

House Research Simulation Report: Property Tax

Simulation #14A4

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DESCRIPTION

BASELINE: Final Pay 2013

ALTERNATIVE: Final Pay 2014

This report compares property taxes payable in 2014 to property taxes payable in 2013. Both the payable 2013 and the payable 2014 simulations are based on final data as reported by the counties to the Dept. of Revenue. *This simulation does not reflect the impact of the supplemental agricultural credit provided by Laws 2014, Chapter 308, Article 1, section 14.* The net tax amounts presented here do not reflect the impact of the homestead credit refund and the property tax refund programs.

KEY POINTS

- **Statewide, property taxes increased by \$138 million, or 1.6%.** Approximately \$82 million of the \$138 million increase was borne by new construction - property appearing on the tax rolls for the first time in 2014. The overall tax increases are 1.5% in Greater Minnesota and 1.7% in the Metro area.
- **On a statewide average basis, property tax changes on existing properties vary** from -1.1% (on residential homesteads) to +8.7% (on agricultural property). Changes on the largest property types are +1.8% on residential non-homestead property, +2.4% on regular apartments, +0.4% on commercial-industrial property, +1.8% on public utility property, +1.7% on low-income apartments, and -0.6% 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 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.

ALTERNATIVE: Final Pay 2014

- **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. *Note that this simulation does not reflect the impact of the supplemental agricultural credit provided by Laws 2014, Chapter 308, Article 1, section 14.*

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:		
<\$1,290,000	0.5	0.5
\$1,290,000 - \$1,500,000	1.0	0.5
>\$1,500,000	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

Aitkin County

Aitkin city

<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	50,288	49,092	-1,196	-2.4	335	335	0	0.1	0.67	0.68
Res Non-Hm: exis	14,546	15,049	503	3.5	186	197	11	5.7	1.28	1.31
Apartments: exis	11,623	11,637	14	0.1	179	183	4	2.1	1.54	1.57
Low-inc Apts: ex	1,901	1,899	-2	-0.1	18	18	0	2.3	0.93	0.95
Seasnl Rec: exis	319	504	185	58.1	6	10	4	68.0	1.94	2.06
Com/Ind: Lo: exi	17,935	17,622	-313	-1.7	515	496	-19	-3.8	2.87	2.81
Com/Ind Hi: exis	17,301	17,302	1	0.0	660	645	-15	-2.3	3.82	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	155	163	9	5.6	6	6	0	3.2	3.82	3.73
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	356	315	-41	-11.5	4	4	0	-11.1	1.19	1.20
ResHmstd: NewCon	0	286	286	0.0	0	2	2	0.0	0.00	0.69
All other NewCon	0	249	249	0.0	0	8	8	0.0	0.00	3.13
Total	114,423	114,117	-306	-0.3	1,909	1,904	-5	-0.3	1.67	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	1,311	1,310	-1	-0.1	County	41.22	42.85	0.00	0.00
(-) TIF Tax Capacity	145	147	1	1.0	City/Town	74.97	74.00	0.00	0.00
(-) FD Contrib Tax Cap	206	193	-14	-6.6	School District	3.13	3.02	4.62	7.00
(=) Taxable Tax Capacity	959	971	11	1.2	Special District	0.17	0.18	0.00	0.00
FD Distrib Tax Cap	138	142	4	3.1	Total	119.49	120.05	4.62	7.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,300	68,600	-2.4	247	252	6	2.3	0.35	0.37
Res Hmstd:Avg Val	105,300	102,800	-2.4	685	680	-5	-0.7	0.65	0.66
Res Hmstd: Hi Val	140,400	137,100	-2.4	1,159	1,153	-6	-0.5	0.83	0.84
Res Hmstd: Ex-Hi Val	210,700	205,700	-2.4	2,107	2,099	-8	-0.4	1	1.02
Apartment	300,000	300,400	0.1	4,619	4,718	99	2.1	1.54	1.57
Comm/Ind: Lo Val	150,000	150,000	0.0	4,310	4,221	-89	-2.1	2.87	2.81
Comm/Ind: Med Val	300,000	300,000	0.0	10,033	9,814	-219	-2.2	3.34	3.27
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,740	35,915	-825	-2.2	3.67	3.59

Aitkin County

Hill City city

<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	12,586	12,244	-342	-2.7	137	136	0	-0.3	1.09	1.11
Res Non-Hm: exis	4,275	3,903	-372	-8.7	63	59	-4	-5.8	1.47	1.52
Apartments: exis	1,073	1,196	123	11.5	19	22	3	14.6	1.82	1.87
Low-inc Apts: ex	335	335	0	0.0	4	4	0	3.2	1.10	1.13
Seasnl Rec: exis	7,818	7,643	-175	-2.2	120	119	-1	-1.0	1.53	1.55
Com/Ind: Lo: exi	2,440	2,439	-2	-0.1	72	73	1	1.7	2.95	3.01
Com/Ind Hi: exis	1,370	1,368	-2	-0.2	54	54	1	1.4	3.92	3.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	104	118	14	13.3	4	5	1	15.0	3.92	3.98
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	239	235	-4	-1.6	3	3	0	-0.4	1.42	1.43
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	30,240	29,481	-759	-2.5	476	477	0	0.1	1.57	1.62

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	299	292	-8	-2.5	County	39.44	41.02	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	81.55	83.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.38	18.37	4.61	7.58
(=) Taxable Tax Capacity	299	292	-8	-2.5	Special District	0.17	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	141.54	143.24	4.61	7.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,600	56,000	-2.8	516	524	8	1.6	0.9	0.94
Res Hmstd:Avg Val	86,400	84,100	-2.7	846	843	-2	-0.3	0.98	1.00
Res Hmstd: Hi Val	115,200	112,100	-2.7	1,303	1,302	-2	-0.1	1.13	1.16
Res Hmstd: Ex-Hi Val	172,900	168,200	-2.7	2,220	2,220	0	0.0	1.28	1.32
Apartment	300,000	334,500	11.5	5,446	6,243	797	14.6	1.82	1.87
Seas Rec: Lo Val	75,000	73,300	-2.3	1,128	1,116	-12	-1.0	1.50	1.52
Seas Rec: Hi Val	200,000	195,500	-2.3	3,172	3,139	-33	-1.0	1.59	1.61
Comm/Ind: Lo Val	150,000	149,800	-0.1	4,430	4,502	72	1.6	2.95	3.01
Comm/Ind: Med Val	300,000	299,500	-0.2	10,313	10,461	148	1.4	3.44	3.49
Comm/Ind: Hi Val	1,000,000	998,400	-0.2	37,768	38,289	521	1.4	3.78	3.84

Aitkin County

McGrath city

<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	1,245	1,139	-106	-8.5	10	9	0	-2.5	0.78	0.83
Res Non-Hm: exis	757	670	-87	-11.5	10	9	0	-4.9	1.30	1.39
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	8	7	0	-2.6	0	0	0	4.0	1.34	1.44
Com/Ind: Lo: exi	63	63	0	-0.1	2	2	0	4.9	2.70	2.83
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	22	21	-1	-3.8	1	1	0	1.0	3.59	3.77
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	6	6	0	-3.3	0	0	0	3.6	0.63	0.67
Ag Non-Hmstd	84	88	4	4.8	1	1	0	12.2	1.26	1.35
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,185	1,995	-190	-8.7	23	23	0	-2.1	1.06	1.14

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	17	16	-2	-8.7	County	41.22	42.85	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.53	75.70	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.63	15.80	3.23	3.60
(=) Taxable Tax Capacity	17	16	-2	-8.7	Special District	0.17	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	125.55	134.53	3.23	3.60

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,600	30,700	-8.6	264	259	-5	-1.9	0.79	0.84
Res Hmstd:Avg Val	50,400	46,100	-8.5	396	389	-7	-1.8	0.79	0.84
Res Hmstd: Hi Val	67,100	61,400	-8.5	527	518	-9	-1.8	0.79	0.84
Res Hmstd: Ex-Hi Val	100,700	92,100	-8.5	943	883	-60	-6.4	0.94	0.96

Aitkin County

McGregor city

<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	5,773	5,282	-491	-8.5	58	54	-4	-6.3	1.00	1.03
Res Non-Hm: exis	2,713	2,767	54	2.0	43	45	2	5.5	1.57	1.62
Apartments: exis	1,027	1,027	0	0.0	19	20	1	3.6	1.86	1.93
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	405	394	-11	-2.7	9	9	0	1.4	2.16	2.25
Com/Ind: Lo: exi	5,983	5,961	-23	-0.4	180	184	4	2.2	3.01	3.09
Com/Ind Hi: exis	3,150	3,188	38	1.2	126	131	5	3.7	4.00	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	75	72	-3	-4.2	3	3	0	-1.8	4.00	4.10
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	37	38	1	3.8	0	0	0	7.4	0.73	0.76
Ag Non-Hmstd	188	172	-16	-8.7	3	3	0	-5.5	1.46	1.51
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	19,352	18,900	-452	-2.3	441	449	8	1.8	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	242	239	-3	-1.3	County	38.96	40.56	0.00	0.00
(-) TIF Tax Capacity	13	13	0	0.0	City/Town	96.04	97.37	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.14	13.27	3.23	3.60
(=) Taxable Tax Capacity	229	226	-3	-1.4	Special District	0.17	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	146.30	151.37	3.23	3.60

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,600	46,300	-8.5	460	437	-23	-5.1	0.91	0.94
Res Hmstd:Avg Val	75,900	69,400	-8.6	691	655	-35	-5.1	0.91	0.94
Res Hmstd: Hi Val	101,200	92,600	-8.5	1,102	997	-104	-9.5	1.09	1.08
Res Hmstd: Ex-Hi Val	151,800	138,900	-8.5	1,925	1,778	-147	-7.6	1.27	1.28
Apartment	300,000	300,000	0.0	5,583	5,784	201	3.6	1.86	1.93
Comm/Ind: Lo Val	150,000	151,800	1.2	4,516	4,705	189	4.2	3.01	3.1
Comm/Ind: Med Val	300,000	303,600	1.2	10,521	10,935	414	3.9	3.51	3.60
Comm/Ind: Hi Val	1,000,000	1,011,900	1.2	38,546	40,007	1,461	3.8	3.85	3.95

Aitkin County

Palisade city

<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	4,173	4,311	138	3.3	23	29	6	24.6	0.56	0.67
Res Non-Hm: exis	1,997	1,535	-462	-23.1	26	23	-3	-10.2	1.31	1.53
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	344	349	6	1.6	5	5	1	15.8	1.33	1.52
Com/Ind: Lo: exi	663	655	-7	-1.1	19	20	1	5.9	2.83	3.03
Com/Ind Hi: exis	35	35	0	0.0	1	1	0	6.9	3.76	4.02
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	28	28	0	-0.4	1	1	0	6.5	3.76	4.02
Ag HGA: Exist	396	373	-24	-6.0	2	3	0	11.6	0.62	0.73
Ag Hmstd Land	217	213	-4	-1.9	0	0	0	43.1	0.11	0.16
Ag Non-Hmstd	46	46	0	0.0	1	1	0	15.1	1.24	1.42
ResHmstd: NewCon	0	36	36	0.0	0	0	0	0.0	0.00	0.68
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,899	7,581	-317	-4.0	78	84	6	7.4	0.99	1.11

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	68	64	-4	-6.4	County	41.17	42.80	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	79.27	96.39	0.00	0.00
(-) FD Contrib Tax Cap	2	3	0	16.2	School District	3.09	2.98	4.62	7.00
(=) Taxable Tax Capacity	66	61	-5	-7.2	Special District	0.17	0.18	0.00	0.00
FD Distrib Tax Cap	12	12	-1	-4.4	Total	123.70	142.35	4.62	7.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	53,300	55,100	3.4	181	219	39	21.4	0.34	0.4
Res Hmstd:Avg Val	79,900	82,500	3.3	364	518	154	42.4	0.46	0.63
Res Hmstd: Hi Val	106,500	110,000	3.3	735	964	229	31.2	0.69	0.88
Res Hmstd: Ex-Hi Val	159,700	165,000	3.3	1,477	1,856	379	25.7	0.92	1.12
Comm/Ind: Lo Val	150,000	150,000	0.0	4,246	4,548	302	7.1	2.83	3.03
Comm/Ind: Med Val	300,000	300,000	0.0	9,885	10,578	693	7.0	3.29	3.53
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,198	38,715	2,516	7.0	3.62	3.87

Aitkin County	Tamarack city
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<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	1,225	1,167	-58	-4.7	10	10	0	-1.6	0.82	0.85
Res Non-Hm: exis	795	783	-12	-1.5	10	10	0	2.8	1.25	1.31
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	372	324	-48	-13.0	6	5	0	-7.2	1.57	1.68
Com/Ind: Lo: exi	659	643	-16	-2.4	17	17	0	0.5	2.63	2.70
Com/Ind Hi: exis	238	274	36	15.1	8	10	2	18.5	3.49	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	41	47	5	13.1	1	2	0	16.3	3.49	3.59
Ag HGA: Exist	404	380	-24	-6.0	4	3	0	-4.1	0.89	0.90
Ag Hmstd Land	783	782	0	-0.1	4	4	0	5.4	0.45	0.47
Ag Non-Hmstd	129	118	-11	-8.7	2	1	0	-4.8	1.21	1.26
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,647	4,518	-129	-2.8	62	63	2	2.5	1.32	1.40

Tax Base

Tax Rates

	Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	44	43	-1	-1.9	County	41.22	42.85	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	65.71	67.00	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.64	15.80	3.23	3.60	
(=) Taxable Tax Capacity	44	43	-1	-1.9	Special District	0.17	0.18	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	120.73	125.83	3.23	3.60	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,800	37,900	-4.8	301	300	-1	-0.5	0.76	0.79
Res Hmstd:Avg Val	59,700	56,900	-4.7	452	450	-2	-0.4	0.76	0.79
Res Hmstd: Hi Val	79,600	75,800	-4.8	624	600	-24	-3.9	0.78	0.79
Res Hmstd: Ex-Hi Val	119,400	113,700	-4.8	1,160	1,132	-28	-2.5	0.97	1
Seas Rec: Lo Val	75,000	65,300	-12.9	972	881	-91	-9.4	1.3	1.35
Seas Rec: Hi Val	200,000	174,100	-13.0	2,756	2,481	-275	-10.0	1.38	1.42
Comm/Ind: Lo Val	150,000	172,700	15.1	3,941	4,872	931	23.6	2.63	2.82
Comm/Ind: Med Val	300,000	345,400	15.1	9,179	11,078	1,899	20.7	3.06	3.21
Comm/Ind: Hi Val	1,000,000	1,151,300	15.1	33,624	40,039	6,415	19.1	3.36	3.48

Anoka County

Anoka city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	569,335	547,528	-21,807	-3.8	7,757	6,872	-885	-11.4	1.36	1.26
Res Non-Hm: exis	77,436	77,188	-248	-0.3	1,278	1,190	-88	-6.9	1.65	1.54
Apartments: exis	126,773	126,052	-721	-0.6	2,422	2,265	-157	-6.5	1.91	1.80
Low-inc Apts: ex	23,546	22,485	-1,062	-4.5	280	249	-30	-10.8	1.19	1.11
Seasnl Rec: exis	1,825	1,753	-72	-3.9	43	39	-4	-8.9	2.35	2.23
Com/Ind: Lo: exi	44,043	43,056	-987	-2.2	1,389	1,327	-61	-4.4	3.15	3.08
Com/Ind Hi: exis	200,886	200,749	-138	-0.1	8,264	8,114	-150	-1.8	4.11	4.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,036	2,990	-47	-1.5	125	121	-4	-3.3	4.11	4.04
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	28	28	0	0.7	0	0	0	-2.3	1.31	1.27
ResHmstd: NewCon	0	667	667	0.0	0	8	8	0.0	0.00	1.26
All other NewCon	0	9,379	9,379	0.0	0	238	238	0.0	0.00	2.53
Total	1,046,909	1,031,875	-15,034	-1.4	21,557	20,423	-1,134	-5.3	2.06	1.98

