 | 9,315 | 9,491 | 176 | 1.9 | 3.11 | 3.25 |
| Comm/Ind: Hi Val | 1,000,000 | 973,300 | -26,700 | -2.7 | 33,962 | 34,685 | 723 | 2.1 | 3.4 | 3.56 |

NORTHERN HENNEPIN CO.

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | Effective Tax Rates | | |
|--------------------------------------|---------------------|--------------------|-------------------|------------------|-----------------|--------------------|---------------|----------------------------|-------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 16,063,982 | 14,742,507 | -1,321,474 | -8.2 | 234,707 | 225,894 | -8,813 | -3.8 | 1.46 | 1.53 |
| Res Non-Hm: exis | 1,557,719 | 1,471,815 | -85,905 | -5.5 | 26,068 | 26,095 | 27 | 0.1 | 1.67 | 1.77 |
| Apartments: exis | 953,146 | 958,445 | 5,298 | 0.6 | 19,504 | 20,747 | 1,243 | 6.4 | 2.05 | 2.16 |
| Low-inc Apts: ex | 124,782 | 123,592 | -1,190 | -1.0 | 1,565 | 1,637 | 72 | 4.6 | 1.25 | 1.32 |
| Seasnl Rec: exis | 14,212 | 13,613 | -599 | -4.2 | 305 | 311 | 6 | 2.0 | 2.15 | 2.29 |
| Com/Ind: Lo: exi | 339,970 | 335,586 | -4,384 | -1.3 | 10,544 | 11,041 | 497 | 4.7 | 3.10 | 3.29 |
| Com/Ind Hi: exis | 3,945,443 | 3,762,336 | -183,107 | -4.6 | 159,089 | 160,824 | 1,735 | 1.1 | 4.03 | 4.27 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 234,038 | 254,875 | 20,837 | 8.9 | 9,312 | 10,804 | 1,491 | 16.0 | 3.98 | 4.24 |
| Ag HGA: Exist | 63,046 | 57,070 | -5,976 | -9.5 | 860 | 855 | -6 | -0.6 | 1.36 | 1.50 |
| Ag Hmstd Land | 116,106 | 120,464 | 4,358 | 3.8 | 671 | 776 | 104 | 15.6 | 0.58 | 0.64 |
| Ag Non-Hmstd | 229,110 | 216,519 | -12,590 | -5.5 | 3,037 | 3,098 | 61 | 2.0 | 1.33 | 1.43 |
| ResHmstd: NewCon | 0 | 99,224 | 99,224 | 0.0 | 0 | 1,492 | 1,492 | 0.0 | 0.00 | 1.50 |
| All other NewCon | 0 | 78,385 | 78,385 | 0.0 | 0 | 2,784 | 2,784 | 0.0 | 0.00 | 3.55 |
| Total | 23,641,554 | 22,234,431 | -1,407,123 | -6.0 | 465,664 | 466,358 | 694 | 0.1 | 1.97 | 2.10 |

Tax Base

Tax Rates

| | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | | |
|--------------------------|-----------------|--------------------|---------------|------------------|---------------------------|--------------|--------------------|--------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 267,104 | 250,871 | -16,233 | -6.1 | County | 48.07 | 49.25 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 10,188 | 6,461 | -3,726 | -36.6 | City/Town | 47.21 | 51.56 | 1.080 | 1.045 |
| (-) FD Contrib Tax Cap | 35,380 | 32,731 | -2,648 | -7.5 | School District | 28.82 | 31.49 | 24.226 | 25.588 |
| (=) Taxable Tax Capacity | 221,536 | 211,678 | -9,858 | -4.4 | Special District | 10.16 | 10.70 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 45,091 | 43,649 | -1,443 | -3.2 | Total | 134.27 | 143.00 | 25.306 | 26.633 |

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 | 133,700 | 122,700 | -11,000 | -8.2 | 1,795 | 1,707 | -88 | -4.9 | 1.34 | 1.39 |
| Res Hmstd: Avg Val | 200,500 | 184,000 | -16,500 | -8.2 | 2,942 | 2,825 | -116 | -4.0 | 1.47 | 1.54 |
| Res Hmstd: Hi Val | 267,300 | 245,300 | -22,000 | -8.2 | 4,088 | 3,944 | -144 | -3.5 | 1.53 | 1.61 |
| Res Hmstd: Ex-Hi Val | 401,000 | 368,000 | -33,000 | -8.2 | 6,384 | 6,183 | -200 | -3.1 | 1.59 | 1.68 |
| Apartment | 300,000 | 301,700 | 1,700 | 0.6 | 5,794 | 6,196 | 402 | 6.9 | 1.93 | 2.05 |
| Comm/Ind: Lo Val | 150,000 | 143,000 | -7,000 | -4.7 | 4,545 | 4,569 | 24 | 0.5 | 3.03 | 3.2 |
| Comm/Ind: Med Val | 300,000 | 286,100 | -13,900 | -4.6 | 10,479 | 10,470 | -9 | -0.1 | 3.49 | 3.66 |
| Comm/Ind: Hi Val | 1,000,000 | 953,600 | -46,400 | -4.6 | 38,171 | 38,315 | 144 | 0.4 | 3.82 | 4.02 |

SOUTHEAST HENNEPIN CO.

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | Effective Tax Rates | | |
|--|---------------------|--------------------|-----------------|----------------------|-----------------|--------------------|---------------|--------------------------------|-------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 19,526,237 | 18,369,185 | -1,157,052 | -5.9 | 274,235 | 266,194 | -8,041 | -2.9 | 1.40 | 1.45 |
| Res Non-Hm: exis | 2,130,725 | 2,113,974 | -16,750 | -0.8 | 32,391 | 33,270 | 879 | 2.7 | 1.52 | 1.57 |
| Apartments: exis | 2,008,098 | 2,059,392 | 51,294 | 2.6 | 36,376 | 38,903 | 2,527 | 6.9 | 1.81 | 1.89 |
| Low-inc Apts: ex | 160,867 | 162,423 | 1,557 | 1.0 | 1,799 | 1,896 | 97 | 5.4 | 1.12 | 1.17 |
| Seasnl Rec: exis | 6,108 | 4,685 | -1,423 | -23.3 | 115 | 86 | -30 | -25.7 | 1.89 | 1.83 |
| Com/Ind: Lo: exi | 382,812 | 385,054 | 2,242 | 0.6 | 11,417 | 12,000 | 582 | 5.1 | 2.98 | 3.12 |
| Com/Ind Hi: exis | 7,376,500 | 7,456,192 | 79,692 | 1.1 | 285,791 | 302,630 | 16,839 | 5.9 | 3.87 | 4.06 |
| Publ U: Elec Gen | 198 | 0 | -198 | -100.0 | 6 | 0 | -6 | -100.0 | 3.08 | 0.00 |
| Publ U: Other | 173,790 | 197,573 | 23,783 | 13.7 | 6,756 | 8,052 | 1,296 | 19.2 | 3.89 | 4.08 |
| Ag HGA: Exist | 161 | 155 | -6 | -3.4 | 2 | 2 | 0 | 1.7 | 1.27 | 1.33 |
| Ag Hmstd Land | 60 | 60 | 0 | 0.7 | 0 | 0 | 0 | 12.9 | 0.33 | 0.37 |
| Ag Non-Hmstd | 214 | 247 | 33 | 15.5 | 3 | 3 | 1 | 22.8 | 1.26 | 1.34 |
| ResHmstd: NewCon | 0 | 78,862 | 78,862 | 0.0 | 0 | 1,128 | 1,128 | 0.0 | 0.00 | 1.43 |
| All other NewCon | 0 | 135,996 | 135,996 | 0.0 | 0 | 4,528 | 4,528 | 0.0 | 0.00 | 3.33 |
| Total | 31,765,768 | 30,963,799 | -801,969 | -2.5 | 648,891 | 668,691 | 19,801 | 3.1 | 2.04 | 2.16 |

Tax Base

Tax Rates

| | | | | | | Net Tax Cap (Pctg) | | Ref Mkt Val | |
|--------------------------|-----------------|--------------------|---------------|----------------------|------------------|---------------------------|--------------|--------------------|--------------|
| | Baseline | Alternative | Change | Pctg Chng | | Base | Alter | Base | Alter |
| Total Tax Capacity | 392,851 | 386,108 | -6,743 | -1.7 | County | 48.07 | 49.25 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 26,973 | 27,643 | 669 | 2.5 | City/Town | 40.88 | 43.06 | 0.193 | 0.199 |
| (-) FD Contrib Tax Cap | 59,477 | 55,896 | -3,581 | -6.0 | School District | 26.12 | 27.42 | 18.934 | 19.751 |
| (=) Taxable Tax Capacity | 306,401 | 302,569 | -3,831 | -1.3 | Special District | 11.75 | 12.31 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 27,449 | 25,719 | -1,731 | -6.3 | Total | 126.83 | 132.05 | 19.127 | 19.951 |

**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 | 175,000 | 164,600 | -10,400 | -5.9 | 2,282 | 2,206 | -76 | -3.3 | 1.30 | 1.34 |
| Res Hmstd: Avg Val | 262,300 | 246,800 | -15,500 | -5.9 | 3,656 | 3,553 | -103 | -2.8 | 1.39 | 1.44 |
| Res Hmstd: Hi Val | 349,700 | 329,000 | -20,700 | -5.9 | 5,031 | 4,900 | -131 | -2.6 | 1.44 | 1.49 |
| Res Hmstd: Ex-Hi Val | 524,600 | 493,500 | -31,100 | -5.9 | 7,735 | 7,501 | -233 | -3.0 | 1.47 | 1.52 |
| Apartment | 300,000 | 307,700 | 7,700 | 2.6 | 5,330 | 5,693 | 363 | 6.8 | 1.78 | 1.85 |
| Comm/Ind: Lo Val | 150,000 | 151,600 | 1,600 | 1.1 | 4,285 | 4,509 | 223 | 5.2 | 2.86 | 2.97 |
| Comm/Ind: Med Val | 300,000 | 303,200 | 3,200 | 1.1 | 9,903 | 10,399 | 496 | 5.0 | 3.30 | 3.43 |
| Comm/Ind: Hi Val | 1,000,000 | 1,010,800 | 10,800 | 1.1 | 36,121 | 37,896 | 1,775 | 4.9 | 3.61 | 3.75 |

SOUTHWEST HENNEPIN CO.

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|---------------------|--------------------|-------------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 26,208,882 | 24,584,346 | -1,624,536 | -6.2 | 350,239 | 339,468 | -10,771 | -3.1 | 1.34 | 1.38 |
| Res Non-Hm: exis | 3,916,126 | 3,831,875 | -84,250 | -2.2 | 55,071 | 55,991 | 920 | 1.7 | 1.41 | 1.46 |
| Apartments: exis | 1,497,854 | 1,635,027 | 137,173 | 9.2 | 25,214 | 28,381 | 3,166 | 12.6 | 1.68 | 1.74 |
| Low-inc Apts: ex | 111,317 | 114,371 | 3,054 | 2.7 | 1,154 | 1,225 | 71 | 6.2 | 1.04 | 1.07 |
| Seasnl Rec: exis | 148,264 | 136,745 | -11,520 | -7.8 | 2,117 | 2,042 | -75 | -3.5 | 1.43 | 1.49 |
| Com/Ind: Lo: exi | 360,983 | 360,861 | -122 | 0.0 | 10,311 | 10,772 | 461 | 4.5 | 2.86 | 2.99 |
| Com/Ind Hi: exis | 5,933,280 | 5,946,264 | 12,984 | 0.2 | 223,005 | 232,781 | 9,776 | 4.4 | 3.76 | 3.91 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 217,138 | 249,380 | 32,242 | 14.8 | 8,071 | 9,706 | 1,635 | 20.3 | 3.72 | 3.89 |
| Ag HGA: Exist | 63,950 | 57,042 | -6,908 | -10.8 | 796 | 745 | -51 | -6.4 | 1.24 | 1.31 |
| Ag Hmstd Land | 114,120 | 77,743 | -36,377 | -31.9 | 738 | 392 | -346 | -46.8 | 0.65 | 0.50 |
| Ag Non-Hmstd | 176,365 | 200,342 | 23,977 | 13.6 | 1,902 | 2,236 | 334 | 17.6 | 1.08 | 1.12 |
| ResHmstd: NewCon | 0 | 142,436 | 142,436 | 0.0 | 0 | 1,947 | 1,947 | 0.0 | 0.00 | 1.37 |
| All other NewCon | 0 | 122,936 | 122,936 | 0.0 | 0 | 2,825 | 2,825 | 0.0 | 0.00 | 2.30 |
| Total | 38,748,277 | 37,459,367 | -1,288,910 | -3.3 | 678,618 | 688,512 | 9,893 | 1.5 | 1.75 | 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 | 459,747 | 445,898 | -13,849 | -3.0 | County | 48.07 | 49.25 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 8,060 | 7,221 | -839 | -10.4 | City/Town | 29.82 | 31.41 | 0.953 | 0.820 |
| (-) FD Contrib Tax Cap | 50,447 | 48,889 | -1,559 | -3.1 | School District | 25.60 | 26.25 | 18.144 | 19.387 |
| (=) Taxable Tax Capacity | 401,240 | 389,789 | -11,451 | -2.9 | Special District | <u>10.87</u> | <u>11.52</u> | <u>0.000</u> | <u>0.000</u> |
| FD Distrib Tax Cap | 20,467 | 18,549 | -1,918 | -9.4 | Total | 114.36 | 118.44 | 19.097 | 20.207 |

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 | 237,700 | 223,000 | -6.2 | 2,991 | 2,888 | -103 | -3.4 | 1.26 | 1.3 |
| Res Hmstd: Avg Val | 356,300 | 334,200 | -6.2 | 4,696 | 4,549 | -147 | -3.1 | 1.32 | 1.36 |
| Res Hmstd: Hi Val | 475,000 | 445,600 | -6.2 | 6,339 | 6,178 | -162 | -2.5 | 1.33 | 1.39 |
| Res Hmstd: Ex-Hi Val | 712,700 | 668,500 | -6.2 | 10,120 | 9,767 | -353 | -3.5 | 1.42 | 1.46 |
| Apartment | 300,000 | 327,500 | 9.2 | 4,862 | 5,510 | 649 | 13.3 | 1.62 | 1.68 |
| Comm/Ind: Lo Val | 150,000 | 150,300 | 0.2 | 4,004 | 4,155 | 150 | 3.8 | 2.67 | 2.76 |
| Comm/Ind: Med Val | 300,000 | 300,700 | 0.2 | 9,248 | 9,593 | 345 | 3.7 | 3.08 | 3.19 |
| Comm/Ind: Hi Val | 1,000,000 | 1,002,200 | 0.2 | 33,718 | 34,960 | 1,241 | 3.7 | 3.37 | 3.49 |

SUBURBAN RAMSEY CO.

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | Effective Tax Rates | | |
|--|---------------------|--------------------|-------------------|----------------------|-----------------|--------------------|---------------|--------------------------------|-------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 14,142,859 | 12,952,096 | -1,190,764 | -8.4 | 197,816 | 192,500 | -5,316 | -2.7 | 1.40 | 1.49 |
| Res Non-Hm: exis | 1,520,226 | 1,421,864 | -98,362 | -6.5 | 23,781 | 23,890 | 108 | 0.5 | 1.56 | 1.68 |
| Apartments: exis | 1,218,396 | 1,244,262 | 25,866 | 2.1 | 22,635 | 24,930 | 2,295 | 10.1 | 1.86 | 2.00 |
| Low-inc Apts: ex | 242,781 | 252,187 | 9,406 | 3.9 | 2,828 | 3,173 | 346 | 12.2 | 1.16 | 1.26 |
| Seasnl Rec: exis | 16,276 | 14,925 | -1,351 | -8.3 | 277 | 272 | -5 | -1.8 | 1.70 | 1.82 |
| Com/Ind: Lo: exi | 340,334 | 339,452 | -881 | -0.3 | 10,196 | 10,835 | 639 | 6.3 | 3.00 | 3.19 |
| Com/Ind Hi: exis | 4,528,274 | 4,343,401 | -184,873 | -4.1 | 178,210 | 182,099 | 3,889 | 2.2 | 3.94 | 4.19 |
| Publ U: Elec Gen | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0.00 | 0.00 |
| Publ U: Other | 225,215 | 246,859 | 21,644 | 9.6 | 8,840 | 10,319 | 1,480 | 16.7 | 3.92 | 4.18 |
| Ag HGA: Exist | 959 | 959 | 0 | 0.0 | 14 | 15 | 1 | 6.1 | 1.46 | 1.55 |
| Ag Hmstd Land | 820 | 872 | 52 | 6.3 | 4 | 5 | 1 | 16.1 | 0.50 | 0.54 |
| Ag Non-Hmstd | 16,340 | 20,877 | 4,538 | 27.8 | 184 | 261 | 77 | 42.2 | 1.12 | 1.25 |
| ResHmstd: NewCon | 0 | 30,710 | 30,710 | 0.0 | 0 | 451 | 451 | 0.0 | 0.00 | 1.47 |
| All other NewCon | 0 | 44,028 | 44,028 | 0.0 | 0 | 1,100 | 1,100 | 0.0 | 0.00 | 2.50 |
| Total | 22,252,480 | 20,912,493 | -1,339,987 | -6.0 | 444,784 | 449,850 | 5,066 | 1.1 | 2.00 | 2.15 |