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	12,080	11,958	-122	-1.0	County	44.65	43.54	0.00	0.00
(-) TIF Tax Capacity	2,218	2,248	30	1.3	City/Town	53.73	49.70	0.00	0.00
(-) FD Contrib Tax Cap	1,847	1,667	-180	-9.7	School District	26.75	28.20	27.14	20.59
(=) Taxable Tax Capacity	8,015	8,044	29	0.4	Special District	6.02	5.83	0.00	0.00
FD Distrib Tax Cap	3,077	3,175	98	3.2	Total	131.14	127.27	27.14	20.59

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,700	93,000		-3.8	1,156	1,008	-149	-12.9	1.2	1.08
Res Hmstd:Avg Val	144,900	139,400		-3.8	1,976	1,747	-229	-11.6	1.36	1.25
Res Hmstd: Hi Val	193,200	185,800		-3.8	2,798	2,486	-312	-11.1	1.45	1.34
Res Hmstd: Ex-Hi Val	289,800	278,700		-3.8	4,441	3,966	-475	-10.7	1.53	1.42
Apartment	300,000	298,300		-0.6	5,732	5,360	-372	-6.5	1.91	1.8
Comm/Ind: Lo Val	150,000	149,900		-0.1	4,730	4,621	-109	-2.3	3.15	3.08
Comm/Ind: Med Val	300,000	299,800		-0.1	10,900	10,679	-221	-2.0	3.63	3.56
Comm/Ind: Hi Val	1,000,000	999,300		-0.1	39,696	38,951	-745	-1.9	3.97	3.9

Anoka County	Bethel city
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<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	16,899	16,267	-633	-3.7	232	221	-11	-4.7	1.37	1.36
Res Non-Hm: exis	2,917	2,859	-57	-2.0	51	50	-1	-2.3	1.75	1.74
Apartments: exis	56	104	48	85.1	1	2	1	84.4	2.14	2.13
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,677	1,675	-2	-0.1	55	56	1	1.7	3.26	3.32
Com/Ind Hi: exis	1,854	1,776	-78	-4.2	80	78	-2	-2.6	4.32	4.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,586	1,287	-298	-18.8	68	57	-12	-17.4	4.32	4.39
Ag HGA: Exist	230	209	-20	-8.9	3	3	0	-4.5	1.51	1.58
Ag Hmstd Land	150	72	-77	-51.7	1	0	0	-52.6	0.52	0.51
Ag Non-Hmstd	106	295	189	177.3	2	5	3	174.1	1.63	1.61
ResHmstd: NewCon	0	48	48	0.0	0	1	1	0.0	0.00	1.36
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	25,474	24,593	-881	-3.5	493	472	-21	-4.2	1.94	1.92

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	260	248	-12	-4.7	County	44.65	43.54	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	80.57	79.83	0.00	0.00
(-) FD Contrib Tax Cap	41	37	-4	-9.8	School District	33.70	33.59	9.77	11.32
(=) Taxable Tax Capacity	219	211	-8	-3.7	Special District	4.08	4.16	0.00	0.00
FD Distrib Tax Cap	96	99	3	2.9	Total	163.00	161.12	9.77	11.32

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	77,500	74,600	-3.7	846	806	-40	-4.7	1.09	1.08
Res Hmstd: Avg Val	116,300	111,900	-3.8	1,573	1,492	-81	-5.2	1.35	1.33
Res Hmstd: Hi Val	155,000	149,200	-3.7	2,298	2,189	-109	-4.8	1.48	1.47
Res Hmstd: Ex-Hi Val	232,500	223,800	-3.7	3,751	3,584	-167	-4.5	1.61	1.60
Apartment	300,000	555,300	85.1	6,406	11,812	5,406	84.4	2.14	2.13
Comm/Ind: Lo Val	150,000	143,700	-4.2	4,897	4,776	-121	-2.5	3.26	3.32
Comm/Ind: Med Val	300,000	287,400	-4.2	11,377	11,022	-355	-3.1	3.79	3.84
Comm/Ind: Hi Val	1,000,000	957,900	-4.2	41,619	40,482	-1,137	-2.7	4.16	4.23

Anoka County

Andover city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,969,443	1,910,134	-59,309	-3.0	26,156	24,657	-1,499	-5.7	1.33	1.29
Res Non-Hm: exis	148,095	147,911	-184	-0.1	2,174	2,121	-53	-2.4	1.47	1.43
Apartments: exis	14,277	14,176	-101	-0.7	246	240	-5	-2.2	1.72	1.70
Low-inc Apts: ex	131	118	-13	-9.7	1	1	0	-11.8	1.08	1.05
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	15,354	15,113	-240	-1.6	464	461	-4	-0.8	3.03	3.05
Com/Ind Hi: exis	85,731	79,424	-6,307	-7.4	3,378	3,170	-208	-6.2	3.94	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	36,067	35,467	-600	-1.7	1,417	1,413	-4	-0.3	3.93	3.98
Ag HGA: Exist	6,357	6,336	-20	-0.3	84	82	-2	-2.2	1.32	1.29
Ag Hmstd Land	9,105	8,998	-108	-1.2	55	56	1	1.7	0.60	0.62
Ag Non-Hmstd	8,425	8,474	48	0.6	99	102	3	2.9	1.17	1.20
ResHmstd: NewCon	0	16,138	16,138	0.0	0	208	208	0.0	0.00	1.29
All other NewCon	0	3,126	3,126	0.0	0	50	50	0.0	0.00	1.59
Total	2,292,985	2,245,415	-47,570	-2.1	34,075	32,561	-1,514	-4.4	1.49	1.45

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	22,599	22,008	-590	-2.6	County	44.65	43.54	0.00	0.00	
(-) TIF Tax Capacity	337	327	-9	-2.7	City/Town	40.82	43.30	0.81	0.84	
(-) FD Contrib Tax Cap	1,077	1,035	-42	-3.9	School District	27.19	28.55	26.05	20.00	
(=) Taxable Tax Capacity	21,185	20,646	-539	-2.5	Special District	3.16	3.45	0.00	0.00	
FD Distrib Tax Cap	4,257	4,203	-54	-1.3	Total	115.82	118.84	26.86	20.84	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	142,300	138,000	-3.0	1,747	1,633	-115	-6.6	1.23	1.18	
Res Hmstd:Avg Val	213,400	207,000	-3.0	2,836	2,670	-166	-5.8	1.33	1.29	
Res Hmstd: Hi Val	284,400	275,800	-3.0	3,923	3,705	-218	-5.6	1.38	1.34	
Res Hmstd: Ex-Hi Val	426,800	413,900	-3.0	6,090	5,782	-308	-5.1	1.43	1.4	
Apartment	300,000	297,900	-0.7	5,149	5,046	-103	-2.0	1.72	1.69	
Comm/Ind: Lo Val	150,000	139,000	-7.3	4,527	4,231	-296	-6.5	3.02	3.04	
Comm/Ind: Med Val	300,000	277,900	-7.4	10,430	9,669	-761	-7.3	3.48	3.48	
Comm/Ind: Hi Val	1,000,000	926,400	-7.4	37,973	35,539	-2,434	-6.4	3.8	3.84	

Anoka County	Centerville city
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<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	239,487	231,023	-8,464	-3.5	4,174	3,926	-248	-5.9	1.74	1.70
Res Non-Hm: exis	23,824	23,659	-165	-0.7	483	468	-15	-3.0	2.03	1.98
Apartments: exis	626	617	-9	-1.5	15	14	0	-2.7	2.32	2.29
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	6,937	6,747	-189	-2.7	238	233	-5	-2.1	3.43	3.45
Com/Ind Hi: exis	14,874	13,802	-1,072	-7.2	670	628	-42	-6.2	4.50	4.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,359	2,296	-63	-2.7	106	104	-2	-1.6	4.50	4.55
Ag HGA: Exist	111	107	-3	-2.8	2	2	0	-6.6	1.49	1.43
Ag Hmstd Land	377	380	4	1.0	3	3	0	2.6	0.78	0.79
Ag Non-Hmstd	331	333	2	0.6	6	6	0	2.1	1.68	1.70
ResHmstd: NewCon	0	3,661	3,661	0.0	0	62	62	0.0	0.00	1.70
All other NewCon	0	67	67	0.0	0	1	1	0.0	0.00	1.98
Total	288,924	282,693	-6,231	-2.2	5,695	5,448	-247	-4.3	1.97	1.93

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,890	2,809	-81	-2.8	County	44.65	43.54	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	71.15	72.47	0.00	0.00
(-) FD Contrib Tax Cap	188	172	-17	-9.0	School District	43.67	46.18	22.23	16.29
(=) Taxable Tax Capacity	2,702	2,637	-64	-2.4	Special District	8.25	8.00	0.00	0.00
FD Distrib Tax Cap	519	512	-6	-1.2	Total	167.71	170.20	22.23	16.29

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	135,100	130,300	-3.6	2,146	1,996	-150	-7.0	1.59	1.53
Res Hmstd: Avg Val	202,600	195,400	-3.6	3,530	3,309	-220	-6.2	1.74	1.69
Res Hmstd: Hi Val	270,100	260,600	-3.5	4,914	4,625	-288	-5.9	1.82	1.77
Res Hmstd: Ex-Hi Val	405,200	390,900	-3.5	7,684	7,255	-429	-5.6	1.9	1.86
Apartment	300,000	295,600	-1.5	6,956	6,770	-186	-2.7	2.32	2.29
Comm/Ind: Lo Val	150,000	139,200	-7.2	5,149	4,807	-341	-6.6	3.43	3.45
Comm/Ind: Med Val	300,000	278,400	-7.2	11,902	11,023	-879	-7.4	3.97	3.96
Comm/Ind: Hi Val	1,000,000	928,000	-7.2	43,419	40,583	-2,835	-6.5	4.34	4.37

Anoka County

Columbia Heights city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	685,480	644,823	-40,657	-5.9	9,969	8,520	-1,449	-14.5	1.45	1.32
Res Non-Hm: exis	125,868	131,678	5,810	4.6	2,382	2,317	-65	-2.7	1.89	1.76
Apartments: exis	65,664	64,053	-1,610	-2.5	1,428	1,302	-127	-8.9	2.17	2.03
Low-inc Apts: ex	9,541	9,426	-115	-1.2	127	117	-11	-8.3	1.33	1.24
Seasnl Rec: exis	418	407	-10	-2.5	11	10	-1	-7.9	2.73	2.58
Com/Ind: Lo: exi	24,719	23,815	-904	-3.7	823	772	-51	-6.2	3.33	3.24
Com/Ind Hi: exis	74,343	68,618	-5,725	-7.7	3,252	2,939	-314	-9.6	4.37	4.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,848	5,802	-46	-0.8	256	248	-7	-2.9	4.37	4.28
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	817	817	0.0	0	11	11	0.0	0.00	1.32
All other NewCon	0	1,328	1,328	0.0	0	44	44	0.0	0.00	3.30
Total	991,880	950,766	-41,113	-4.1	18,249	16,280	-1,969	-10.8	1.84	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	9,687	9,230	-458	-4.7	County	41.69	40.67	0.00	0.00
(-) TIF Tax Capacity	489	444	-45	-9.3	City/Town	80.41	77.97	0.00	0.00
(-) FD Contrib Tax Cap	678	569	-109	-16.1	School District	27.24	24.77	18.65	11.87
(=) Taxable Tax Capacity	8,520	8,217	-303	-3.6	Special District	9.74	9.67	0.00	0.00
FD Distrib Tax Cap	4,051	4,335	283	7.0	Total	159.08	153.08	18.65	11.87

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	84,400	79,400	-5.9	1,028	849	-179	-17.4	1.22	1.07
Res Hmstd: Avg Val	126,600	119,100	-5.9	1,839	1,559	-280	-15.2	1.45	1.31
Res Hmstd: Hi Val	168,700	158,700	-5.9	2,647	2,266	-381	-14.4	1.57	1.43
Res Hmstd: Ex-Hi Val	253,200	238,200	-5.9	4,270	3,687	-583	-13.7	1.69	1.55
Apartment	300,000	292,600	-2.5	6,525	5,946	-579	-8.9	2.17	2.03
Comm/Ind: Lo Val	150,000	138,400	-7.7	4,992	4,486	-505	-10.1	3.33	3.24
Comm/Ind: Med Val	300,000	276,900	-7.7	11,554	10,297	-1,257	-10.9	3.85	3.72
Comm/Ind: Hi Val	1,000,000	923,000	-7.7	42,179	37,968	-4,211	-10.0	4.22	4.11

Anoka County	Circle Pines city
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<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	253,315	256,488	3,173	1.3	4,028	3,828	-200	-5.0	1.59	1.49
Res Non-Hm: exis	24,312	27,468	3,156	13.0	449	475	26	5.9	1.85	1.73
Apartments: exis	11,741	11,681	-60	-0.5	264	248	-17	-6.3	2.25	2.12
Low-inc Apts: ex	2,991	3,029	37	1.3	41	39	-2	-5.1	1.38	1.30
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,222	2,222	1	0.0	75	74	-1	-1.7	3.39	3.33
Com/Ind Hi: exis	11,469	10,908	-561	-4.9	509	478	-31	-6.1	4.44	4.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,560	1,440	-120	-7.7	69	63	-6	-8.9	4.43	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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	153	153	0.0	0	2	2	0.0	0.00	1.49
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	307,609	313,389	5,780	1.9	5,436	5,208	-229	-4.2	1.77	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	2,841	2,903	61	2.1	County	44.65	43.54	0.00	0.00
(-) TIF Tax Capacity	466	447	-19	-4.1	City/Town	67.41	60.57	0.00	0.00
(-) FD Contrib Tax Cap	119	107	-12	-9.7	School District	43.67	46.18	22.23	16.29
(=) Taxable Tax Capacity	2,257	2,349	92	4.1	Special District	6.58	6.33	0.00	0.00
FD Distrib Tax Cap	802	846	44	5.5	Total	162.30	156.62	22.23	16.29

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	100,700	102,000	1.3	1,401	1,324	-77	-5.5	1.39	1.3
Res Hmstd: Avg Val	151,000	152,900	1.3	2,403	2,276	-126	-5.3	1.59	1.49
Res Hmstd: Hi Val	201,300	203,800	1.2	3,404	3,228	-176	-5.2	1.69	1.58
Res Hmstd: Ex-Hi Val	302,000	305,800	1.3	5,410	5,136	-274	-5.1	1.79	1.68
Apartment	300,000	298,500	-0.5	6,753	6,330	-423	-6.3	2.25	2.12
Comm/Ind: Lo Val	150,000	142,700	-4.9	5,081	4,752	-329	-6.5	3.39	3.33
Comm/Ind: Med Val	300,000	285,300	-4.9	11,745	10,930	-815	-6.9	3.91	3.83
Comm/Ind: Hi Val	1,000,000	951,100	-4.9	42,842	40,133	-2,709	-6.3	4.28	4.22