Tax Base**Tax Rates**

| | | | | | Net Tax Cap (Pctg) | | | Ref Mkt Val | |
|--------------------------|-----------------|--------------------|---------------|----------------------|---------------------------|--------------|-------------|--------------------|--------|
| | Baseline | Alternative | Change | Pctg Chng | Base | Alter | Base | Alter | |
| Total Tax Capacity | 264,698 | 248,809 | -15,888 | -6.0 | County | 61.01 | 65.11 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 17,191 | 15,286 | -1,904 | -11.1 | City/Town | 32.05 | 35.32 | 1.018 | 1.044 |
| (-) FD Contrib Tax Cap | 37,441 | 34,606 | -2,835 | -7.6 | School District | 25.34 | 26.39 | 20.580 | 23.059 |
| (=) Taxable Tax Capacity | 210,066 | 198,917 | -11,149 | -5.3 | Special District | 9.81 | 10.76 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 29,071 | 28,682 | -389 | -1.3 | Total | 128.21 | 137.58 | 21.597 | 24.103 |

**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 | 147,400 | 135,000 | -8.4 | 1,901 | 1,838 | -63 | -3.3 | 1.29 | 1.36 |
| Res Hmstd: Avg Val | 220,900 | 202,300 | -8.4 | 3,087 | 3,009 | -78 | -2.5 | 1.4 | 1.49 |
| Res Hmstd: Hi Val | 294,500 | 269,700 | -8.4 | 4,274 | 4,182 | -92 | -2.2 | 1.45 | 1.55 |
| Res Hmstd: Ex-Hi Val | 441,900 | 404,700 | -8.4 | 6,620 | 6,532 | -88 | -1.3 | 1.5 | 1.61 |
| Apartment | 300,000 | 306,400 | 2.1 | 5,456 | 6,008 | 552 | 10.1 | 1.82 | 1.96 |
| Comm/Ind: Lo Val | 150,000 | 143,900 | -4.1 | 4,353 | 4,445 | 91 | 2.1 | 2.90 | 3.09 |
| Comm/Ind: Med Val | 300,000 | 287,800 | -4.1 | 10,050 | 10,197 | 147 | 1.5 | 3.35 | 3.54 |
| Comm/Ind: Hi Val | 1,000,000 | 959,200 | -4.1 | 36,634 | 37,307 | 673 | 1.8 | 3.66 | 3.89 |

CITY OF MINNEAPOLIS

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | | Effective Tax Rates | |
|--------------------------------------|---------------------|--------------------|-----------------|------------------|-----------------|--------------------|---------------|------------------|----------------------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 17,601,023 | 16,473,315 | -1,127,708 | -6.4 | 289,561 | 275,430 | -14,131 | -4.9 | 1.65 | 1.67 |
| Res Non-Hm: exis | 5,013,106 | 4,941,463 | -71,643 | -1.4 | 93,740 | 94,425 | 685 | 0.7 | 1.87 | 1.91 |
| Apartments: exis | 2,871,407 | 2,854,804 | -16,604 | -0.6 | 61,103 | 62,300 | 1,196 | 2.0 | 2.13 | 2.18 |
| Low-inc Apts: ex | 365,755 | 387,299 | 21,544 | 5.9 | 4,793 | 5,197 | 404 | 8.4 | 1.31 | 1.34 |
| Seasnl Rec: exis | 22,575 | 21,153 | -1,422 | -6.3 | 514 | 489 | -25 | -4.8 | 2.28 | 2.31 |
| Com/Ind: Lo: exi | 638,060 | 630,789 | -7,271 | -1.1 | 20,532 | 21,080 | 548 | 2.7 | 3.22 | 3.34 |
| Com/Ind Hi: exis | 6,715,930 | 6,665,498 | -50,433 | -0.8 | 283,128 | 292,176 | 9,047 | 3.2 | 4.22 | 4.38 |
| Publ U: Elec Gen | 27,339 | 32,132 | 4,793 | 17.5 | 874 | 1,073 | 198 | 22.7 | 3.20 | 3.34 |
| Publ U: Other | 284,211 | 336,563 | 52,352 | 18.4 | 11,980 | 14,753 | 2,773 | 23.1 | 4.22 | 4.38 |
| Ag HGA: Exist | 0 | 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 | 1,473 | 1,469 | -4 | -0.3 | 22 | 23 | 1 | 2.9 | 1.52 | 1.57 |
| ResHmstd: NewCon | 0 | 48,731 | 48,731 | 0.0 | 0 | 815 | 815 | 0.0 | 0.00 | 1.67 |
| All other NewCon | 0 | 171,554 | 171,554 | 0.0 | 0 | 4,610 | 4,610 | 0.0 | 0.00 | 2.69 |
| Total | 33,540,879 | 32,564,769 | -976,110 | -2.9 | 766,249 | 772,371 | 6,122 | 0.8 | 2.28 | 2.37 |

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 | 397,589 | -9,904 | -2.4 | County | 47.42 | 48.73 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 36,038 | 26,242 | -9,796 | -27.2 | City/Town | 72.39 | 72.36 | 2.784 | 2.868 |
| (-) FD Contrib Tax Cap | 52,180 | 47,101 | -5,078 | -9.7 | School District | 24.19 | 27.09 | 19.660 | 18.864 |
| (=) Taxable Tax Capacity | 319,276 | 324,246 | 4,970 | 1.6 | Special District | 8.29 | 9.02 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 52,856 | 51,076 | -1,781 | -3.4 | Total | 152.28 | 157.20 | 22.444 | 21.731 |

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 | 150,200 | 140,600 | -6.4 | 2,263 | 2,129 | -134 | -5.9 | 1.51 | 1.51 |
| Res Hmstd: Avg Val | 225,100 | 210,700 | -6.4 | 3,675 | 3,483 | -192 | -5.2 | 1.63 | 1.65 |
| Res Hmstd: Hi Val | 300,100 | 280,900 | -6.4 | 5,088 | 4,838 | -250 | -4.9 | 1.7 | 1.72 |
| Res Hmstd: Ex-Hi Val | 450,300 | 421,400 | -6.4 | 7,868 | 7,540 | -328 | -4.2 | 1.75 | 1.79 |
| Apartment | 300,000 | 298,300 | -0.6 | 6,384 | 6,510 | 126 | 2.0 | 2.13 | 2.18 |
| Comm/Ind: Lo Val | 150,000 | 148,900 | -0.7 | 4,908 | 5,002 | 94 | 1.9 | 3.27 | 3.36 |
| Comm/Ind: Med Val | 300,000 | 297,700 | -0.8 | 11,339 | 11,547 | 208 | 1.8 | 3.78 | 3.88 |
| Comm/Ind: Hi Val | 1,000,000 | 992,500 | -0.8 | 41,353 | 42,164 | 811 | 2.0 | 4.14 | 4.25 |

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

| <i>Tax Burdens by Property Class</i> | Market Value | | | | Net Tax | | | Effective Tax Rates | | |
|--------------------------------------|---------------------|--------------------|-------------------|------------------|-----------------|--------------------|---------------|----------------------------|-------------|-------------|
| | Baseline | Alternative | Change | Pctg Chng | Baseline | Alternative | Change | Pctg Chng | Base | Alte |
| Res Hmstd: exist | 10,983,646 | 10,084,932 | -898,714 | -8.2 | 167,253 | 165,021 | -2,232 | -1.3 | 1.52 | 1.64 |
| Res Non-Hm: exis | 2,054,954 | 1,937,438 | -117,516 | -5.7 | 36,629 | 37,409 | 781 | 2.1 | 1.78 | 1.93 |
| Apartments: exis | 1,836,970 | 1,845,623 | 8,653 | 0.5 | 37,743 | 41,039 | 3,297 | 8.7 | 2.05 | 2.22 |
| Low-inc Apts: ex | 380,046 | 418,223 | 38,177 | 10.0 | 4,770 | 5,702 | 932 | 19.5 | 1.26 | 1.36 |
| Seasnl Rec: exis | 3,509 | 3,256 | -253 | -7.2 | 83 | 83 | 0 | 0.1 | 2.37 | 2.56 |
| Com/Ind: Lo: exi | 423,139 | 418,195 | -4,944 | -1.2 | 13,323 | 14,102 | 779 | 5.8 | 3.15 | 3.37 |
| Com/Ind Hi: exis | 3,457,654 | 3,269,148 | -188,506 | -5.5 | 143,441 | 144,858 | 1,417 | 1.0 | 4.15 | 4.43 |
| Publ U: Elec Gen | 858 | 982 | 124 | 14.4 | 27 | 33 | 6 | 23.7 | 3.13 | 3.39 |
| Publ U: Other | 236,750 | 257,170 | 20,419 | 8.6 | 9,817 | 11,391 | 1,574 | 16.0 | 4.15 | 4.43 |
| Ag HGA: Exist | 0 | 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 | 1,749 | 2,048 | 299 | 17.1 | 27 | 33 | 7 | 24.6 | 1.52 | 1.62 |
| ResHmstd: NewCon | 0 | 23,516 | 23,516 | 0.0 | 0 | 385 | 385 | 0.0 | 0.00 | 1.64 |
| All other NewCon | 0 | 28,709 | 28,709 | 0.0 | 0 | 792 | 792 | 0.0 | 0.00 | 2.76 |
| Total | 19,379,276 | 18,289,239 | -1,090,036 | -5.6 | 413,112 | 420,850 | 7,738 | 1.9 | 2.13 | 2.30 |

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 | 213,993 | -13,139 | -5.8 | County | 56.52 | 60.36 | 0.000 | 0.000 |
| (-) TIF Tax Capacity | 22,377 | 20,826 | -1,550 | -6.9 | City/Town | 44.57 | 47.33 | 0.000 | 0.000 |
| (-) FD Contrib Tax Cap | 25,586 | 24,033 | -1,553 | -6.1 | School District | 39.86 | 42.18 | 14.920 | 19.547 |
| (=) Taxable Tax Capacity | 179,170 | 169,134 | -10,036 | -5.6 | Special District | 11.48 | 12.39 | 0.000 | 0.000 |
| FD Distrib Tax Cap | 51,143 | 47,184 | -3,959 | -7.7 | Total | 152.43 | 162.25 | 14.920 | 19.547 |

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 | 127,500 | 117,100 | -8.2 | 1,741 | 1,696 | -45 | -2.6 | 1.37 | 1.45 |
| Res Hmstd: Avg Val | 191,200 | 175,600 | -8.2 | 2,894 | 2,845 | -50 | -1.7 | 1.51 | 1.62 |
| Res Hmstd: Hi Val | 254,900 | 234,000 | -8.2 | 4,048 | 3,992 | -56 | -1.4 | 1.59 | 1.71 |
| Res Hmstd: Ex-Hi Val | 382,400 | 351,100 | -8.2 | 6,357 | 6,291 | -65 | -1.0 | 1.66 | 1.79 |
| Apartment | 300,000 | 301,400 | 0.5 | 6,164 | 6,702 | 538 | 8.7 | 2.05 | 2.22 |
| Comm/Ind: Lo Val | 150,000 | 141,800 | -5.5 | 4,798 | 4,840 | 42 | 0.9 | 3.2 | 3.41 |
| Comm/Ind: Med Val | 300,000 | 283,600 | -5.5 | 11,121 | 11,113 | -9 | -0.1 | 3.71 | 3.92 |
| Comm/Ind: Hi Val | 1,000,000 | 945,500 | -5.5 | 40,629 | 40,804 | 175 | 0.4 | 4.06 | 4.32 |

Baseline Legal Class Report

| | Legal Class | Class Rate | Mkt Val | Net Tax Cap | Net Tax |
|-------|---------------------------------------|------------|-------------|-------------|-----------|
| 179.1 | Blind/dis Hmstd HGA: <50K: Exist | 0.450 | 23,159 | 104 | 114 |
| 179.2 | Blind/dis Hmstd HGA: <50K: New | 0.450 | 84 | 0 | 0 |
| 180.1 | Ag Hmstd HGA: <76K: Exist | 1.000 | 5,250,223 | 52,502 | 57,820 |
| 180.2 | Ag Hmstd HGA: <76K: New | 1.000 | 15,050 | 150 | 165 |
| 181.1 | Ag Hmstd HGA: 76K-414K: Exist | 1.000 | 3,512,612 | 35,126 | 38,989 |
| 181.2 | Ag Hmstd HGA: 76K-414K: New | 1.000 | 9,808 | 98 | 108 |
| 182.1 | Ag Hmstd HGA: 414K-500K: Exist | 1.000 | 33,083 | 331 | 366 |
| 182.2 | Ag Hmstd HGA: 414K-500K: New | 1.000 | 91 | 1 | 1 |
| 183.1 | Ag Hmstd HGA: >500K: Exist | 1.250 | 49,156 | 614 | 689 |
| 183.2 | Ag Hmstd HGA: >500K: New | 1.250 | 107 | 1 | 1 |
| 184.1 | Blind/dis 2a Hmstd land <50K: Exist | 0.450 | 1,942 | 9 | 3 |
| 184.2 | Blind/dis 2a Hmstd land <50K: New | 0.450 | 6 | 0 | 0 |
| 185.1 | Ag Hmstd 2a l & b: <115K: Exist | 0.500 | 8,965,594 | 44,828 | 18,965 |
| 185.2 | Ag Hmstd 2a l & b: <115K: New | 0.500 | 23,672 | 118 | 51 |
| 186.1 | Ag Hmstd 2a l & b: 115K-345K: Exist | 0.500 | 11,845,052 | 59,225 | 50,261 |
| 186.2 | Ag Hmstd 2a l & b: 115K-345K: New | 0.500 | 27,908 | 140 | 121 |
| 187.1 | Ag Hmstd 2a l & b: 345K-1.14M: Exist | 0.500 | 20,208,381 | 101,042 | 79,719 |
| 187.2 | Ag Hmstd 2a l & b: 345K-1.14M: New | 0.500 | 42,607 | 213 | 171 |
| 188.1 | Ag Hmstd 2a l & b: >1.14M: Exist | 1.000 | 11,748,453 | 117,485 | 88,165 |
| 188.2 | Ag Hmstd 2a l & b: >1.14M: New | 1.000 | 23,420 | 234 | 181 |
| 189.1 | Blind/dis Hmstd 2b land <50K: Exist | 0.450 | 217 | 1 | 0 |
| 189.2 | Blind/dis Hmstd 2b land <50K: New | 0.450 | 0 | 0 | 0 |
| 190.1 | Ag Hmstd 2b l & b: <115K: Exist | 0.500 | 884,058 | 4,420 | 1,974 |
| 190.2 | Ag Hmstd 2b l & b: <115K: New | 0.500 | 114 | 1 | 0 |
| 191.1 | Ag Hmstd 2b l & b: 115K-345K: Exist | 0.500 | 1,167,740 | 5,839 | 5,438 |
| 191.2 | Ag Hmstd 2b l & b: 115K-345K: New | 0.500 | 140 | 1 | 1 |
| 192.1 | Ag Hmstd 2b l & b: 345K-1.14M: Exist | 0.500 | 813,391 | 4,067 | 3,635 |
| 192.2 | Ag Hmstd 2b l & b: 345K-1.14M: New | 0.500 | 83 | 0 | 0 |
| 193.1 | Ag Hmstd 2b l & b: >1.14M: Exist | 1.000 | 178,434 | 1,784 | 1,590 |
| 193.2 | Ag Hmstd 2b l & b: >1.14M: New | 1.000 | 25 | 0 | 0 |
| 197.1 | Ag 2a Non-homestead: Exist | 1.000 | 25,902,973 | 259,030 | 205,505 |
| 197.2 | Ag 2a Non-homestead: New | 1.000 | 50,950 | 510 | 415 |
| 198.1 | Ag 2b Non-homestead: Exist | 1.000 | 7,975,042 | 79,750 | 71,775 |
| 198.2 | Ag 2b Non-homestead: New | 1.000 | 2,528 | 25 | 26 |
| 199.1 | Migrant Housing <500K: Exist | 1.000 | 763 | 8 | 9 |
| 199.2 | Migrant Housing <500K: New | 1.000 | 1 | 0 | 0 |
| 202.1 | Managed forest land (2c) | 0.650 | 380,859 | 2,476 | 2,226 |
| 203.1 | Private Airport (2d) | 1.000 | 767 | 8 | 8 |
| 209.1 | Res 1b Homestead: <50K: Exist | 0.450 | 461,933 | 2,079 | 2,807 |
| 209.2 | Res 1b Homestead: <50K: New | 0.450 | 2,521 | 11 | 14 |
| 210.1 | Res Homestead: <76K: Exist | 1.000 | 99,802,733 | 998,027 | 1,403,258 |
| 210.2 | Res Homestead: <76K: New | 1.000 | 555,226 | 5,552 | 7,517 |
| 211.1 | Res Homestead: 76K-414K: Exist | 1.000 | 141,385,911 | 1,413,859 | 1,935,229 |
| 211.2 | Res Homestead: 76K-414K: New | 1.000 | 800,340 | 8,003 | 10,672 |
| 212.1 | Res Homestead: 414K-500K: Exist | 1.000 | 2,830,406 | 28,304 | 34,497 |
| 212.2 | Res Homestead: 414K-500K: New | 1.000 | 17,549 | 175 | 211 |
| 213.1 | Res Homestead: > 500K: Exist | 1.250 | 10,636,421 | 132,955 | 167,251 |
| 213.2 | Res Homestead: > 500K: New | 1.250 | 51,219 | 640 | 780 |
| 215.1 | Res NonHmstd 1 unit: <76K: Exist | 1.000 | 13,527,966 | 135,280 | 195,208 |
| 215.2 | Res NonHmstd 1 unit: <76K: New | 1.000 | 176,135 | 1,761 | 2,421 |
| 216.1 | Res NonHmstd 1 unit: 76K - 500K: Exis | 1.000 | 14,377,925 | 143,779 | 202,538 |