Anoka County	Nowthen city
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<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	298,630	286,343	-12,287	-4.1	3,680	3,495	-185	-5.0	1.23	1.22
Res Non-Hm: exis	32,734	31,212	-1,522	-4.7	445	424	-21	-4.7	1.36	1.36
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	5,923	5,754	-170	-2.9	176	173	-3	-1.8	2.98	3.01
Com/Ind Hi: exis	7,416	6,569	-847	-11.4	293	263	-30	-10.2	3.94	4.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,715	7,364	649	9.7	259	289	30	11.4	3.86	3.92
Ag HGA: Exist	21,845	22,321	477	2.2	265	273	8	3.2	1.21	1.22
Ag Hmstd Land	22,995	23,140	146	0.6	109	112	3	2.8	0.47	0.48
Ag Non-Hmstd	15,769	18,132	2,363	15.0	185	216	31	17.0	1.17	1.19
ResHmstd: NewCon	0	1,621	1,621	0.0	0	20	20	0.0	0.00	1.22
All other NewCon	0	931	931	0.0	0	12	12	0.0	0.00	1.30
Total	412,027	403,388	-8,639	-2.1	5,412	5,278	-135	-2.5	1.31	1.31

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,974	3,872	-101	-2.5	County	44.65	43.54	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.00	29.40	0.00	0.00
(-) FD Contrib Tax Cap	157	144	-14	-8.6	School District	38.53	39.44	17.23	14.77
(=) Taxable Tax Capacity	3,816	3,729	-88	-2.3	Special District	4.08	4.16	0.00	0.00
FD Distrib Tax Cap	500	542	43	8.5	Total	114.26	116.54	17.23	14.77

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	160,100	153,500	-4.1	1,844	1,743	-102	-5.5	1.15	1.14
Res Hmstd: Avg Val	240,000	230,100	-4.1	2,977	2,829	-148	-5.0	1.24	1.23
Res Hmstd: Hi Val	319,900	306,700	-4.1	4,110	3,915	-195	-4.7	1.28	1.28
Res Hmstd: Ex-Hi Val	480,000	460,300	-4.1	6,311	6,044	-267	-4.2	1.31	1.31
Comm/Ind: Lo Val	150,000	132,900	-11.4	4,379	3,923	-456	-10.4	2.92	2.95
Comm/Ind: Med Val	300,000	265,700	-11.4	10,132	8,925	-1,207	-11.9	3.38	3.36
Comm/Ind: Hi Val	1,000,000	885,800	-11.4	36,979	33,026	-3,953	-10.7	3.7	3.73

Anoka County

Fridley city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,026,845	943,878	-82,967	-8.1	14,941	12,880	-2,061	-13.8	1.46	1.36
Res Non-Hm: exis	129,322	128,597	-725	-0.6	2,284	2,192	-92	-4.0	1.77	1.70
Apartments: exis	154,867	154,796	-71	0.0	3,198	3,111	-87	-2.7	2.07	2.01
Low-inc Apts: ex	14,158	13,444	-715	-5.0	187	170	-17	-8.8	1.32	1.27
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	52,768	51,937	-831	-1.6	1,707	1,673	-34	-2.0	3.23	3.22
Com/Ind Hi: exis	650,332	608,961	-41,371	-6.4	27,288	25,506	-1,781	-6.5	4.20	4.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	26,387	26,650	263	1.0	1,114	1,122	8	0.8	4.22	4.21
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	2,784	2,784	0.0	0	38	38	0.0	0.00	1.37
All other NewCon	0	8,323	8,323	0.0	0	199	199	0.0	0.00	2.39
Total	2,054,678	1,939,368	-115,310	-5.6	50,718	46,891	-3,827	-7.5	2.47	2.42

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	26,406	24,825	-1,581	-6.0	County	44.65	43.54	0.00	0.00
(-) TIF Tax Capacity	1,224	1,365	141	11.5	City/Town	46.99	48.55	1.62	1.75
(-) FD Contrib Tax Cap	5,373	4,510	-864	-16.1	School District	42.40	42.19	21.73	15.65
(=) Taxable Tax Capacity	19,809	18,950	-859	-4.3	Special District	9.98	9.80	0.00	0.00
FD Distrib Tax Cap	4,069	4,165	96	2.3	Total	144.03	144.08	23.35	17.41

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	100,400	92,300	-8.1	1,274	1,074	-201	-15.7	1.27	1.16	
Res Hmstd:Avg Val	150,500	138,300	-8.1	2,178	1,876	-302	-13.8	1.45	1.36	
Res Hmstd: Hi Val	200,700	184,500	-8.1	3,083	2,682	-401	-13.0	1.54	1.45	
Res Hmstd: Ex-Hi Val	301,100	276,800	-8.1	4,894	4,292	-601	-12.3	1.63	1.55	
Apartment	300,000	299,900	0.0	6,101	5,923	-178	-2.9	2.03	1.98	
Comm/Ind: Lo Val	150,000	140,500	-6.3	4,847	4,512	-335	-6.9	3.23	3.21	
Comm/Ind: Med Val	300,000	280,900	-6.4	11,192	10,346	-846	-7.6	3.73	3.68	
Comm/Ind: Hi Val	1,000,000	936,400	-6.4	40,804	38,032	-2,772	-6.8	4.08	4.06	

Anoka County	Lexington city
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<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	65,524	60,383	-5,141	-7.8	1,074	980	-94	-8.7	1.64	1.62
Res Non-Hm: exis	14,909	13,179	-1,730	-11.6	316	286	-30	-9.4	2.12	2.17
Apartments: exis	4,916	4,791	-125	-2.5	114	114	0	0.0	2.32	2.38
Low-inc Apts: ex	1,374	1,350	-24	-1.8	20	20	0	0.1	1.43	1.45
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,599	4,566	-33	-0.7	158	161	3	1.9	3.43	3.52
Com/Ind Hi: exis	12,379	11,661	-718	-5.8	557	541	-16	-2.9	4.50	4.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	783	900	117	14.9	35	42	6	18.4	4.50	4.64
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	79	79	0.0	0	1	1	0.0	0.00	1.63
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	4.32
Total	104,485	96,916	-7,569	-7.2	2,274	2,145	-129	-5.7	2.18	2.21

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	1,125	1,037	-89	-7.9	County	44.65	43.54	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	71.29	79.63	0.00	0.00	
(-) FD Contrib Tax Cap	142	124	-17	-12.2	School District	43.67	46.18	22.23	16.29	
(=) Taxable Tax Capacity	984	913	-71	-7.2	Special District	8.25	8.00	0.00	0.00	
FD Distrib Tax Cap	437	413	-24	-5.5	Total	167.86	177.35	22.23	16.29	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,400	94,400	-7.8	1,476	1,318	-158	-10.7	1.44	1.4
Res Hmstd: Avg Val	153,500	141,500	-7.8	2,525	2,305	-219	-8.7	1.64	1.63
Res Hmstd: Hi Val	204,600	188,500	-7.9	3,573	3,291	-283	-7.9	1.75	1.75
Res Hmstd: Ex-Hi Val	307,000	282,900	-7.9	5,674	5,269	-405	-7.1	1.85	1.86
Apartment	300,000	292,400	-2.5	6,961	6,958	-3	0.0	2.32	2.38
Comm/Ind: Lo Val	150,000	141,300	-5.8	5,148	4,975	-173	-3.4	3.43	3.52
Comm/Ind: Med Val	300,000	282,600	-5.8	11,902	11,435	-467	-3.9	3.97	4.05
Comm/Ind: Hi Val	1,000,000	942,000	-5.8	43,418	42,033	-1,385	-3.2	4.34	4.46

Anoka County

Coon Rapids city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,596,304	2,557,564	-38,740	-1.5	34,576	32,161	-2,415	-7.0	1.33	1.26
Res Non-Hm: exis	281,534	300,561	19,027	6.8	4,414	4,484	70	1.6	1.57	1.49
Apartments: exis	212,004	207,583	-4,421	-2.1	3,942	3,700	-242	-6.1	1.86	1.78
Low-inc Apts: ex	47,013	46,830	-183	-0.4	544	515	-28	-5.2	1.16	1.10
Seasnl Rec: exis	1,066	573	-493	-46.3	21	8	-12	-60.1	1.93	1.43
Com/Ind: Lo: exi	65,483	64,614	-869	-1.3	2,041	1,991	-51	-2.5	3.12	3.08
Com/Ind Hi: exis	689,391	703,732	14,341	2.1	28,031	28,423	392	1.4	4.07	4.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	58,777	56,851	-1,927	-3.3	2,388	2,294	-94	-3.9	4.06	4.03
Ag HGA: Exist	253	251	-2	-0.7	4	3	0	-8.1	1.40	1.30
Ag Hmstd Land	478	486	8	1.6	3	3	0	0.9	0.55	0.55
Ag Non-Hmstd	219	217	-2	-1.0	3	3	0	-1.8	1.27	1.26
ResHmstd: NewCon	0	8,662	8,662	0.0	0	109	109	0.0	0.00	1.26
All other NewCon	0	9,319	9,319	0.0	0	307	307	0.0	0.00	3.30
Total	3,952,523	3,957,241	4,719	0.1	75,966	74,002	-1,964	-2.6	1.92	1.87

Tax Base

Tax Rates

	Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	43,515	43,764	249	0.6	County	44.65	43.54		0.00	0.00
(-) TIF Tax Capacity	502	477	-25	-5.0	City/Town	48.77	47.39		0.00	0.00
(-) FD Contrib Tax Cap	6,282	5,936	-346	-5.5	School District	26.75	28.20		27.14	20.59
(=) Taxable Tax Capacity	36,730	37,351	621	1.7	Special District	6.88	7.00		0.00	0.00
FD Distrib Tax Cap	10,538	10,605	67	0.6	Total	127.05	126.14		27.14	20.59

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,100	95,700	-1.4	1,135	1,043	-92	-8.1	1.17	1.09
Res Hmstd: Avg Val	145,600	143,400	-1.5	1,938	1,797	-141	-7.3	1.33	1.25
Res Hmstd: Hi Val	194,100	191,200	-1.5	2,742	2,553	-189	-6.9	1.41	1.34
Res Hmstd: Ex-Hi Val	291,200	286,900	-1.5	4,350	4,066	-284	-6.5	1.49	1.42
Apartment	300,000	293,700	-2.1	5,579	5,236	-343	-6.1	1.86	1.78
Comm/Ind: Lo Val	150,000	153,100	2.1	4,676	4,746	70	1.5	3.12	3.10
Comm/Ind: Med Val	300,000	306,200	2.1	10,775	10,930	155	1.4	3.59	3.57
Comm/Ind: Hi Val	1,000,000	1,020,800	2.1	39,237	39,792	554	1.4	3.92	3.9

Anoka County

Ramsey city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,337,788	1,310,490	-27,298	-2.0	18,175	17,219	-955	-5.3	1.36	1.31
Res Non-Hm: exis	148,154	156,741	8,587	5.8	2,265	2,322	57	2.5	1.53	1.48
Apartments: exis	6,612	9,323	2,711	41.0	118	162	45	38.0	1.78	1.74
Low-inc Apts: ex	3,060	1,819	-1,241	-40.5	34	20	-14	-42.3	1.11	1.08
Seasnl Rec: exis	2,570	2,335	-235	-9.1	48	43	-5	-9.8	1.86	1.85
Com/Ind: Lo: exi	37,119	36,225	-895	-2.4	1,142	1,117	-25	-2.2	3.08	3.08
Com/Ind Hi: exis	217,631	206,313	-11,318	-5.2	8,717	8,324	-392	-4.5	4.01	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	19,058	17,572	-1,486	-7.8	767	713	-54	-7.0	4.02	4.06
Ag HGA: Exist	6,039	5,763	-276	-4.6	86	80	-6	-7.1	1.42	1.39
Ag Hmstd Land	6,544	5,111	-1,433	-21.9	34	26	-8	-23.0	0.52	0.51
Ag Non-Hmstd	2,568	4,165	1,598	62.2	34	54	20	59.9	1.32	1.30
ResHmstd: NewCon	0	9,738	9,738	0.0	0	128	128	0.0	0.00	1.31
All other NewCon	0	10,602	10,602	0.0	0	169	169	0.0	0.00	1.60
Total	1,787,143	1,776,197	-10,946	-0.6	31,418	30,378	-1,040	-3.3	1.76	1.71

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	18,986	18,763	-223	-1.2	County	44.65	43.54	0.00	0.00
(-) TIF Tax Capacity	2,005	654	-1,351	-67.4	City/Town	44.19	44.10	0.00	0.00
(-) FD Contrib Tax Cap	2,206	2,043	-163	-7.4	School District	29.59	30.70	26.08	19.90
(=) Taxable Tax Capacity	14,775	16,066	1,291	8.7	Special District	4.92	6.90	0.00	0.00
FD Distrib Tax Cap	3,326	3,339	13	0.4	Total	123.35	125.25	26.08	19.90

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	124,500	122,000	-2.0	1,539	1,442	-97	-6.3	1.24	1.18	
Res Hmstd: Avg Val	186,700	182,900	-2.0	2,538	2,395	-143	-5.6	1.36	1.31	
Res Hmstd: Hi Val	248,800	243,700	-2.0	3,535	3,346	-189	-5.3	1.42	1.37	
Res Hmstd: Ex-Hi Val	373,300	365,700	-2.0	5,533	5,254	-279	-5.0	1.48	1.44	
Apartment	300,000	423,000	41.0	5,408	7,464	2,056	38.0	1.80	1.76	
Comm/Ind: Lo Val	150,000	142,200	-5.2	4,625	4,394	-232	-5.0	3.08	3.09	
Comm/Ind: Med Val	300,000	284,400	-5.2	10,662	10,082	-580	-5.4	3.55	3.55	
Comm/Ind: Hi Val	1,000,000	948,000	-5.2	38,833	36,980	-1,853	-4.8	3.88	3.90	

Anoka County	Lino Lakes city
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<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	1,315,842	1,299,538	-16,303	-1.2	19,534	18,760	-774	-4.0	1.48	1.44
Res Non-Hm: exis	98,248	101,928	3,680	3.7	1,609	1,615	6	0.4	1.64	1.58
Apartments: exis	4,203	4,501	298	7.1	71	75	4	5.5	1.69	1.66
Low-inc Apts: ex	8,351	8,226	-125	-1.5	94	90	-4	-3.8	1.12	1.09
Seasnl Rec: exis	2,436	2,326	-110	-4.5	54	50	-3	-6.0	2.20	2.17
Com/Ind: Lo: exi	21,135	21,001	-134	-0.6	654	652	-3	-0.4	3.10	3.10
Com/Ind Hi: exis	113,561	106,615	-6,946	-6.1	4,595	4,338	-257	-5.6	4.05	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,510	16,765	255	1.5	674	688	14	2.1	4.08	4.11
Ag HGA: Exist	8,432	8,305	-128	-1.5	115	111	-4	-3.4	1.36	1.33
Ag Hmstd Land	8,985	8,843	-142	-1.6	47	47	-1	-1.6	0.53	0.53
Ag Non-Hmstd	19,143	18,820	-323	-1.7	243	239	-5	-1.9	1.27	1.27
ResHmstd: NewCon	0	7,625	7,625	0.0	0	110	110	0.0	0.00	1.44
All other NewCon	0	2,423	2,423	0.0	0	50	50	0.0	0.00	2.06
Total	1,616,846	1,606,919	-9,928	-0.6	27,690	26,825	-865	-3.1	1.71	1.67