House Research Dept.

Simulation No. 13A4

Baseline: Final Pay 2012

Page 35

8/15/2013 4:44 PM

Alternative: Final Pay 2013

(all figures in \$000s)

| | | | | | |
|-------|--|-------|------------|---------|-----------|
| 216.2 | Res NonHmstd 1 unit: 76K - 500K: New | 1.000 | 203,311 | 2,033 | 2,746 |
| 217.1 | Res NonHmstd 1 unit: >500K: Exist | 1.250 | 2,054,092 | 25,676 | 32,811 |
| 217.2 | Res NonHmstd 1 unit: >500K: New | 1.250 | 28,294 | 354 | 435 |
| 219.1 | Res NonHmstd 2-3 units: Exist | 1.250 | 7,610,973 | 95,137 | 133,749 |
| 219.2 | Res NonHmstd 2-3 units: New | 1.250 | 105,364 | 1,317 | 1,747 |
| 222.1 | Regular apartments (4a): Exist | 1.250 | 17,508,123 | 218,852 | 324,666 |
| 222.2 | Regular apartments (4a): New | 1.250 | 204,341 | 2,554 | 3,747 |
| 223.1 | Low-income housing (4d): Exist | 0.750 | 2,820,045 | 21,150 | 32,758 |
| 223.2 | Low-income housing (4d): New | 0.750 | 37,479 | 281 | 425 |
| 224.1 | Student housing: Exist | 1.000 | 23,305 | 233 | 352 |
| 224.2 | Student housing: New | 1.000 | 269 | 3 | 4 |
| 225.1 | Manuf home park land: Exist | 1.250 | 610,445 | 7,631 | 10,655 |
| 225.2 | Manuf home park land: New | 1.250 | 276 | 3 | 5 |
| 227.1 | Non-comm SeasRec: <76K: Exist | 1.000 | 9,512,388 | 95,124 | 83,961 |
| 227.2 | Non-comm SeasRec: <76K: New | 1.000 | 80,566 | 806 | 721 |
| 228.1 | Non-Comm SeasRec: 76K-500K: Exist | 1.000 | 13,656,434 | 136,564 | 131,001 |
| 228.2 | Non-Comm SeasRec: 76K-500K: New | 1.000 | 101,627 | 1,016 | 973 |
| 229.1 | Non-comm SeasRec: >500K: Exist | 1.250 | 1,385,849 | 17,323 | 15,205 |
| 229.2 | Non-comm SeasRec: >500K: New | 1.250 | 9,567 | 120 | 102 |
| 231.1 | Comm SeasRec 1c: <600K: Exist | 0.500 | 397,871 | 1,989 | 1,739 |
| 231.2 | Comm SeasRec 1c: <600K: New | 0.500 | 2,076 | 10 | 10 |
| 232.1 | Com SeasRec 1c: 600K-2.3M: Exist | 1.000 | 196,872 | 1,969 | 1,587 |
| 232.2 | Com SeasRec 1c: 600K-2.3M: New | 1.000 | 1,311 | 13 | 11 |
| 233.1 | Com SeasRec 1c: >2.3M: Exist | 1.250 | 24,351 | 304 | 267 |
| 233.2 | Com SeasRec 1c: >2.3M: New | 1.250 | 102 | 1 | 1 |
| 234.1 | Com SeasRec 4c: <500K: Exist | 1.000 | 210,732 | 2,107 | 2,460 |
| 234.2 | Com SeasRec 4c: <500K: New | 1.000 | 1,585 | 16 | 21 |
| 235.1 | Com SeasRec 4c: >500K: Exist | 1.250 | 142,181 | 1,777 | 1,793 |
| 235.2 | Com SeasRec 4c: >500K: New | 1.250 | 250 | 3 | 3 |
| 236.1 | Bed & Breakfast: Exist | 1.250 | 23,074 | 288 | 340 |
| 236.2 | Bed & Breakfast: New | 1.250 | 9 | 0 | 0 |
| 237.1 | Qualifying golf courses | 1.250 | 245,346 | 3,067 | 3,574 |
| 238.1 | Metro Non-profit Indoor Rec | 1.250 | 13,773 | 172 | 293 |
| 239.1 | Non-profit/Comm Serv - NonRev: Exist | 1.500 | 35,165 | 527 | 743 |
| 239.2 | Non-profit/Comm Serv - NonRev: New | 1.500 | 209 | 3 | 4 |
| 240.1 | Non-profit/Comm Serv - donation: Exist | 1.500 | 71,232 | 1,068 | 1,741 |
| 240.2 | Non-profit/Comm Serv - donation: New | 1.500 | 675 | 10 | 16 |
| 241.1 | Seasonal Restaurant on Lake: Exist | 1.250 | 21,276 | 266 | 244 |
| 241.2 | Seasonal Restaurant on Lake: New | 1.250 | 129 | 2 | 2 |
| 242.1 | Qualifying Marina <500K: Exist | 1.000 | 12,336 | 123 | 157 |
| 242.2 | Qualifying Marina <500K: New | 1.000 | 25 | 0 | 0 |
| 243.1 | Qualifying Marina >500K: Exist | 1.250 | 19,780 | 247 | 301 |
| 243.2 | Qualifying Marina >500K: New | 1.250 | 28 | 0 | 0 |
| 245.1 | Commercial: <150K: Exist | 1.500 | 8,539,469 | 128,092 | 246,969 |
| 245.2 | Commercial: <150K: New | 1.500 | 87,574 | 1,314 | 2,479 |
| 246.1 | Commercial: >150K: Exist | 2.000 | 44,981,941 | 899,639 | 1,727,166 |
| 246.2 | Commercial: >150K: New | 2.000 | 356,620 | 7,132 | 13,347 |
| 247.1 | Comm'l border city: <150K: Exist | 1.500 | 699 | 10 | 19 |
| 247.2 | Comm'l border city: <150K: New | 1.500 | 7 | 0 | 0 |
| 248.1 | Comm'l border city: >150K: Exist | 2.000 | 12,600 | 252 | 330 |
| 248.2 | Comm'l border city: >150K: New | 2.000 | 155 | 3 | 4 |
| 250.1 | JOBZ Commercial: <150K: Exist | 0.000 | 8,880 | 0 | 0 |
| 250.2 | JOBZ Commercial: <150K: New | 0.000 | 108 | 0 | 0 |
| 251.1 | JOBZ Commercial: >150K: Exist | 0.000 | 112,190 | 0 | 0 |
| 251.2 | JOBZ Commercial: >150K: New | 0.000 | 992 | 0 | 0 |

House Research Dept.