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	16,617	16,447	-169	-1.0	County	44.65	43.54	0.00	0.00	
(-) TIF Tax Capacity	234	232	-2	-0.8	City/Town	46.73	46.66	0.00	0.00	
(-) FD Contrib Tax Cap	1,206	1,064	-142	-11.8	School District	37.55	39.61	21.76	17.22	
(=) Taxable Tax Capacity	15,177	15,151	-26	-0.2	Special District	6.54	6.29	0.00	0.00	
FD Distrib Tax Cap	2,621	2,623	2	0.1	Total	135.47	136.10	21.76	17.22	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	153,000	151,100	-1.2	2,088	1,995	-93	-4.5	1.36	1.32
Res Hmstd: Avg Val	229,400	226,600	-1.2	3,382	3,245	-137	-4.1	1.47	1.43
Res Hmstd: Hi Val	305,800	302,000	-1.2	4,677	4,493	-183	-3.9	1.53	1.49
Res Hmstd: Ex-Hi Val	458,800	453,100	-1.2	7,214	6,947	-267	-3.7	1.57	1.53
Apartment	300,000	321,300	7.1	5,733	6,019	286	5.0	1.91	1.87
Comm/Ind: Lo Val	150,000	140,800	-6.1	4,718	4,434	-284	-6.0	3.15	3.15
Comm/Ind: Med Val	300,000	281,700	-6.1	10,900	10,177	-723	-6.6	3.63	3.61
Comm/Ind: Hi Val	1,000,000	938,800	-6.1	39,749	37,389	-2,360	-5.9	3.97	3.98

Anoka County	East Bethel city
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<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	642,597	619,277	-23,320	-3.6	8,169	8,412	243	3.0	1.27	1.36
Res Non-Hm: exis	77,023	75,918	-1,105	-1.4	1,151	1,215	63	5.5	1.49	1.60
Apartments: exis	238	235	-3	-1.4	4	4	0	6.1	1.75	1.88
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	9,164	7,993	-1,171	-12.8	132	126	-6	-4.7	1.44	1.57
Com/Ind: Lo: exi	15,959	16,188	229	1.4	481	510	30	6.2	3.01	3.15
Com/Ind Hi: exis	23,212	21,583	-1,628	-7.0	923	898	-24	-2.6	3.97	4.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,002	8,483	-519	-5.8	357	352	-5	-1.4	3.97	4.15
Ag HGA: Exist	9,542	9,290	-252	-2.6	119	123	4	3.7	1.25	1.33
Ag Hmstd Land	12,474	12,704	230	1.8	69	75	6	9.1	0.55	0.59
Ag Non-Hmstd	7,789	9,133	1,344	17.3	100	126	26	26.5	1.28	1.38
ResHmstd: NewCon	0	1,419	1,419	0.0	0	19	19	0.0	0.00	1.36
All other NewCon	0	1,258	1,258	0.0	0	31	31	0.0	0.00	2.50
Total	807,000	783,482	-23,518	-2.9	11,504	11,893	388	3.4	1.43	1.52

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	7,736	7,471	-265	-3.4	County	44.65	43.54	0.00	0.00
(-) TIF Tax Capacity	0	11	11	0.0	City/Town	48.16	58.93	1.92	1.67
(-) FD Contrib Tax Cap	396	356	-39	-9.9	School District	31.98	32.23	10.86	11.77
(=) Taxable Tax Capacity	<u>7,340</u>	<u>7,103</u>	<u>-237</u>	<u>-3.2</u>	Special District	<u>3.89</u>	<u>3.87</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	1,754	1,688	-66	-3.8	Total	128.68	138.57	12.78	13.45

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	123,500	119,000	-3.6	1,411	1,441	31	2.2	1.14	1.21
Res Hmstd: Avg Val	185,200	178,500	-3.6	2,355	2,420	65	2.8	1.27	1.36
Res Hmstd: Hi Val	246,800	237,800	-3.6	3,298	3,396	98	3.0	1.34	1.43
Res Hmstd: Ex-Hi Val	370,400	357,000	-3.6	5,189	5,356	167	3.2	1.40	1.50
Apartment	300,000	295,800	-1.4	5,209	5,522	313	6.0	1.74	1.87
Comm/Ind: Lo Val	150,000	139,500	-7.0	4,513	4,391	-122	-2.7	3.01	3.15
Comm/Ind: Med Val	300,000	279,000	-7.0	10,466	10,077	-389	-3.7	3.49	3.61
Comm/Ind: Hi Val	1,000,000	929,800	-7.0	38,247	37,097	-1,149	-3.0	3.82	3.99

Anoka County	Hilltop city
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<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	1,925	1,593	-332	-17.3	27	20	-7	-24.5	1.38	1.26
Res Non-Hm: exis	6,815	6,823	7	0.1	163	156	-7	-4.2	2.39	2.28
Apartments: exis	3,874	3,813	-61	-1.6	94	88	-6	-6.2	2.42	2.31
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,233	1,304	71	5.8	43	45	2	4.4	3.51	3.46
Com/Ind Hi: exis	7,400	7,203	-197	-2.7	342	330	-12	-3.5	4.62	4.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	242	165	-77	-32.0	11	8	-4	-32.6	4.62	4.58
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	39	39	0.0	0	2	2	0.0	0.00	4.41
Total	21,490	20,938	-551	-2.6	679	648	-31	-4.6	3.16	3.09

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	316	310	-6	-2.0	County	44.60	43.49	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	96.62	96.70	0.00	0.00	
(-) FD Contrib Tax Cap	64	57	-7	-10.5	School District	27.17	24.71	18.65	11.87	
(=) Taxable Tax Capacity	253	253	0	0.1	Special District	10.34	10.15	0.00	0.00	
FD Distrib Tax Cap	376	329	-47	-12.5	Total	178.73	175.05	18.65	11.87	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	53,800	44,500	-17.3	677	520	-157	-23.2	1.26	1.17
Res Hmstd: Avg Val	80,600	66,700	-17.2	1,055	780	-275	-26.1	1.31	1.17
Res Hmstd: Hi Val	107,500	89,000	-17.2	1,629	1,152	-477	-29.3	1.52	1.29
Res Hmstd: Ex-Hi Val	161,300	133,500	-17.2	2,778	2,054	-724	-26.1	1.72	1.54
Apartment	300,000	295,300	-1.6	7,262	6,812	-450	-6.2	2.42	2.31
Comm/Ind: Lo Val	150,000	146,000	-2.7	5,265	5,058	-208	-3.9	3.51	3.46
Comm/Ind: Med Val	300,000	292,000	-2.7	12,192	11,699	-494	-4.0	4.06	4.01
Comm/Ind: Hi Val	1,000,000	973,400	-2.7	44,518	42,902	-1,617	-3.6	4.45	4.41

Anoka County

St. Francis city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	282,456	270,729	-11,727	-4.2	3,745	3,495	-250	-6.7	1.33	1.29
Res Non-Hm: exis	50,577	50,573	-4	0.0	832	815	-17	-2.1	1.65	1.61
Apartments: exis	5,062	5,229	167	3.3	97	98	1	1.1	1.91	1.87
Low-inc Apts: ex	5,589	5,567	-22	-0.4	65	64	-2	-2.3	1.16	1.14
Seasnl Rec: exis	982	969	-13	-1.3	21	20	-1	-3.1	2.14	2.10
Com/Ind: Lo: exi	7,476	7,423	-53	-0.7	233	234	1	0.4	3.12	3.15
Com/Ind Hi: exis	22,246	19,974	-2,272	-10.2	917	832	-86	-9.3	4.12	4.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,741	6,193	-547	-8.1	278	258	-20	-7.2	4.12	4.16
Ag HGA: Exist	3,756	3,581	-175	-4.7	49	45	-3	-6.5	1.29	1.27
Ag Hmstd Land	6,608	6,447	-162	-2.4	41	38	-3	-6.4	0.62	0.59
Ag Non-Hmstd	14,688	15,060	372	2.5	213	212	-1	-0.6	1.45	1.40
ResHmstd: NewCon	0	1,215	1,215	0.0	0	16	16	0.0	0.00	1.29
All other NewCon	0	392	392	0.0	0	6	6	0.0	0.00	1.54
Total	406,181	393,352	-12,829	-3.2	6,491	6,133	-359	-5.5	1.60	1.56

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,946	3,784	-162	-4.1	County	44.65	43.54	0.00	0.00
(-) TIF Tax Capacity	12	12	0	-0.1	City/Town	62.90	59.49	0.00	0.00
(-) FD Contrib Tax Cap	310	275	-36	-11.5	School District	33.71	33.60	9.77	11.32
(=) Taxable Tax Capacity	3,624	3,498	-126	-3.5	Special District	4.08	4.16	0.00	0.00
FD Distrib Tax Cap	1,320	1,435	115	8.7	Total	145.34	140.79	9.77	11.32

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	101,100	96,900	-4.2	1,159	1,072	-87	-7.5	1.15	1.11
Res Hmstd: Avg Val	151,600	145,300	-4.2	2,009	1,870	-139	-6.9	1.32	1.29
Res Hmstd: Hi Val	202,100	193,700	-4.2	2,858	2,667	-190	-6.7	1.41	1.38
Res Hmstd: Ex-Hi Val	303,200	290,600	-4.2	4,558	4,264	-294	-6.5	1.50	1.47
Apartment	300,000	309,900	3.3	5,743	5,804	61	1.1	1.91	1.87
Comm/Ind: Lo Val	150,000	134,700	-10.2	4,675	4,244	-431	-9.2	3.12	3.15
Comm/Ind: Med Val	300,000	269,400	-10.2	10,859	9,697	-1,162	-10.7	3.62	3.6
Comm/Ind: Hi Val	1,000,000	897,900	-10.2	39,719	35,863	-3,856	-9.7	3.97	3.99

Anoka County

Ham Lake city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,023,136	1,021,882	-1,254	-0.1	12,716	12,181	-535	-4.2	1.24	1.19
Res Non-Hm: exis	101,775	99,549	-2,226	-2.2	1,406	1,318	-88	-6.3	1.38	1.32
Apartments: exis	6,881	6,595	-286	-4.2	110	102	-8	-7.2	1.59	1.54
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	6,933	6,521	-411	-5.9	101	94	-8	-7.4	1.46	1.44
Com/Ind: Lo: exi	34,329	34,386	58	0.2	1,016	1,009	-7	-0.7	2.96	2.93
Com/Ind Hi: exis	79,997	74,656	-5,341	-6.7	3,088	2,871	-217	-7.0	3.86	3.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,692	16,328	-364	-2.2	640	625	-15	-2.4	3.84	3.83
Ag HGA: Exist	10,883	10,781	-102	-0.9	133	126	-6	-4.9	1.22	1.17
Ag Hmstd Land	14,214	13,963	-251	-1.8	69	67	-2	-3.1	0.49	0.48
Ag Non-Hmstd	7,351	8,830	1,479	20.1	76	93	17	21.8	1.04	1.05
ResHmstd: NewCon	0	11,144	11,144	0.0	0	133	133	0.0	0.00	1.19
All other NewCon	0	3,976	3,976	0.0	0	62	62	0.0	0.00	1.57
Total	1,302,190	1,308,611	6,421	0.5	19,357	18,682	-675	-3.5	1.49	1.43

Tax Base

Tax Rates

	Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	13,438	13,437	-1	0.0	County	44.65	43.54		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	29.18	29.67		0.00	0.00
(-) FD Contrib Tax Cap	1,105	962	-143	-12.9	School District	26.43	27.92		26.50	20.20
(=) Taxable Tax Capacity	12,333	12,475	142	1.2	Special District	5.16	5.54		0.00	0.00
FD Distrib Tax Cap	1,826	1,768	-59	-3.2	Total	105.42	106.67		26.50	20.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	152,700	152,500	-0.1	1,767	1,684	-83	-4.7	1.16	1.10
Res Hmstd:Avg Val	228,900	228,600	-0.1	2,844	2,722	-122	-4.3	1.24	1.19
Res Hmstd: Hi Val	305,100	304,700	-0.1	3,922	3,761	-161	-4.1	1.29	1.23
Res Hmstd: Ex-Hi Val	457,800	457,200	-0.1	6,039	5,800	-239	-4.0	1.32	1.27
Apartment	300,000	287,500	-4.2	4,748	4,414	-334	-7.0	1.58	1.54
Comm/Ind: Lo Val	150,000	140,000	-6.7	4,434	4,103	-331	-7.5	2.96	2.93
Comm/Ind: Med Val	300,000	280,000	-6.7	10,213	9,388	-825	-8.1	3.40	3.35
Comm/Ind: Hi Val	1,000,000	933,200	-6.7	37,182	34,471	-2,711	-7.3	3.72	3.69

Anoka County

Oak Grove city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	540,390	540,194	-196	0.0	6,230	6,127	-104	-1.7	1.15	1.13
Res Non-Hm: exis	60,818	59,092	-1,726	-2.8	797	759	-38	-4.7	1.31	1.29
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	5,163	4,416	-746	-14.5	71	60	-11	-15.6	1.38	1.36
Com/Ind: Lo: exi	4,954	4,812	-142	-2.9	142	139	-3	-2.1	2.86	2.88
Com/Ind Hi: exis	12,566	11,419	-1,147	-9.1	474	434	-40	-8.5	3.78	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,666	7,809	-857	-9.9	327	297	-31	-9.3	3.78	3.80
Ag HGA: Exist	9,604	9,300	-304	-3.2	109	103	-6	-5.3	1.13	1.11
Ag Hmstd Land	12,125	11,450	-676	-5.6	62	51	-11	-17.5	0.51	0.44
Ag Non-Hmstd	10,194	12,233	2,039	20.0	117	135	18	15.7	1.15	1.10
ResHmstd: NewCon	0	4,228	4,228	0.0	0	48	48	0.0	0.00	1.14
All other NewCon	0	1,499	1,499	0.0	0	20	20	0.0	0.00	1.32
Total	664,480	666,452	1,972	0.3	8,329	8,172	-157	-1.9	1.25	1.23

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	6,398	6,393	-5	-0.1	County	44.65	43.54	0.00	0.00
(-) TIF Tax Capacity	8	7	-1	-12.2	City/Town	32.59	30.08	0.00	0.00
(-) FD Contrib Tax Cap	215	185	-30	-14.1	School District	33.58	33.50	10.05	11.47
(=) Taxable Tax Capacity	6,175	6,201	27	0.4	Special District	4.08	4.16	0.00	0.00
FD Distrib Tax Cap	961	990	29	3.0	Total	114.91	111.28	10.05	11.47

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	143,300	143,200	-0.1	1,511	1,487	-24	-1.6	1.05	1.04
Res Hmstd:Avg Val	214,800	214,700	0.0	2,478	2,436	-42	-1.7	1.15	1.13
Res Hmstd: Hi Val	286,300	286,200	0.0	3,446	3,385	-61	-1.8	1.20	1.18
Res Hmstd: Ex-Hi Val	429,600	429,400	0.0	5,368	5,271	-98	-1.8	1.25	1.23
Comm/Ind: Lo Val	150,000	136,300	-9.1	4,287	3,924	-363	-8.5	2.86	2.88
Comm/Ind: Med Val	300,000	272,600	-9.1	9,953	8,979	-974	-9.8	3.32	3.29
Comm/Ind: Hi Val	1,000,000	908,800	-9.1	36,392	33,159	-3,233	-8.9	3.64	3.65

Anoka County	Columbus city
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<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	300,120	293,207	-6,913	-2.3	3,804	3,842	38	1.0	1.27	1.31
Res Non-Hm: exis	32,904	30,297	-2,607	-7.9	478	450	-28	-5.8	1.45	1.49
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,377	2,054	-323	-13.6	32	29	-3	-8.8	1.36	1.43
Com/Ind: Lo: exi	11,467	11,319	-148	-1.3	330	344	14	4.3	2.88	3.04
Com/Ind Hi: exis	49,566	47,535	-2,031	-4.1	1,871	1,902	30	1.6	3.78	4.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,600	5,609	10	0.2	211	224	13	6.1	3.78	4.00
Ag HGA: Exist	8,838	8,836	-2	0.0	109	112	4	3.3	1.23	1.27
Ag Hmstd Land	8,251	8,700	449	5.4	38	44	6	15.1	0.46	0.50
Ag Non-Hmstd	9,747	13,326	3,579	36.7	115	167	52	45.8	1.17	1.25
ResHmstd: NewCon	0	2,291	2,291	0.0	0	30	30	0.0	0.00	1.31
All other NewCon	0	805	805	0.0	0	15	15	0.0	0.00	1.90
Total	428,870	423,980	-4,891	-1.1	6,988	7,160	172	2.5	1.63	1.69

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,670	4,589	-81	-1.7	County	44.65	43.54	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.39	48.84	0.00	0.00
(-) FD Contrib Tax Cap	366	502	136	37.2	School District	21.99	23.84	17.39	14.62
(=) Taxable Tax Capacity	4,304	4,087	-217	-5.0	Special District	7.45	9.07	0.00	0.00
FD Distrib Tax Cap	358	381	23	6.4	Total	117.48	125.30	17.39	14.62

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	156,100	152,500	-2.3	1,833	1,839	6	0.3	1.17	1.21
Res Hmstd: Avg Val	234,000	228,600	-2.3	2,966	2,990	24	0.8	1.27	1.31
Res Hmstd: Hi Val	312,000	304,800	-2.3	4,100	4,142	42	1.0	1.31	1.36
Res Hmstd: Ex-Hi Val	468,100	457,300	-2.3	6,313	6,399	86	1.4	1.35	1.4
Comm/Ind: Lo Val	150,000	143,900	-4.1	4,313	4,371	58	1.3	2.88	3.04
Comm/Ind: Med Val	300,000	287,700	-4.1	9,976	10,065	89	0.9	3.33	3.5
Comm/Ind: Hi Val	1,000,000	959,000	-4.1	36,405	36,923	518	1.4	3.64	3.85

Anoka County	Blaine city (part)
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<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	3,058,660	3,040,797	-17,863	-0.6	41,060	39,380	-1,681	-4.1	1.34	1.30
Res Non-Hm: exis	469,180	487,521	18,341	3.9	7,452	7,407	-46	-0.6	1.59	1.52
Apartments: exis	79,001	83,984	4,983	6.3	1,410	1,451	41	2.9	1.78	1.73
Low-inc Apts: ex	18,155	12,440	-5,715	-31.5	199	133	-66	-33.3	1.10	1.07
Seasnl Rec: exis	20,768	20,342	-426	-2.1	457	439	-18	-3.9	2.20	2.16
Com/Ind: Lo: exi	97,077	95,762	-1,315	-1.4	3,003	2,961	-43	-1.4	3.09	3.09
Com/Ind Hi: exis	785,765	739,780	-45,985	-5.9	31,889	30,093	-1,796	-5.6	4.06	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	43,700	41,661	-2,039	-4.7	1,760	1,680	-80	-4.5	4.03	4.03
Ag HGA: Exist	2,235	2,111	-125	-5.6	29	26	-3	-11.0	1.30	1.23
Ag Hmstd Land	2,115	2,066	-49	-2.3	9	9	0	-0.6	0.43	0.43
Ag Non-Hmstd	8,821	10,647	1,826	20.7	109	135	26	23.5	1.24	1.27
ResHmstd: NewCon	0	68,694	68,694	0.0	0	890	890	0.0	0.00	1.30
All other NewCon	0	25,524	25,524	0.0	0	593	593	0.0	0.00	2.32
Total	4,585,478	4,631,329	45,851	1.0	87,378	85,196	-2,183	-2.5	1.91	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	51,715	51,769	55	0.1	County	44.65	43.54	0.00	0.00
(-) TIF Tax Capacity	733	176	-557	-76.0	City/Town	36.64	36.30	0.65	0.65
(-) FD Contrib Tax Cap	7,523	6,677	-846	-11.3	School District	36.10	37.15	23.62	18.78
(=) Taxable Tax Capacity	43,459	44,917	1,458	3.4	Special District	7.64	8.01	0.00	0.00
FD Distrib Tax Cap	7,842	8,112	270	3.4	Total	125.04	125.00	24.28	19.43

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,700	120,000	-0.6	1,472	1,403	-70	-4.7	1.22	1.17
Res Hmstd: Avg Val	181,000	179,900	-0.6	2,441	2,335	-105	-4.3	1.35	1.3
Res Hmstd: Hi Val	241,300	239,900	-0.6	3,409	3,269	-140	-4.1	1.41	1.36
Res Hmstd: Ex-Hi Val	362,000	359,900	-0.6	5,347	5,137	-209	-3.9	1.48	1.43
Apartment	300,000	318,900	6.3	5,417	5,602	185	3.4	1.81	1.76
Comm/Ind: Lo Val	150,000	141,200	-5.9	4,620	4,337	-283	-6.1	3.08	3.07
Comm/Ind: Med Val	300,000	282,400	-5.9	10,659	9,944	-715	-6.7	3.55	3.52
Comm/Ind: Hi Val	1,000,000	941,500	-5.9	38,841	36,511	-2,330	-6.0	3.88	3.88

Anoka County

Spring Lake Park city (p

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	257,853	251,774	-6,079	-2.4	3,690	3,684	-6	-0.2	1.43	1.46
Res Non-Hm: exis	30,286	33,875	3,589	11.9	525	601	76	14.4	1.73	1.77
Apartments: exis	28,376	27,817	-559	-2.0	581	587	6	1.0	2.05	2.11
Low-inc Apts: ex	8,883	8,840	-43	-0.5	112	114	2	2.2	1.26	1.29
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	21,635	21,334	-301	-1.4	701	710	9	1.3	3.24	3.33
Com/Ind Hi: exis	62,045	58,042	-4,003	-6.5	2,637	2,541	-97	-3.7	4.25	4.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,742	2,737	-5	-0.2	117	120	3	2.8	4.25	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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	217	217	0.0	0	3	3	0.0	0.00	1.46
All other NewCon	0	131	131	0.0	0	4	4	0.0	0.00	2.96
Total	411,821	404,767	-7,053	-1.7	8,362	8,363	1	0.0	2.03	2.07

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,505	4,400	-105	-2.3	County	44.65	43.54	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	49.28	57.39	0.00	0.00
(-) FD Contrib Tax Cap	712	603	-109	-15.3	School District	44.42	44.55	19.93	17.35
(=) Taxable Tax Capacity	3,793	3,797	4	0.1	Special District	9.48	9.44	0.00	0.00
FD Distrib Tax Cap	1,041	1,019	-22	-2.1	Total	147.83	154.91	19.93	17.35

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,200	94,900		-2.4	1,209	1,190	-19	-1.6	1.24	1.25
Res Hmstd:Avg Val	145,700	142,300		-2.3	2,088	2,073	-15	-0.7	1.43	1.46
Res Hmstd: Hi Val	194,300	189,700		-2.4	2,968	2,955	-12	-0.4	1.53	1.56
Res Hmstd: Ex-Hi Val	291,500	284,600		-2.4	4,728	4,723	-5	-0.1	1.62	1.66
Apartment	300,000	294,100		-2.0	6,142	6,205	64	1.0	2.05	2.11
Comm/Ind: Lo Val	150,000	140,300		-6.5	4,857	4,667	-190	-3.9	3.24	3.33
Comm/Ind: Med Val	300,000	280,600		-6.5	11,233	10,706	-527	-4.7	3.74	3.82
Comm/Ind: Hi Val	1,000,000	935,500		-6.5	40,990	39,373	-1,617	-3.9	4.1	4.21

Becker County	Audubon city
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<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	12,823	12,659	-164	-1.3	170	168	-2	-1.2	1.33	1.33
Res Non-Hm: exis	2,512	2,518	6	0.2	49	49	0	0.4	1.95	1.95
Apartments: exis	348	347	-1	-0.3	7	7	0	-0.1	2.13	2.14
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	73	73	0	-0.1	1	1	0	0.9	1.65	1.67
Com/Ind: Lo: exi	2,761	2,737	-24	-0.9	91	91	-1	-0.7	3.31	3.31
Com/Ind Hi: exis	1,955	1,955	1	0.0	85	85	0	0.3	4.35	4.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	596	659	63	10.6	26	29	3	10.9	4.33	4.34
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	35	35	0	0.0	1	1	0	0.9	1.56	1.58
ResHmstd: NewCon	0	89	89	0.0	0	1	1	0.0	0.00	1.33
All other NewCon	0	11	11	0.0	0	0	0	0.0	0.00	2.16
Total	21,102	21,083	-19	-0.1	431	433	2	0.5	2.04	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	221	222	1	0.4	County	42.77	41.93	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	92.59	96.46	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.43	17.35	17.74	16.27
(=) Taxable Tax Capacity	221	222	1	0.4	Special District	2.65	2.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	156.44	157.91	17.74	16.27

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	67,900	67,000	-1.3	758	744	-14	-1.8	1.12	1.11
Res Hmstd:Avg Val	101,800	100,500	-1.3	1,334	1,305	-29	-2.1	1.31	1.3
Res Hmstd: Hi Val	135,700	134,000	-1.3	1,972	1,936	-36	-1.8	1.45	1.45
Res Hmstd: Ex-Hi Val	203,700	201,100	-1.3	3,252	3,201	-52	-1.6	1.6	1.59
Apartment	300,000	299,200	-0.3	6,399	6,393	-6	-0.1	2.13	2.14
Comm/Ind: Lo Val	150,000	150,000	0.0	4,962	4,968	7	0.1	3.31	3.31
Comm/Ind: Med Val	300,000	300,100	0.0	11,489	11,516	27	0.2	3.83	3.84
Comm/Ind: Hi Val	1,000,000	1,000,300	0.0	41,948	42,059	111	0.3	4.19	4.20

Becker County	Callaway city
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<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	2,932	2,857	-75	-2.5	23	22	-1	-4.5	0.79	0.78
Res Non-Hm: exis	726	771	45	6.2	9	9	0	4.5	1.22	1.21
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	809	740	-69	-8.5	20	19	-2	-9.3	2.53	2.51
Com/Ind Hi: exis	1,427	1,448	21	1.5	47	47	0	0.7	3.30	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	204	221	16	7.9	7	7	0	7.1	3.29	3.27
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	614	734	119	19.4	6	7	1	18.4	0.98	0.97
Ag Non-Hmstd	23	116	93	411.7	0	1	1	410.0	1.08	1.08
ResHmstd: NewCon	0	25	25	0.0	0	0	0	0.0	0.00	0.78
All other NewCon	0	83	83	0.0	0	1	1	0.0	0.00	1.17
Total	6,736	6,995	259	3.9	113	114	2	1.4	1.67	1.63

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	76	79	3	3.5	County	42.67	41.83	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	52.03	52.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.68	10.87	12.26	10.97
(=) Taxable Tax Capacity	76	79	3	3.5	Special District	2.65	2.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	108.03	107.67	12.26	10.97

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	40,700	39,700	-2.5	314	300	-14	-4.4	0.77	0.76
Res Hmstd: Avg Val	61,100	59,500	-2.6	471	450	-21	-4.5	0.77	0.76
Res Hmstd: Hi Val	81,400	79,300	-2.6	656	617	-39	-6.0	0.81	0.78
Res Hmstd: Ex-Hi Val	122,200	119,100	-2.5	1,186	1,127	-59	-5.0	0.97	0.95
Comm/Ind: Lo Val	150,000	152,200	1.5	3,790	3,831	41	1.1	2.53	2.52
Comm/Ind: Med Val	300,000	304,500	1.5	8,783	8,863	80	0.9	2.93	2.91
Comm/Ind: Hi Val	1,000,000	1,014,900	1.5	32,082	32,336	254	0.8	3.21	3.19

Becker County	Detroit Lakes city
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<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	397,395	390,332	-7,063	-1.8	3,854	3,756	-98	-2.5	0.97	0.96
Res Non-Hm: exis	75,097	78,281	3,184	4.2	860	888	27	3.2	1.15	1.13
Apartments: exis	31,481	28,475	-3,006	-9.5	417	375	-41	-9.9	1.32	1.32
Low-inc Apts: ex	13,352	12,585	-767	-5.7	109	102	-7	-6.3	0.81	0.81
Seasnl Rec: exis	139,737	139,591	-146	-0.1	1,653	1,662	8	0.5	1.18	1.19
Com/Ind: Lo: exi	52,015	50,209	-1,805	-3.5	1,218	1,172	-46	-3.8	2.34	2.33
Com/Ind Hi: exis	135,354	134,416	-939	-0.7	4,161	4,126	-35	-0.8	3.07	3.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,736	1,836	100	5.8	53	56	3	5.7	3.08	3.07
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	55	55	0	0.4	0	0	0	1.0	0.48	0.48
Ag Non-Hmstd	2,231	2,609	379	17.0	21	25	4	17.7	0.96	0.97
ResHmstd: NewCon	0	3,746	3,746	0.0	0	36	36	0.0	0.00	0.96
All other NewCon	0	8,721	8,721	0.0	0	182	182	0.0	0.00	2.09
Total	848,452	850,857	2,405	0.3	12,346	12,380	34	0.3	1.46	1.46

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	9,761	9,806	44	0.5	County	41.83	40.96	0.00	0.00
(-) TIF Tax Capacity	569	596	27	4.8	City/Town	40.83	42.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.80	10.99	12.25	10.97
(=) Taxable Tax Capacity	9,192	9,209	17	0.2	Special District	2.65	2.11	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	96.11	96.69	12.25	10.97

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	115,300	113,300	-1.7	991	958	-33	-3.3	0.86	0.85
Res Hmstd: Avg Val	172,900	169,800	-1.8	1,665	1,616	-49	-3.0	0.96	0.95
Res Hmstd: Hi Val	230,500	226,400	-1.8	2,339	2,274	-65	-2.8	1.01	1.00
Res Hmstd: Ex-Hi Val	345,900	339,800	-1.8	3,689	3,594	-95	-2.6	1.07	1.06
Apartment	300,000	271,400	-9.5	3,972	3,578	-393	-9.9	1.32	1.32
Seas Rec: Lo Val	75,000	74,900	-0.1	787	792	5	0.6	1.05	1.06
Seas Rec: Hi Val	200,000	199,800	-0.1	2,263	2,280	17	0.7	1.13	1.14
Comm/Ind: Lo Val	150,000	149,000	-0.7	3,522	3,488	-34	-1.0	2.35	2.34
Comm/Ind: Med Val	300,000	297,900	-0.7	8,157	8,074	-83	-1.0	2.72	2.71
Comm/Ind: Hi Val	1,000,000	993,100	-0.7	29,786	29,518	-268	-0.9	2.98	2.97