Simulation No. 13A4

Baseline: Final Pay 2012

Page 36

8/15/2013 4:44 PM

Alternative: Final Pay 2013

(all figures in \$000s)

| | | | | | |
|--------------------|--|-------|--------------------|------------------|------------------|
| 256.1 | Industrial: <150K: Exist | 1.500 | 1,309,653 | 19,645 | 38,586 |
| 256.2 | Industrial: <150K: New | 1.500 | 8,534 | 128 | 252 |
| 257.1 | Industrial: >150K: Exist | 2.000 | 13,730,165 | 274,603 | 529,405 |
| 257.2 | Industrial: >150K: New | 2.000 | 62,361 | 1,247 | 2,413 |
| 259.1 | Ind'l border city: >150K: Exist | 2.000 | 5,657 | 113 | 132 |
| 259.2 | Ind'l border city: >150K: New | 2.000 | 89 | 2 | 2 |
| 261.1 | JOBZ Industrial: <150K: Exist | 0.000 | 11,985 | 0 | 0 |
| 261.2 | JOBZ Industrial: <150K: New | 0.000 | 226 | 0 | 0 |
| 262.1 | JOBZ Industrial: >150K: Exist | 0.000 | 363,026 | 0 | 0 |
| 262.2 | JOBZ Industrial: >150K: New | 0.000 | 4,446 | 0 | 0 |
| 267.1 | Publ Util: land & bldgs <150K | 1.500 | 70,766 | 1,061 | 1,855 |
| 268.1 | Publ Util: land & bldgs >150K | 2.000 | 990,419 | 19,808 | 35,461 |
| 269.1 | Publ Util: Electric Generat Mach | 2.000 | 1,648,199 | 32,964 | 40,698 |
| 270.1 | Publ Util: machinery (non-generat) | 2.000 | 1,357,575 | 27,151 | 44,483 |
| 272.1 | Railroad <150K | 1.500 | 187,926 | 2,819 | 5,642 |
| 273.1 | Railroad >150K | 2.000 | 960,828 | 19,217 | 33,830 |
| 275.1 | Non-comm aircraft hangars | 1.500 | 4,019 | 60 | 77 |
| 276.1 | Mineral | 2.000 | 11,064 | 221 | 484 |
| 277.1 | Misc class 5 | 2.000 | 1,872 | 37 | 53 |
| 283.1 | Personal: 3f | 1.000 | 10,500 | 105 | 112 |
| 284.1 | Non-comm aircraft hangars | 1.500 | 82,005 | 1,230 | 1,581 |
| 285.1 | Pers: It31 tools&mach excl elec gen | 2.000 | 221,217 | 4,424 | 7,085 |
| 286.1 | Pers: It32 struct/lease land-non C/I,SRR | 1.000 | 3,652 | 37 | 53 |
| 287.1 | Pers: It32 struct/leased land-NCSRR<76 | 1.000 | 49,733 | 497 | 480 |
| 288.1 | Pers: It32 NCSRR: 76K-500K | 1.000 | 2,379 | 24 | 24 |
| 289.1 | Pers: It32 NCSRR: >500K | 1.250 | 51 | 1 | 1 |
| 290.1 | Pers: It32 struct/leased land-C/I | 2.000 | 34,786 | 696 | 1,130 |
| 291.1 | Pers: Item 33 ag real estate | 1.000 | 38,820 | 388 | 424 |
| 293.1 | Pers: It41 struct/leased land - C/I | 2.000 | 453,055 | 9,061 | 13,235 |
| 297.1 | Pers: It41 struct/leased land - nonC/I, no | 1.250 | 13,207 | 165 | 228 |
| 298.1 | Pers: Item 41 Border EZ | 2.000 | 29 | 1 | 1 |
| 299.1 | Pers: Item 42 non-EZ struct/RR land | 2.000 | 36,259 | 725 | 1,444 |
| 301.1 | Pers: It43 leased real estate - non C/I | 1.500 | 21,020 | 315 | 527 |
| 302.1 | Pers: Item 43 leased real estate - C/I | 2.000 | 499,011 | 9,980 | 13,985 |
| 303.1 | Pers: Item 44 electric util trans lines | 2.000 | 1,909,032 | 38,181 | 69,064 |
| 304.1 | Pers: Item 44 electric util distri lines | 2.000 | 271,844 | 5,437 | 10,226 |
| 305.1 | Pers: Item 45 syst/gas utils | 2.000 | 3,152,687 | 63,054 | 103,259 |
| 306.1 | Pers: Item 46 syst/water utils | 2.000 | 69 | 1 | 3 |
| 307.1 | Pers: Item 48 misc | 2.000 | 15,989 | 320 | 409 |
| 311.1 | JOBZ: It41 non EZ struct/leased land-C/ | 0.000 | 1,572 | 0 | 0 |
| 315.1 | JOBZ Pers: It43 leased real est - C/I | 0.000 | 150 | 0 | 0 |
| 344.1 | Ag HGA: Hmstd Market Excl Value: Ex | 0.000 | 1,946,242 | 0 | 3,766 |
| 344.2 | Ag HGA: Hmstd Market Excl Value: Ne | 0.000 | 5,651 | 0 | 10 |
| 345.1 | Res Hmstd: Hmstd Market Excl Value: | 0.000 | 27,175,311 | 0 | 50,923 |
| 345.2 | Res Hmstd: Hmstd Market Excl Value: | 0.000 | 149,785 | 0 | 280 |
| State Total | | | 552,062,013 | 5,850,874 | 8,384,208 |