Becker County	Frazer city
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<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	27,447	27,008	-439	-1.6	313	295	-19	-5.9	1.14	1.09
Res Non-Hm: exis	7,262	7,430	169	2.3	115	113	-2	-1.3	1.58	1.52
Apartments: exis	1,856	1,879	24	1.3	34	33	-1	-1.8	1.81	1.76
Low-inc Apts: ex	483	484	0	0.1	5	5	0	-3.4	1.12	1.08
Seasnl Rec: exis	684	637	-47	-6.9	10	9	-1	-7.7	1.45	1.43
Com/Ind: Lo: exi	4,062	3,993	-68	-1.7	115	111	-4	-3.7	2.83	2.77
Com/Ind Hi: exis	2,496	2,515	19	0.8	95	94	-1	-0.9	3.82	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	939	1,031	92	9.8	36	38	3	7.9	3.80	3.73
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	26	27	2	6.2	0	0	0	5.0	1.30	1.28
ResHmstd: NewCon	0	223	223	0.0	0	2	2	0.0	0.00	1.09
All other NewCon	0	398	398	0.0	0	10	10	0.0	0.00	2.44
Total	45,254	45,626	372	0.8	723	711	-12	-1.6	1.60	1.56

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	440	446	6	1.4	County	42.77	41.93	0.00	0.00
(-) TIF Tax Capacity	46	54	8	17.4	City/Town	68.65	68.93	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.73	16.84	19.52	15.83
(=) Taxable Tax Capacity	394	392	-2	-0.4	Special District	0.40	0.36	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	129.54	128.06	19.52	15.83

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	62,100	61,100	-1.6	604	566	-38	-6.2	0.97	0.93
Res Hmstd: Avg Val	93,000	91,500	-1.6	1,012	945	-67	-6.6	1.09	1.03
Res Hmstd: Hi Val	124,000	122,000	-1.6	1,511	1,419	-91	-6.0	1.22	1.16
Res Hmstd: Ex-Hi Val	186,100	183,100	-1.6	2,509	2,369	-140	-5.6	1.35	1.29
Apartment	300,000	303,800	1.3	5,444	5,344	-99	-1.8	1.81	1.76
Comm/Ind: Lo Val	150,000	151,100	0.7	4,383	4,331	-52	-1.2	2.92	2.87
Comm/Ind: Med Val	300,000	302,300	0.8	10,130	10,018	-113	-1.1	3.38	3.31
Comm/Ind: Hi Val	1,000,000	1,007,600	0.8	36,950	36,541	-409	-1.1	3.69	3.63

Becker County	Lake Park city
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<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	19,207	19,077	-129	-0.7	174	174	0	0.1	0.91	0.91
Res Non-Hm: exis	4,328	4,230	-98	-2.3	53	52	0	-0.6	1.21	1.23
Apartments: exis	790	787	-3	-0.4	11	11	0	1.0	1.41	1.43
Low-inc Apts: ex	443	442	0	-0.1	4	4	0	1.1	0.87	0.88
Seasnl Rec: exis	79	79	0	-0.3	2	2	0	1.5	1.98	2.02
Com/Ind: Lo: exi	3,227	3,165	-62	-1.9	79	78	-1	-1.0	2.44	2.46
Com/Ind Hi: exis	2,606	2,700	93	3.6	82	86	5	5.5	3.13	3.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	62	65	3	5.0	2	2	0	6.6	2.75	2.79
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	457	515	58	12.7	3	4	1	17.1	0.76	0.79
Ag Non-Hmstd	146	116	-30	-20.4	1	1	0	-18.1	0.98	1.01
ResHmstd: NewCon	0	173	173	0.0	0	2	2	0.0	0.00	0.92
All other NewCon	0	206	206	0.0	0	5	5	0.0	0.00	2.36
Total	31,344	31,555	210	0.7	410	421	11	2.6	1.31	1.33

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	309	313	4	1.3	County	41.84	41.01	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.73	41.82	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.16	16.18	17.74	16.27
(=) Taxable Tax Capacity	309	313	4	1.3	Special District	2.65	2.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	98.38	101.19	17.74	16.27

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	67,100	66,600	-0.7	515	513	-2	-0.5	0.77	0.77
Res Hmstd: Avg Val	100,600	99,900	-0.7	891	888	-3	-0.4	0.89	0.89
Res Hmstd: Hi Val	134,100	133,200	-0.7	1,310	1,309	0	0.0	0.98	0.98
Res Hmstd: Ex-Hi Val	201,200	199,800	-0.7	2,148	2,152	4	0.2	1.07	1.08
Apartment	300,000	298,700	-0.4	4,222	4,264	43	1.0	1.41	1.43
Comm/Ind: Lo Val	150,000	155,400	3.6	3,656	3,866	211	5.8	2.44	2.49
Comm/Ind: Med Val	300,000	310,800	3.6	8,441	8,882	441	5.2	2.81	2.86
Comm/Ind: Hi Val	1,000,000	1,035,900	3.6	30,773	32,285	1,512	4.9	3.08	3.12

Becker County	Ogema city
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<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	2,452	2,245	-208	-8.5	21	20	-1	-4.6	0.84	0.88
Res Non-Hm: exis	577	731	154	26.7	8	11	2	27.6	1.46	1.47
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	672	707	35	5.2	18	20	1	6.6	2.74	2.78
Com/Ind Hi: exis	410	417	7	1.7	15	15	0	2.8	3.64	3.68
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	173	187	14	8.2	6	7	1	9.3	3.64	3.68
Ag HGA: Exist	126	125	-1	-1.0	1	1	0	3.1	0.81	0.85
Ag Hmstd Land	169	399	230	136.7	1	3	2	151.4	0.59	0.63
Ag Non-Hmstd	397	244	-153	-38.5	5	3	-2	-38.2	1.27	1.28
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	0.88
All other NewCon	0	93	93	0.0	0	3	3	0.0	0.00	2.97
Total	4,976	5,151	175	3.5	76	82	6	7.9	1.52	1.59

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	49	52	2	4.9	County	41.45	40.68	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	60.86	62.87	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.18	16.99	4.85	7.84
(=) Taxable Tax Capacity	49	52	2	4.9	Special District	6.86	7.46	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.36	127.99	4.85	7.84

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,900	31,000	-8.6	275	262	-13	-4.8	0.81	0.85
Res Hmstd: Avg Val	50,800	46,500	-8.5	413	394	-19	-4.7	0.81	0.85
Res Hmstd: Hi Val	67,800	62,100	-8.4	551	526	-25	-4.6	0.81	0.85
Res Hmstd: Ex-Hi Val	101,700	93,100	-8.5	987	895	-92	-9.3	0.97	0.96
Comm/Ind: Lo Val	150,000	152,600	1.7	4,114	4,264	150	3.7	2.74	2.79
Comm/Ind: Med Val	300,000	305,200	1.7	9,575	9,879	304	3.2	3.19	3.24
Comm/Ind: Hi Val	1,000,000	1,017,400	1.7	35,062	36,084	1,022	2.9	3.51	3.55

Becker County	Wolf Lake city
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<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	731	681	-49	-6.7	8	7	0	-4.7	1.04	1.06
Res Non-Hm: exis	295	332	36	12.3	5	6	1	15.4	1.69	1.74
Apartments: exis	113	111	-2	-2.0	2	2	0	-0.4	2.05	2.08
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	99	97	-2	-1.9	2	2	0	-1.8	1.69	1.69
Com/Ind: Lo: exi	320	319	0	-0.1	10	10	0	0.9	3.23	3.26
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	19	19	0	-0.3	1	1	0	0.4	4.29	4.32
Ag HGA: Exist	63	62	-1	-0.8	1	1	0	2.5	1.01	1.04
Ag Hmstd Land	65	70	5	6.9	1	1	0	13.2	0.96	1.01
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.06
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,704	1,704	0	0.0	29	30	1	2.4	1.70	1.74

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	16	16	0	1.4	County	42.76	41.93	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	90.49	91.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.68	25.96	6.44	8.84
(=) Taxable Tax Capacity	16	16	0	1.4	Special District	0.40	0.36	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	159.33	159.27	6.44	8.84

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,500	28,400	-6.9	311	297	-15	-4.7	1.02	1.04
Res Hmstd:Avg Val	45,700	42,600	-6.8	466	445	-22	-4.6	1.02	1.04
Res Hmstd: Hi Val	60,900	56,800	-6.7	621	593	-28	-4.6	1.02	1.04
Res Hmstd: Ex-Hi Val	91,300	85,200	-6.7	1,051	961	-90	-8.5	1.15	1.13
Apartment	300,000	294,000	-2.0	6,168	6,113	-55	-0.9	2.06	2.08
Seas Rec: Lo Val	75,000	73,600	-1.9	1,261	1,239	-23	-1.8	1.68	1.68
Seas Rec: Hi Val	200,000	196,200	-1.9	3,528	3,465	-63	-1.8	1.76	1.77

Beltrami County

Bemidji city

<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	305,137	303,767	-1,370	-0.4	3,459	3,335	-124	-3.6	1.13	1.10
Res Non-Hm: exis	100,033	100,382	349	0.3	1,455	1,419	-36	-2.5	1.45	1.41
Apartments: exis	61,324	61,285	-39	-0.1	1,038	1,012	-26	-2.6	1.69	1.65
Low-inc Apts: ex	12,958	12,869	-89	-0.7	134	129	-5	-3.5	1.03	1.01
Seasnl Rec: exis	5,954	6,432	479	8.0	92	97	6	6.5	1.54	1.52
Com/Ind: Lo: exi	65,300	65,544	244	0.4	1,822	1,797	-25	-1.4	2.79	2.74
Com/Ind Hi: exis	182,645	178,870	-3,774	-2.1	6,718	6,480	-239	-3.6	3.68	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,507	14,987	1,480	11.0	494	540	46	9.3	3.66	3.61
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	83	0	-83	-100.0	1	0	-1	-100.0	0.63	0.00
Ag Non-Hmstd	550	558	8	1.4	6	6	0	0.5	1.15	1.14
ResHmstd: NewCon	0	1,303	1,303	0.0	0	14	14	0.0	0.00	1.10
All other NewCon	0	2,727	2,727	0.0	0	66	66	0.0	0.00	2.43
Total	747,490	748,724	1,233	0.2	15,220	14,897	-323	-2.1	2.04	1.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	9,348	9,354	5	0.1	County	55.50	55.14	0.00	0.00
(-) TIF Tax Capacity	348	321	-27	-7.8	City/Town	46.41	46.17	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.80	21.07	12.56	9.95
(=) Taxable Tax Capacity	9,000	9,033	32	0.4	Special District	1.70	1.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	125.41	124.12	12.56	9.95

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	83,800	83,400	-0.5	784	749	-35	-4.4	0.94	0.9
Res Hmstd: Avg Val	125,700	125,100	-0.5	1,409	1,355	-54	-3.9	1.12	1.08
Res Hmstd: Hi Val	167,600	166,800	-0.5	2,034	1,960	-74	-3.6	1.21	1.18
Res Hmstd: Ex-Hi Val	251,400	250,300	-0.4	3,285	3,173	-112	-3.4	1.31	1.27
Apartment	300,000	299,800	-0.1	5,079	4,950	-130	-2.6	1.69	1.65
Comm/Ind: Lo Val	150,000	146,900	-2.1	4,186	4,028	-158	-3.8	2.79	2.74
Comm/Ind: Med Val	300,000	293,800	-2.1	9,704	9,323	-381	-3.9	3.23	3.17
Comm/Ind: Hi Val	1,000,000	979,300	-2.1	35,457	34,159	-1,298	-3.7	3.55	3.49

Beltrami County

Blackduck city

<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	12,561	11,976	-585	-4.7	150	142	-7	-4.9	1.19	1.19
Res Non-Hm: exis	3,266	3,642	376	11.5	60	66	6	9.7	1.84	1.81
Apartments: exis	658	627	-30	-4.6	14	13	-1	-5.8	2.17	2.15
Low-inc Apts: ex	2,825	2,824	0	0.0	37	37	0	-0.8	1.31	1.30
Seasnl Rec: exis	193	158	-34	-17.8	5	4	-1	-20.9	2.43	2.34
Com/Ind: Lo: exi	4,009	3,750	-259	-6.5	136	125	-10	-7.6	3.38	3.34
Com/Ind Hi: exis	2,511	2,493	-19	-0.7	113	110	-3	-2.2	4.50	4.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	469	482	14	2.9	21	21	0	1.3	4.50	4.43
Ag HGA: Exist	233	259	27	11.4	2	3	1	43.0	0.93	1.20
Ag Hmstd Land	281	254	-27	-9.6	2	2	0	-13.1	0.70	0.67
Ag Non-Hmstd	146	157	12	7.9	2	3	0	4.7	1.71	1.66
ResHmstd: NewCon	0	38	38	0.0	0	0	0	0.0	0.00	1.19
All other NewCon	0	39	39	0.0	0	1	1	0.0	0.00	1.80
Total	27,151	26,701	-450	-1.7	542	528	-14	-2.6	2.00	1.98

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	275	271	-4	-1.6	County	55.43	55.07	0.00	0.00
(-) TIF Tax Capacity	19	19	0	-0.1	City/Town	80.36	81.73	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.23	17.75	3.59	7.26
(=) Taxable Tax Capacity	256	252	-4	-1.7	Special District	10.96	11.41	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	170.98	165.96	3.59	7.26

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,500	47,200	-4.6	526	504	-21	-4.1	1.06	1.07
Res Hmstd:Avg Val	74,200	70,700	-4.7	788	755	-33	-4.1	1.06	1.07
Res Hmstd: Hi Val	98,900	94,300	-4.7	1,242	1,156	-86	-6.9	1.26	1.23
Res Hmstd: Ex-Hi Val	148,400	141,500	-4.6	2,182	2,044	-138	-6.3	1.47	1.44
Apartment	300,000	286,100	-4.6	6,519	6,143	-377	-5.8	2.17	2.15
Comm/Ind: Lo Val	150,000	148,900	-0.7	5,077	4,977	-99	-2.0	3.38	3.34
Comm/Ind: Med Val	300,000	297,800	-0.7	11,828	11,566	-262	-2.2	3.94	3.88
Comm/Ind: Hi Val	1,000,000	992,600	-0.7	43,333	42,366	-968	-2.2	4.33	4.27

Beltrami County

Funkley city

<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	197	204	7	3.6	1	2	0	6.8	0.75	0.77
Res Non-Hm: exis	101	82	-19	-18.5	1	1	0	-19.0	1.27	1.26
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	59	57	-2	-2.7	1	1	0	-7.1	1.19	1.14
Com/Ind: Lo: exi	48	46	-2	-3.8	1	1	0	-5.7	2.48	2.43
Com/Ind Hi: exis	1	1	0	0.0	0	0	0	-2.4	3.29	3.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1	1	0	-8.7	0	0	0	-10.9	3.29	3.21
Ag HGA: Exist	48	47	-1	-2.1	0	0	0	-1.6	0.70	0.70
Ag Hmstd Land	133	129	-4	-2.9	1	1	0	-9.9	0.43	0.40
Ag Non-Hmstd	212	192	-20	-9.3	2	2	0	-13.9	1.11	1.05
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	800	760	-40	-5.0	8	7	-1	-8.2	0.99	0.96

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	7	6	0	-5.5	County	57.14	56.61	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	16.16	17.09	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.29	19.84	3.59	7.27
(=) Taxable Tax Capacity	<u>7</u>	<u>6</u>	<u>0</u>	<u>-5.5</u>	Special District	<u>10.96</u>	<u>11.41</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	110.54	104.96	3.59	7.27

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	26,300	27,200	3.4	184	191	7	3.9	0.7	0.70
Res Hmstd:Avg Val	39,500	40,900	3.5	276	287	11	4.0	0.7	0.70
Res Hmstd: Hi Val	52,600	54,500	3.6	368	383	15	4.1	0.7	0.70
Res Hmstd: Ex-Hi Val	78,900	81,700	3.5	567	603	36	6.3	0.72	0.74
Seas Rec: Lo Val	75,000	73,000	-2.7	895	832	-63	-7.1	1.19	1.14
Seas Rec: Hi Val	200,000	194,600	-2.7	2,552	2,379	-173	-6.8	1.28	1.22
Comm/Ind: Lo Val	150,000	150,000	0.0	3,717	3,642	-75	-2.0	2.48	2.43
Comm/Ind: Med Val	300,000	300,000	0.0	8,655	8,461	-194	-2.2	2.88	2.82
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,698	30,952	-747	-2.4	3.17	3.1

Beltrami County

Kelliher city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,698	4,534	-164	-3.5	51	50	-1	-2.1	1.09	1.11
Res Non-Hm: exis	1,505	1,621	116	7.7	26	28	2	5.8	1.75	1.72
Apartments: exis	143	143	0	0.0	3	3	0	-0.3	1.98	1.98
Low-inc Apts: ex	443	443	0	0.0	5	5	0	-0.1	1.20	1.20
Seasnl Rec: exis	89	87	-2	-1.8	1	1	0	-2.8	1.60	1.59
Com/Ind: Lo: exi	852	848	-4	-0.5	27	27	0	-0.9	3.15	3.13
Com/Ind Hi: exis	72	71	-1	-1.2	3	3	0	-1.8	4.16	4.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	306	316	10	3.4	13	13	0	2.8	4.16	4.14
Ag HGA: Exist	894	888	-6	-0.6	12	12	0	-0.6	1.32	1.32
Ag Hmstd Land	599	580	-18	-3.1	3	3	0	-6.2	0.51	0.49
Ag Non-Hmstd	110	101	-8	-7.4	2	2	0	-8.5	1.51	1.50
ResHmstd: NewCon	0	18	18	0.0	0	0	0	0.0	0.00	1.11
All other NewCon	0	48	48	0.0	0	1	1	0.0	0.00	3.10
Total	9,710	9,700	-10	-0.1	146	148	2	1.2	1.51	1.53

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	85	86	1	1.1	County	56.99	56.70	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	50.79	50.22	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.65	31.27	9.06	10.64
(=) Taxable Tax Capacity	85	86	1	1.1	Special District	10.96	11.41	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	151.38	149.61	9.06	10.64

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	41,200	39,800	-3.4	412	400	-12	-2.9	1	1.00
Res Hmstd:Avg Val	61,800	59,600	-3.6	617	598	-19	-3.1	1	1.00
Res Hmstd: Hi Val	82,400	79,500	-3.5	871	824	-47	-5.4	1.06	1.04
Res Hmstd: Ex-Hi Val	123,600	119,300	-3.5	1,588	1,515	-72	-4.6	1.28	1.27
Apartment	300,000	300,000	0.0	5,948	5,930	-19	-0.3	1.98	1.98
Comm/Ind: Lo Val	150,000	148,100	-1.3	4,718	4,638	-80	-1.7	3.15	3.13
Comm/Ind: Med Val	300,000	296,300	-1.2	10,963	10,753	-210	-1.9	3.65	3.63
Comm/Ind: Hi Val	1,000,000	987,500	-1.3	40,107	39,367	-740	-1.8	4.01	3.99

Beltrami County

Solway city

<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	1,819	1,707	-112	-6.1	18	16	-2	-10.8	0.97	0.92
Res Non-Hm: exis	381	404	22	5.9	6	6	0	1.8	1.49	1.43
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	326	324	-2	-0.6	9	9	0	-2.6	2.83	2.77
Com/Ind Hi: exis	169	219	50	29.7	6	8	2	27.4	3.73	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	80	97	17	21.1	3	4	1	19.0	3.73	3.66
Ag HGA: Exist	135	134	-1	-0.8	1	1	0	-5.0	0.89	0.85
Ag Hmstd Land	321	334	14	4.3	1	1	0	2.5	0.45	0.44
Ag Non-Hmstd	122	104	-17	-14.3	2	1	0	-15.5	1.28	1.26
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,352	3,323	-29	-0.9	46	46	0	0.0	1.37	1.38

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	30	30	1	1.8	County	56.99	56.70	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.23	46.40	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.79	21.07	12.56	9.95
(=) Taxable Tax Capacity	30	30	1	1.8	Special District	1.70	1.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.72	125.92	12.56	9.95

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	48,500	45,500	-6.2	433	389	-44	-10.1	0.89	0.86
Res Hmstd:Avg Val	72,800	68,300	-6.2	649	584	-65	-10.1	0.89	0.86
Res Hmstd: Hi Val	97,000	91,000	-6.2	997	871	-126	-12.6	1.03	0.96
Res Hmstd: Ex-Hi Val	145,500	136,600	-6.1	1,733	1,542	-191	-11.0	1.19	1.13
Comm/Ind: Lo Val	150,000	194,600	29.7	4,238	5,786	1,548	36.5	2.83	2.97
Comm/Ind: Med Val	300,000	389,100	29.7	9,826	12,902	3,077	31.3	3.28	3.32
Comm/Ind: Hi Val	1,000,000	1,297,200	29.7	35,902	46,130	10,228	28.5	3.59	3.56

Beltrami County

Tenstrike city

<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	8,133	7,759	-375	-4.6	76	72	-4	-5.8	0.94	0.93
Res Non-Hm: exis	1,196	1,591	395	33.0	14	17	4	27.7	1.14	1.10
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	3,992	3,952	-40	-1.0	48	45	-3	-5.8	1.19	1.14
Com/Ind: Lo: exi	363	328	-35	-9.6	9	8	-1	-11.7	2.41	2.35
Com/Ind Hi: exis	180	172	-8	-4.5	6	5	0	-7.2	3.20	3.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	180	191	11	6.2	6	6	0	3.2	3.20	3.11
Ag HGA: Exist	564	475	-89	-15.7	4	4	-1	-15.9	0.77	0.77
Ag Hmstd Land	934	826	-108	-11.6	4	3	-1	-23.6	0.39	0.33
Ag Non-Hmstd	874	831	-43	-4.9	9	8	-1	-10.4	1.06	1.00
ResHmstd: NewCon	0	106	106	0.0	0	1	1	0.0	0.00	0.93
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	16,415	16,230	-185	-1.1	175	169	-6	-3.5	1.07	1.04

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	152	151	-1	-0.4	County	56.96	56.70	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.82	17.89	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.29	19.84	3.59	7.26
(=) Taxable Tax Capacity	152	151	-1	-0.4	Special District	5.04	5.57	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	106.10	100.00	3.59	7.26

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,000	81,100	-4.6	618	570	-48	-7.8	0.73	0.70
Res Hmstd:Avg Val	127,400	121,500	-4.6	1,124	1,040	-84	-7.5	0.88	0.86
Res Hmstd: Hi Val	169,900	162,100	-4.6	1,631	1,512	-119	-7.3	0.96	0.93
Res Hmstd: Ex-Hi Val	254,900	243,200	-4.6	2,644	2,455	-189	-7.2	1.04	1.01
Seas Rec: Lo Val	75,000	74,300	-0.9	862	810	-52	-6.0	1.15	1.09
Seas Rec: Hi Val	200,000	198,000	-1.0	2,463	2,324	-139	-5.7	1.23	1.17
Comm/Ind: Lo Val	150,000	143,300	-4.5	3,617	3,372	-245	-6.8	2.41	2.35
Comm/Ind: Med Val	300,000	286,500	-4.5	8,422	7,780	-642	-7.6	2.81	2.72
Comm/Ind: Hi Val	1,000,000	955,000	-4.5	30,845	28,594	-2,250	-7.3	3.08	2.99

Beltrami County

Turtle River city

<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	4,138	4,202	64	1.5	41	41	0	-0.5	1.00	0.98
Res Non-Hm: exis	831	823	-8	-1.0	10	10	0	-3.1	1.24	1.21
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	547	464	-83	-15.2	7	5	-1	-15.7	1.19	1.19
Com/Ind: Lo: exi	581	465	-117	-20.0	14	11	-3	-20.8	2.47	2.45
Com/Ind Hi: exis	28	0	-28	-100.0	1	0	-1	-100.0	3.26	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	537	506	-31	-5.8	17	16	-1	-6.5	3.26	3.23
Ag HGA: Exist	232	170	-62	-26.5	2	1	-1	-26.2	0.83	0.84
Ag Hmstd Land	164	142	-22	-13.5	0	0	0	-12.8	0.22	0.22
Ag Non-Hmstd	400	341	-59	-14.8	4	4	-1	-14.6	1.04	1.05
ResHmstd: NewCon	0	12	12	0.0	0	0	0	0.0	0.00	0.99
All other NewCon	0	37	37	0.0	0	0	0	0.0	0.00	1.21
Total	7,459	7,162	-297	-4.0	98	90	-7	-7.4	1.31	1.26

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	76	72	-4	-5.0	County	56.96	56.69	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	23.81	25.07	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.80	21.07	12.56	9.95
(=) Taxable Tax Capacity	76	72	-4	-5.0	Special District	1.70	1.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	104.26	104.57	12.56	9.95

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	95,000	96,500	1.6	811	807	-4	-0.5	0.85	0.84
Res Hmstd:Avg Val	142,400	144,600	1.5	1,409	1,403	-6	-0.4	0.99	0.97
Res Hmstd: Hi Val	189,900	192,800	1.5	2,008	2,000	-8	-0.4	1.06	1.04
Res Hmstd: Ex-Hi Val	284,900	289,300	1.5	3,207	3,196	-11	-0.4	1.13	1.10
Seas Rec: Lo Val	75,000	63,600	-15.2	848	723	-126	-14.8	1.13	1.14
Seas Rec: Hi Val	200,000	169,500	-15.3	2,427	2,052	-374	-15.4	1.21	1.21
Comm/Ind: Lo Val	150,000	0	#####	3,710	0	-3,710	#####	2.47	#####
Comm/Ind: Med Val	300,000	0	#####	8,594	0	-8,594	#####	2.86	#####
Comm/Ind: Hi Val	1,000,000	0	#####	31,387	0	-31,387	#####	3.14	#####

Beltrami County

Wilton city

<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	5,802	5,539	-263	-4.5	47	43	-4	-8.2	0.80	0.77
Res Non-Hm: exis	1,526	1,545	19	1.2	16	16	0	-2.3	1.07	1.03
Apartments: exis	1,068	1,065	-3	-0.3	13	13	0	-3.0	1.23	1.20
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	170	165	-5	-3.0	2	2	0	-3.3	1.02	1.01
Com/Ind: Lo: exi	723	737	14	2.0	16	16	0	0.2	2.24	2.20
Com/Ind Hi: exis	567	706	139	24.6	17	20	4	22.8	2.94	2.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,144	1,217	73	6.4	34	35	2	4.8	2.94	2.90
Ag HGA: Exist	263	261	-2	-0.7	2	2	0	-5.1	0.72	0.69
Ag Hmstd Land	219	153	-66	-30.0	0	0	0	-30.8	0.14	0.14
Ag Non-Hmstd	415	389	-26	-6.3	4	3	0	-7.0	0.88	0.88
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	11,897	11,777	-120	-1.0	150	151	0	0.2	1.26	1.28

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	128	130	2	1.5	County	56.96	56.70	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	7.95	8.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.80	21.07	12.56	9.95
(=) Taxable Tax Capacity	128	130	2	1.5	Special District	1.70	1.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	88.41	87.78	12.56	9.95

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	67,900	64,800	-4.6	445	406	-40	-8.9	0.66	0.63
Res Hmstd: Avg Val	101,800	97,200	-4.5	780	700	-80	-10.2	0.77	0.72
Res Hmstd: Hi Val	135,700	129,500	-4.6	1,149	1,041	-108	-9.4	0.85	0.80
Res Hmstd: Ex-Hi Val	203,600	194,400	-4.5	1,888	1,726	-162	-8.6	0.93	0.89
Apartment	300,000	299,200	-0.3	3,692	3,581	-111	-3.0	1.23	1.2
Comm/Ind: Lo Val	150,000	186,900	24.6	3,353	4,364	1,011	30.1	2.24	2.33
Comm/Ind: Med Val	300,000	373,800	24.6	7,762	9,777	2,015	26.0	2.59	2.62
Comm/Ind: Hi Val	1,000,000	1,246,100	24.6	28,335	35,040	6,705	23.7	2.83	2.81

Benton County	Foley city
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<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	65,625	65,696	71	0.1	1,120	1,123	3	0.3	1.71	1.71
Res Non-Hm: exis	7,734	6,786	-947	-12.2	185	165	-21	-11.2	2.40	2.43
Apartments: exis	7,902	8,020	118	1.5	222	228	6	2.5	2.81	2.84
Low-inc Apts: ex	3,079	3,043	-37	-1.2	52	52	0	-0.4	1.70	1.71
Seasnl Rec: exis	437	433	-4	-1.0	13	13	0	0.3	2.97	3.01
Com/Ind: Lo: exi	9,644	9,449	-195	-2.0	399	394	-5	-1.2	4.14	4.17
Com/Ind Hi: exis	8,992	8,807	-185	-2.1	493	488	-5	-1.0	5.48	5.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,084	2,135	51	2.4	114	118	4	3.5	5.45	5.51
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	1,276	1,013	-262	-20.6	28	22	-5	-19.0	2.17	2.21
ResHmstd: NewCon	0	283	283	0.0	0	5	5	0.0	0.00	1.71
All other NewCon	0	173	173	0.0	0	9	9	0.0	0.00	5.07
Total	106,772	105,836	-935	-0.9	2,626	2,616	-10	-0.4	2.46	2.47

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	1,063	-12	-1.2	County	77.40	77.23	0.00	0.00
(-) TIF Tax Capacity	0	1	1	0.0	City/Town	83.74	85.49	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	56.05	58.72	9.39	6.94
(=) Taxable Tax Capacity	1,076	1,063	-13	-1.2	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	217.18	221.44	9.39	6.94

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	68,300	68,400	0.1	954	956	2	0.2	1.4	1.4
Res Hmstd: Avg Val	102,400	102,500	0.1	1,712	1,721	9	0.5	1.67	1.68
Res Hmstd: Hi Val	136,500	136,600	0.1	2,551	2,567	17	0.6	1.87	1.88
Res Hmstd: Ex-Hi Val	204,800	205,000	0.1	4,232	4,266	34	0.8	2.07	2.08
Apartment	300,000	304,500	1.5	8,426	8,640	214	2.5	2.81	2.84
Comm/Ind: Lo Val	150,000	146,900	-2.1	6,203	6,128	-75	-1.2	4.14	4.17
Comm/Ind: Med Val	300,000	293,800	-2.1	14,428	14,223	-204	-1.4	4.81	4.84
Comm/Ind: Hi Val	1,000,000	979,400	-2.1	52,808	52,201	-607	-1.1	5.28	5.33