Alternative Legal Class Report

| | Legal Class | Class Rate | Mkt Val | Net Tax Cap | Net Tax |
|-------|---------------------------------------|------------|-------------|-------------|-----------|
| 165.1 | Blind/dis Hmstd HGA: <50K: Exist | 0.450 | 23,910 | 108 | 118 |
| 166.1 | Ag Hmstd HGA: <76K: Exist | 1.000 | 5,126,923 | 51,269 | 56,393 |
| 166.2 | Ag Hmstd HGA: <76K: New | 1.000 | 15,781 | 158 | 175 |
| 167.1 | Ag Hmstd HGA: 76K-414K: Exist | 1.000 | 3,256,052 | 32,561 | 36,382 |
| 167.2 | Ag Hmstd HGA: 76K-414K: New | 1.000 | 9,608 | 96 | 107 |
| 168.1 | Ag Hmstd HGA: 414K-500K: Exist | 1.000 | 30,241 | 302 | 339 |
| 168.2 | Ag Hmstd HGA: 414K-500K: New | 1.000 | 89 | 1 | 1 |
| 169.1 | Ag Hmstd HGA: >500K: Exist | 1.250 | 47,920 | 599 | 689 |
| 169.2 | Ag Hmstd HGA: >500K: New | 1.250 | 144 | 2 | 2 |
| 170.1 | Blind/dis 2a Hmstd land <50K: Exist | 0.450 | 2,207 | 10 | 3 |
| 170.2 | Blind/dis 2a Hmstd land <50K: New | 0.450 | 8 | 0 | 0 |
| 171.1 | Ag Hmstd 2a 1 & b: <115K: Exist | 0.500 | 8,905,215 | 44,526 | 18,255 |
| 171.2 | Ag Hmstd 2a 1 & b: <115K: New | 0.500 | 26,697 | 133 | 57 |
| 172.1 | Ag Hmstd 2a 1 & b: 115K-345K: Exist | 0.500 | 12,064,667 | 60,323 | 49,594 |
| 172.2 | Ag Hmstd 2a 1 & b: 115K-345K: New | 0.500 | 33,802 | 169 | 142 |
| 173.1 | Ag Hmstd 2a 1 & b: 345K-1.29M: Exist | 0.500 | 23,977,273 | 119,886 | 89,351 |
| 173.2 | Ag Hmstd 2a 1 & b: 345K-1.29M: New | 0.500 | 63,022 | 315 | 236 |
| 174.1 | Ag Hmstd 2a 1 & b: >1.29M: Exist | 1.000 | 16,206,032 | 162,060 | 111,915 |
| 174.2 | Ag Hmstd 2a 1 & b: >1.29M: New | 1.000 | 41,440 | 414 | 294 |
| 175.1 | Blind/dis Hmstd 2b land <50K: Exist | 0.450 | 265 | 1 | 1 |
| 176.1 | Ag Hmstd 2b 1 & b: <115K: Exist | 0.500 | 836,326 | 4,182 | 1,977 |
| 176.2 | Ag Hmstd 2b 1 & b: <115K: New | 0.500 | 128 | 1 | 0 |
| 177.1 | Ag Hmstd 2b 1 & b: 115K-345K: Exist | 0.500 | 1,095,032 | 5,475 | 5,227 |
| 177.2 | Ag Hmstd 2b 1 & b: 115K-345K: New | 0.500 | 145 | 1 | 1 |
| 178.1 | Ag Hmstd 2b 1 & b: 345K-1.29M: Exist | 0.500 | 839,986 | 4,200 | 3,807 |
| 178.2 | Ag Hmstd 2b 1 & b: 345K-1.29M: New | 0.500 | 78 | 0 | 0 |
| 179.1 | Ag Hmstd 2b 1 & b: >1.29M: Exist | 1.000 | 159,334 | 1,593 | 1,365 |
| 179.2 | Ag Hmstd 2b 1 & b: >1.29M: New | 1.000 | 20 | 0 | 0 |
| 183.1 | Ag 2a Non-homestead: Exist | 1.000 | 30,529,368 | 305,294 | 226,132 |
| 183.2 | Ag 2a Non-homestead: New | 1.000 | 74,538 | 745 | 554 |
| 184.1 | Ag 2b Non-homestead: Exist | 1.000 | 7,604,495 | 76,045 | 70,362 |
| 184.2 | Ag 2b Non-homestead: New | 1.000 | 2,919 | 29 | 26 |
| 185.1 | Migrant Housing <500K: Exist | 1.000 | 837 | 8 | 10 |
| 188.1 | Managed forest land (2c) | 0.650 | 423,472 | 2,753 | 2,529 |
| 189.1 | Private Airport (2d) | 1.000 | 841 | 8 | 9 |
| 195.1 | Res 1b Homestead: <50K: Exist | 0.450 | 465,312 | 2,094 | 2,931 |
| 196.1 | Res Homestead: <76K: Exist | 1.000 | 98,241,507 | 982,415 | 1,440,226 |
| 196.2 | Res Homestead: <76K: New | 1.000 | 518,340 | 5,183 | 7,303 |
| 197.1 | Res Homestead: 76K-414K: Exist | 1.000 | 127,122,768 | 1,271,228 | 1,813,405 |
| 197.2 | Res Homestead: 76K-414K: New | 1.000 | 722,621 | 7,226 | 10,056 |
| 198.1 | Res Homestead: 414K-500K: Exist | 1.000 | 2,399,745 | 23,997 | 30,727 |
| 198.2 | Res Homestead: 414K-500K: New | 1.000 | 14,933 | 149 | 192 |
| 199.1 | Res Homestead: > 500K: Exist | 1.250 | 9,173,241 | 114,666 | 151,032 |
| 199.2 | Res Homestead: > 500K: New | 1.250 | 53,347 | 667 | 857 |
| 201.1 | Res NonHmstd 1 unit: <76K: Exist | 1.000 | 14,282,444 | 142,824 | 214,062 |
| 201.2 | Res NonHmstd 1 unit: <76K: New | 1.000 | 188,477 | 1,885 | 2,662 |
| 202.1 | Res NonHmstd 1 unit: 76K - 500K: Exis | 1.000 | 13,883,433 | 138,834 | 203,888 |
| 202.2 | Res NonHmstd 1 unit: 76K - 500K: New | 1.000 | 209,237 | 2,092 | 2,932 |
| 203.1 | Res NonHmstd 1 unit: >500K: Exist | 1.250 | 1,943,196 | 24,290 | 32,370 |
| 203.2 | Res NonHmstd 1 unit: >500K: New | 1.250 | 30,786 | 385 | 496 |

House Research Dept.

Simulation No. 13A4

Baseline: Final Pay 2012

Page 38

8/15/2013 4:44 PM

Alternative: Final Pay 2013

(all figures in \$000s)

| ID | Description | Baseline | Final Pay 2012 | Alternative | Final Pay 2013 |
|-------|--|----------|----------------|-------------|----------------|
| 205.1 | Res NonHmstd 2-3 units: Exist | 1.250 | 6,881,568 | 86,020 | 126,149 |
| 205.2 | Res NonHmstd 2-3 units: New | 1.250 | 95,939 | 1,199 | 1,637 |
| 208.1 | Regular apartments (4a): Exist | 1.250 | 17,980,161 | 224,752 | 348,790 |
| 208.2 | Regular apartments (4a): New | 1.250 | 234,408 | 2,930 | 4,504 |
| 209.1 | Low-income housing (4d): Exist | 0.750 | 2,924,462 | 21,933 | 35,684 |
| 209.2 | Low-income housing (4d): New | 0.750 | 39,075 | 293 | 467 |
| 210.1 | Student housing: Exist | 1.000 | 22,279 | 223 | 348 |
| 210.2 | Student housing: New | 1.000 | 549 | 5 | 9 |
| 211.1 | Manuf home park land: Exist | 1.250 | 602,664 | 7,533 | 11,070 |
| 211.2 | Manuf home park land: New | 1.250 | 98 | 1 | 2 |
| 213.1 | Non-comm SeasRec: <76K: Exist | 1.000 | 9,495,683 | 94,957 | 87,231 |
| 213.2 | Non-comm SeasRec: <76K: New | 1.000 | 85,728 | 857 | 790 |
| 214.1 | Non-Comm SeasRec: 76K-500K: Exist | 1.000 | 12,994,169 | 129,942 | 130,560 |
| 214.2 | Non-Comm SeasRec: 76K-500K: New | 1.000 | 105,301 | 1,053 | 1,054 |
| 215.1 | Non-comm SeasRec: >500K: Exist | 1.250 | 1,197,760 | 14,972 | 13,851 |
| 215.2 | Non-comm SeasRec: >500K: New | 1.250 | 9,153 | 114 | 105 |
| 217.1 | Comm SeasRec 1c: <600K: Exist | 0.500 | 383,661 | 1,918 | 1,745 |
| 217.2 | Comm SeasRec 1c: <600K: New | 0.500 | 2,144 | 11 | 10 |
| 218.1 | Com SeasRec 1c: 600K-2.3M: Exist | 1.000 | 181,871 | 1,819 | 1,526 |
| 218.2 | Com SeasRec 1c: 600K-2.3M: New | 1.000 | 1,011 | 10 | 8 |
| 219.1 | Com SeasRec 1c: >2.3M: Exist | 1.250 | 17,415 | 218 | 209 |
| 219.2 | Com SeasRec 1c: >2.3M: New | 1.250 | 83 | 1 | 1 |
| 220.1 | Com SeasRec 4c: <500K: Exist | 1.000 | 211,788 | 2,118 | 2,568 |
| 220.2 | Com SeasRec 4c: <500K: New | 1.000 | 1,064 | 11 | 13 |
| 221.1 | Com SeasRec 4c: >500K: Exist | 1.250 | 140,143 | 1,752 | 1,843 |
| 221.2 | Com SeasRec 4c: >500K: New | 1.250 | 516 | 6 | 7 |
| 222.1 | Bed & Breakfast: Exist | 1.250 | 21,298 | 266 | 315 |
| 222.2 | Bed & Breakfast: New | 1.250 | 251 | 3 | 4 |
| 223.1 | Qualifying golf courses | 1.250 | 226,966 | 2,837 | 3,410 |
| 224.1 | Metro Non-profit Indoor Rec | 1.250 | 13,828 | 173 | 302 |
| 225.1 | Non-profit/Comm Serv - NonRev: Exist | 1.500 | 33,270 | 499 | 724 |
| 226.1 | Non-profit/Comm Serv - donation: Exist | 1.500 | 65,843 | 988 | 1,666 |
| 227.1 | Seasonal Restaurant on Lake: Exist | 1.250 | 18,824 | 235 | 219 |
| 228.1 | Qualifying Marina <500K: Exist | 1.000 | 14,231 | 142 | 187 |
| 229.1 | Qualifying Marina >500K: Exist | 1.250 | 20,704 | 259 | 330 |
| 231.1 | Commercial: <150K: Exist | 1.500 | 8,462,013 | 126,930 | 253,232 |
| 231.2 | Commercial: <150K: New | 1.500 | 113,479 | 1,702 | 3,334 |
| 232.1 | Commercial: >150K: Exist | 2.000 | 44,139,685 | 882,794 | 1,775,493 |
| 232.2 | Commercial: >150K: New | 2.000 | 474,243 | 9,485 | 18,786 |
| 234.1 | JOBZ Commercial: <150K: Exist | 0.000 | 8,687 | 0 | 0 |
| 234.2 | JOBZ Commercial: <150K: New | 0.000 | 107 | 0 | 0 |
| 235.1 | JOBZ Commercial: >150K: Exist | 0.000 | 89,405 | 0 | 0 |
| 235.2 | JOBZ Commercial: >150K: New | 0.000 | 1,792 | 0 | 0 |
| 238.1 | Industrial: <150K: Exist | 1.500 | 1,352,500 | 20,287 | 41,486 |
| 238.2 | Industrial: <150K: New | 1.500 | 12,872 | 193 | 389 |
| 239.1 | Industrial: >150K: Exist | 2.000 | 13,637,914 | 272,758 | 549,904 |
| 239.2 | Industrial: >150K: New | 2.000 | 114,321 | 2,286 | 4,246 |
| 241.1 | JOBZ Industrial: <150K: Exist | 0.000 | 11,344 | 0 | 0 |
| 241.2 | JOBZ Industrial: <150K: New | 0.000 | 221 | 0 | 0 |
| 242.1 | JOBZ Industrial: >150K: Exist | 0.000 | 338,928 | 0 | 0 |
| 242.2 | JOBZ Industrial: >150K: New | 0.000 | 4,328 | 0 | 0 |
| 245.1 | Publ Util: land & bldgs <150K | 1.500 | 66,221 | 993 | 1,749 |
| 246.1 | Publ Util: land & bldgs >150K | 2.000 | 1,068,947 | 21,379 | 39,315 |
| 247.1 | Publ Util: Electric Generat Mach | 2.000 | 1,974,715 | 39,494 | 49,269 |
| 248.1 | Publ Util: machinery (non-generat) | 2.000 | 1,520,430 | 30,409 | 51,200 |

| | | | | | |
|--------------------|--|-------|-------------|-----------|-----------|
| 250.1 | Railroad <150K | 1.500 | 204,933 | 3,074 | 6,393 |
| 251.1 | Railroad >150K | 2.000 | 1,097,081 | 21,942 | 39,832 |
| 253.1 | Non-comm aircraft hangars | 1.500 | 3,808 | 57 | 79 |
| 254.1 | Mineral | 2.000 | 2,325 | 46 | 104 |
| 255.1 | Misc class 5 | 2.000 | 1,859 | 37 | 52 |
| 261.1 | Personal: 3f | 1.000 | 15,140 | 151 | 184 |
| 262.1 | Non-comm aircraft hangars | 1.500 | 78,505 | 1,178 | 1,599 |
| 263.1 | Pers: It31 tools&mach excl elec gen | 2.000 | 282,921 | 5,658 | 9,486 |
| 264.1 | Pers: It32 struct/lease land-non C/I,SRR | 1.000 | 3,835 | 38 | 58 |
| 265.1 | Pers: It32 struct/leased land-NCSRR<76 | 1.000 | 49,090 | 491 | 491 |
| 266.1 | Pers: It32 NCSRR: 76K-500K | 1.000 | 2,117 | 21 | 21 |
| 268.1 | Pers: It32 struct/leased land-C/I | 2.000 | 42,987 | 860 | 1,482 |
| 269.1 | Pers: Item 33 ag real estate | 1.000 | 43,431 | 434 | 473 |
| 271.1 | Pers: It41 struct/leased land - C/I | 2.000 | 444,460 | 8,889 | 13,269 |
| 275.1 | Pers: It41 struct/leased land - nonC/I, no | 1.250 | 13,207 | 165 | 241 |
| 276.1 | Pers: Item 42 non-EZ struct/RR land | 2.000 | 39,457 | 789 | 1,578 |
| 277.1 | Pers: It43 leased real estate - non C/I | 1.500 | 20,472 | 307 | 527 |
| 278.1 | Pers: Item 43 leased real estate - C/I | 2.000 | 497,011 | 9,940 | 14,078 |
| 279.1 | Pers: Item 44T electric util trans lines | 2.000 | 2,156,400 | 43,128 | 80,869 |
| 280.1 | Pers: Item 44D electric util distri lines | 2.000 | 293,274 | 5,865 | 11,199 |
| 281.1 | Pers: Item 45 syst/gas utils | 2.000 | 3,290,823 | 65,816 | 110,518 |
| 282.1 | Pers: Item 46 syst/water utils | 2.000 | 66 | 1 | 3 |
| 283.1 | Pers: Item 48 misc | 2.000 | 21,656 | 433 | 570 |
| 287.1 | JOBZ: It41 non EZ struct/leased land-C/ | 0.000 | 1,571 | 0 | 0 |
| 289.1 | JOBZ Pers: It43 leased real est - C/I | 0.000 | 150 | 0 | 0 |
| 318.1 | Ag HGA: Hmstd Market Excl Value: Ex | 0.000 | 1,929,577 | 0 | 3,824 |
| 318.2 | Ag HGA: Hmstd Market Excl Value: Ne | 0.000 | 6,047 | 0 | 11 |
| 319.1 | Res Hmstd: Hmstd Market Excl Value: | 0.000 | 28,048,626 | 0 | 55,302 |
| 319.2 | Res Hmstd: Hmstd Market Excl Value: | 0.000 | 143,041 | 0 | 287 |
| State Total | | | 546,798,137 | 5,769,291 | 8,507,460 |

Baseline Levy Summary*Levy Summary Report*

| | County | City | Town | School District | Special District | State | Total |
|--------------------------------|----------------------------|-----------|---------|-----------------------------------|------------------|---------|-----------|
| Certified NTC Levy | 2,667,427 | 1,851,230 | 224,801 | 1,423,518 | 312,155 | 817,361 | 7,296,492 |
| Certified MKV Levy | 2,857 | 33,937 | 208 | 856,307 | 457 | 0 | 893,310 |
| Fiscal Disparities Levy | 167,526 | 173,652 | 1,421 | 183,667 | 36,128 | 0 | 562,394 |
| Disparity Reduction Aid | 9,790 | 0 | 510 | 8,073 | 0 | 0 | 18,373 |
| Spread NTC Levy | 2,490,111 | 1,677,578 | 222,870 | 1,307,222 | 276,027 | 817,361 | 6,791,169 |
| Spread MKV Levy | 2,857 | 33,937 | 208 | 780,864 | 457 | 0 | 818,323 |
| Tax Incr Financing Levy | | | | | | | 259,447 |
| | Homestead Credit | | 0 | Taconite credit | | 16,775 | |
| | Agricultural Credit | 23,383 | | Disparity Reduction Credit | | 6,923 | |

Alternative Levy Summary*Levy Summary Report*

| | County | City | Town | School District | Special District | State | Total |
|--------------------------------|----------------------------|-----------|---------|-----------------------------------|------------------|---------|-----------|
| Certified NTC Levy | 2,703,403 | 1,896,751 | 229,034 | 1,446,440 | 320,534 | 839,944 | 7,436,106 |
| Certified MKV Levy | 855 | 31,756 | 183 | 868,164 | 511 | 0 | 900,958 |
| Fiscal Disparities Levy | 171,404 | 181,570 | 1,474 | 188,272 | 36,299 | 0 | 579,020 |
| Disparity Reduction Aid | 9,781 | 0 | 500 | 8,023 | 0 | 0 | 18,304 |
| Spread NTC Levy | 2,522,218 | 1,715,181 | 227,060 | 1,325,926 | 284,234 | 839,944 | 6,914,564 |
| Spread MKV Levy | 855 | 31,756 | 183 | 792,383 | 511 | 0 | 825,687 |
| Tax Incr Financing Levy | | | | | | | 234,606 |
| | Homestead Credit | | 0 | Taconite credit | | 16,625 | |
| | Agricultural Credit | 23,007 | | Disparity Reduction Credit | | 6,801 | |