Benton County	Gilman city
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<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	9,718	7,765	-1,953	-20.1	133	101	-32	-24.3	1.37	1.30
Res Non-Hm: exis	502	601	99	19.8	8	10	2	20.8	1.69	1.70
Apartments: exis	57	77	20	35.2	1	2	0	36.7	2.06	2.08
Low-inc Apts: ex	97	77	-20	-20.6	1	1	0	-19.9	1.25	1.26
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	946	945	-1	-0.1	31	31	0	0.8	3.23	3.26
Com/Ind Hi: exis	109	131	22	20.5	5	6	1	21.9	4.28	4.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	39	40	0	0.8	2	2	0	1.9	4.28	4.33
Ag HGA: Exist	267	251	-15	-5.7	4	4	0	-5.8	1.59	1.59
Ag Hmstd Land	230	250	19	8.4	2	2	0	14.0	0.89	0.93
Ag Non-Hmstd	218	202	-17	-7.7	3	3	0	-5.4	1.57	1.61
ResHmstd: NewCon	0	29	29	0.0	0	0	0	0.0	0.00	1.30
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,183	10,367	-1,816	-14.9	190	162	-29	-15.1	1.56	1.56

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	109	91	-18	-16.6	County	77.43	77.26	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	23.54	24.93	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	56.08	58.76	9.39	6.94
(=) Taxable Tax Capacity	109	91	-18	-16.6	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	157.06	160.95	9.39	6.94

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	87,600	70,000	-20.1	997	725	-273	-27.3	1.14	1.04
Res Hmstd: Avg Val	131,300	104,900	-20.1	1,786	1,314	-473	-26.5	1.36	1.25
Res Hmstd: Hi Val	175,100	139,900	-20.1	2,577	1,952	-625	-24.3	1.47	1.4
Res Hmstd: Ex-Hi Val	262,700	209,900	-20.1	4,159	3,229	-931	-22.4	1.58	1.54
Apartment	300,000	405,500	35.2	6,172	8,439	2,268	36.7	2.06	2.08
Comm/Ind: Lo Val	150,000	180,800	20.5	4,851	6,230	1,379	28.4	3.23	3.45
Comm/Ind: Med Val	300,000	361,600	20.5	11,271	14,058	2,786	24.7	3.76	3.89
Comm/Ind: Hi Val	1,000,000	1,205,300	20.5	41,234	50,585	9,351	22.7	4.12	4.2

Benton County	Rice city
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<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	66,418	65,860	-558	-0.8	886	876	-10	-1.1	1.33	1.33
Res Non-Hm: exis	6,730	6,555	-175	-2.6	122	118	-3	-2.8	1.81	1.80
Apartments: exis	712	775	63	8.9	14	16	1	8.6	2.02	2.01
Low-inc Apts: ex	249	240	-9	-3.8	3	3	0	-4.0	1.23	1.23
Seasnl Rec: exis	105	103	-2	-1.6	2	2	0	-2.0	2.29	2.29
Com/Ind: Lo: exi	7,623	7,500	-123	-1.6	243	238	-5	-1.9	3.19	3.18
Com/Ind Hi: exis	13,746	13,528	-218	-1.6	579	568	-11	-1.9	4.21	4.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,058	1,083	26	2.4	45	45	1	2.1	4.21	4.20
Ag HGA: Exist	1,081	810	-271	-25.1	15	12	-3	-21.8	1.39	1.45
Ag Hmstd Land	4,114	5,460	1,345	32.7	43	64	22	50.6	1.04	1.18
Ag Non-Hmstd	2,565	3,213	648	25.3	39	49	10	25.0	1.53	1.52
ResHmstd: NewCon	0	539	539	0.0	0	7	7	0.0	0.00	1.33
All other NewCon	0	129	129	0.0	0	3	3	0.0	0.00	2.13
Total	104,400	105,794	1,394	1.3	1,990	2,002	11	0.6	1.91	1.89

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,093	1,106	13	1.2	County	77.42	77.26	0.00	0.00
(-) TIF Tax Capacity	0	1	1	187.3	City/Town	34.66	34.29	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	40.50	40.70	11.25	11.20
(=) Taxable Tax Capacity	1,093	1,105	12	1.1	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	152.58	152.24	11.25	11.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,700	85,000	-0.8	953	939	-15	-1.5	1.11	1.10
Res Hmstd: Avg Val	128,500	127,400	-0.9	1,713	1,690	-24	-1.4	1.33	1.33
Res Hmstd: Hi Val	171,200	169,800	-0.8	2,472	2,441	-31	-1.2	1.44	1.44
Res Hmstd: Ex-Hi Val	256,900	254,700	-0.9	3,993	3,945	-48	-1.2	1.55	1.55
Apartment	300,000	326,700	8.9	6,059	6,583	524	8.6	2.02	2.01
Comm/Ind: Lo Val	150,000	147,600	-1.6	4,778	4,688	-89	-1.9	3.19	3.18
Comm/Ind: Med Val	300,000	295,200	-1.6	11,092	10,860	-232	-2.1	3.7	3.68
Comm/Ind: Hi Val	1,000,000	984,100	-1.6	40,557	39,779	-778	-1.9	4.06	4.04

Benton County	Sauk Rapids city
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<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	433,072	428,262	-4,810	-1.1	6,724	6,656	-68	-1.0	1.55	1.55
Res Non-Hm: exis	41,553	40,343	-1,210	-2.9	836	808	-28	-3.4	2.01	2.00
Apartments: exis	57,147	58,517	1,370	2.4	1,331	1,367	36	2.7	2.33	2.34
Low-inc Apts: ex	9,931	8,954	-977	-9.8	140	127	-13	-9.6	1.41	1.42
Seasnl Rec: exis	1,501	1,516	15	1.0	47	47	1	1.5	3.10	3.12
Com/Ind: Lo: exi	26,887	26,226	-661	-2.5	956	934	-22	-2.3	3.56	3.56
Com/Ind Hi: exis	79,761	79,614	-147	-0.2	3,752	3,751	-1	0.0	4.70	4.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,753	6,794	41	0.6	318	320	2	0.8	4.70	4.71
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	243	290	47	19.4	2	2	0	12.9	0.83	0.79
Ag Non-Hmstd	1,088	1,057	-32	-2.9	19	19	0	-2.6	1.77	1.78
ResHmstd: NewCon	0	1,365	1,365	0.0	0	21	21	0.0	0.00	1.56
All other NewCon	0	10,295	10,295	0.0	0	291	291	0.0	0.00	2.83
Total	657,936	663,232	5,295	0.8	14,125	14,343	218	1.5	2.15	2.16

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	6,920	7,008	88	1.3	County	77.41	77.24	0.00	0.00	
(-) TIF Tax Capacity	748	898	149	19.9	City/Town	57.88	58.45	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	40.48	40.68	11.25	11.20	
(=) Taxable Tax Capacity	6,171	6,110	-61	-1.0	Special District	1.55	1.56	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	177.33	177.92	11.25	11.20	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	89,200	88,200	-1.1	1,164	1,147	-17	-1.5	1.30	1.30
Res Hmstd:Avg Val	133,700	132,200	-1.1	2,074	2,049	-25	-1.2	1.55	1.55
Res Hmstd: Hi Val	178,200	176,200	-1.1	2,984	2,952	-32	-1.1	1.67	1.68
Res Hmstd: Ex-Hi Val	267,400	264,400	-1.1	4,809	4,761	-48	-1.0	1.8	1.80
Apartment	300,000	307,200	2.4	6,987	7,176	189	2.7	2.33	2.34
Comm/Ind: Lo Val	150,000	149,700	-0.2	5,334	5,332	-3	0.0	3.56	3.56
Comm/Ind: Med Val	300,000	299,400	-0.2	12,391	12,382	-9	-0.1	4.13	4.14
Comm/Ind: Hi Val	1,000,000	998,200	-0.2	45,320	45,306	-14	0.0	4.53	4.54

Benton County	Royalton city (part)
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<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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	292	392	101	34.5	4	6	1	32.3	1.53	1.51
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	292	392	101	34.5	4	6	1	32.3	1.53	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	3	4	1	34.5	County	77.40	77.26	#####	#####
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.10	42.77	#####	#####
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.63	30.64	#####	#####
(=) Taxable Tax Capacity	3	4	1	34.5	Special District	0.00	0.00	#####	#####
FD Distrib Tax Cap	0	0	0	0.0	Total	153.13	150.68	#####	#####

Benton County	Sartell city (part)
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<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	45,069	44,941	-129	-0.3	642	636	-6	-1.0	1.42	1.42
Res Non-Hm: exis	4,954	4,587	-367	-7.4	94	87	-7	-7.5	1.90	1.90
Apartments: exis	17,802	17,907	105	0.6	372	374	2	0.6	2.09	2.09
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,915	2,917	1	0.0	96	95	0	-0.4	3.28	3.26
Com/Ind Hi: exis	38,801	24,548	-14,253	-36.7	1,639	1,013	-626	-38.2	4.22	4.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,219	1,938	-281	-12.7	96	83	-13	-13.7	4.33	4.28
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	983	941	-42	-4.3	16	15	-1	-4.3	1.58	1.58
ResHmstd: NewCon	0	610	610	0.0	0	9	9	0.0	0.00	1.42
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	112,744	98,389	-14,355	-12.7	2,954	2,312	-642	-21.7	2.62	2.35

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,503	1,212	-290	-19.3	County	77.39	77.20	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.68	37.77	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	40.87	40.99	13.28	11.90
(=) Taxable Tax Capacity	1,503	1,212	-290	-19.3	Special District	1.55	1.56	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	157.49	157.51	13.28	11.90

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	94,300	94,000	-0.3	1,158	1,139	-18	-1.6	1.23	1.21
Res Hmstd: Avg Val	141,400	141,000	-0.3	2,029	2,002	-27	-1.3	1.43	1.42
Res Hmstd: Hi Val	188,500	188,000	-0.3	2,900	2,865	-35	-1.2	1.54	1.52
Res Hmstd: Ex-Hi Val	282,900	282,100	-0.3	4,646	4,593	-53	-1.1	1.64	1.63
Apartment	300,000	301,800	0.6	6,304	6,301	-3	0.0	2.10	2.09
Comm/Ind: Lo Val	150,000	94,900	-36.7	4,919	3,096	-1,823	-37.1	3.28	3.26
Comm/Ind: Med Val	300,000	189,800	-36.7	11,411	6,609	-4,801	-42.1	3.80	3.48
Comm/Ind: Hi Val	1,000,000	632,700	-36.7	41,706	25,700	-16,006	-38.4	4.17	4.06

Benton County	St. Cloud city (part)
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<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	101,170	99,309	-1,861	-1.8	1,366	1,360	-7	-0.5	1.35	1.37
Res Non-Hm: exis	30,343	30,412	69	0.2	579	582	2	0.4	1.91	1.91
Apartments: exis	65,191	65,420	229	0.4	1,326	1,338	12	0.9	2.03	2.05
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	716	716	0	0.0	20	20	0	0.7	2.72	2.74
Com/Ind: Lo: exi	23,138	22,628	-510	-2.2	744	732	-12	-1.6	3.21	3.23
Com/Ind Hi: exis	81,148	81,739	591	0.7	3,386	3,300	-87	-2.6	4.17	4.04
Publ U: Elec Gen	3,426	3,361	-66	-1.9	120	121	2	1.3	3.49	3.60
Publ U: Other	8,220	8,199	-20	-0.2	358	362	4	1.2	4.35	4.42
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	232	232	0	0.0	3	3	0	0.2	1.45	1.45
ResHmstd: NewCon	0	533	533	0.0	0	7	7	0.0	0.00	1.37
All other NewCon	0	1,175	1,175	0.0	0	42	42	0.0	0.00	3.55
Total	313,584	313,723	140	0.0	7,902	7,866	-36	-0.5	2.52	2.51

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,134	4,093	-41	-1.0	County	77.37	77.31	0.00	0.00
(-) TIF Tax Capacity	112	111	-1	-0.6	City/Town	44.31	45.32	7.19	7.60
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.75	23.55	13.76	14.10
(=) Taxable Tax Capacity	4,022	3,982	-40	-1.0	Special District	3.16	3.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	148.59	149.34	20.95	21.69

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	77,500	76,100	-1.8	864	848	-17	-1.9	1.12	1.11
Res Hmstd: Avg Val	116,100	114,000	-1.8	1,570	1,547	-23	-1.5	1.35	1.36
Res Hmstd: Hi Val	154,800	152,000	-1.8	2,278	2,248	-30	-1.3	1.47	1.48
Res Hmstd: Ex-Hi Val	232,300	228,000	-1.9	3,696	3,650	-46	-1.2	1.59	1.60
Apartment	300,000	301,100	0.4	6,201	6,274	73	1.2	2.07	2.08
Comm/Ind: Lo Val	150,000	151,100	0.7	4,834	4,903	70	1.4	3.22	3.25
Comm/Ind: Med Val	300,000	302,200	0.7	11,174	11,317	144	1.3	3.72	3.74
Comm/Ind: Hi Val	1,000,000	1,007,300	0.7	40,760	41,247	487	1.2	4.08	4.09

Big Stone County

Barry city

<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	148	153	6	3.9	1	1	0	-11.9	0.95	0.80
Res Non-Hm: exis	34	34	-1	-2.0	1	0	0	-16.0	1.46	1.25
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	7	9	2	26.5	0	0	0	11.7	1.18	1.04
Com/Ind: Lo: exi	13	16	3	21.0	0	0	0	8.8	2.71	2.44
Com/Ind Hi: exis	217	227	10	4.5	8	7	0	-5.8	3.52	3.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	79	86	6	7.7	3	3	0	-2.9	3.52	3.18
Ag HGA: Exist	37	36	-1	-1.6	0	0	0	-16.4	0.95	0.81
Ag Hmstd Land	879	1,016	137	15.6	9	9	0	1.4	1.05	0.92
Ag Non-Hmstd	3	4	1	28.6	0	0	0	12.1	1.09	0.95
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,418	1,580	163	11.5	22	22	-1	-2.9	1.58	1.38

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	16	18	2	10.7	County	49.64	42.41	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	51.83	46.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.10	3.76	29.43	23.39
(=) Taxable Tax Capacity	16	18	2	10.7	Special District	2.51	2.08	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	109.07	95.07	29.43	23.39

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	24,600	25,600	4.1	233	206	-27	-11.8	0.95	0.80
Res Hmstd:Avg Val	36,900	38,400	4.1	350	309	-41	-11.8	0.95	0.80
Res Hmstd: Hi Val	49,200	51,100	3.9	467	411	-56	-11.9	0.95	0.80
Res Hmstd: Ex-Hi Val	73,800	76,700	3.9	700	620	-80	-11.4	0.95	0.81
Comm/Ind: Lo Val	150,000	156,700	4.5	4,071	3,874	-197	-4.8	2.71	2.47
Comm/Ind: Med Val	300,000	313,400	4.5	9,353	8,852	-501	-5.4	3.12	2.82
Comm/Ind: Hi Val	1,000,000	1,044,600	4.5	33,999	32,078	-1,921	-5.7	3.4	3.07

Big Stone County

Beardsley city

<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	3,327	3,277	-50	-1.5	31	27	-4	-13.9	0.94	0.82
Res Non-Hm: exis	595	712	117	19.7	8	8	0	5.3	1.35	1.19
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	89	89	1	0.6	1	1	0	-11.4	1.01	0.89
Seasnl Rec: exis	29	24	-5	-16.7	0	0	0	-23.8	1.13	1.04
Com/Ind: Lo: exi	643	642	-1	-0.2	17	16	-1	-8.2	2.65	2.44
Com/Ind Hi: exis	1,132	1,130	-2	-0.2	39	36	-3	-7.8	3.43	3.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	261	282	21	8.0	9	9	0	-0.3	3.43	3.17
Ag HGA: Exist	55	55	-1	-1.6	1	0	0	-14.4	0.92	0.80
Ag Hmstd Land	218	284	67	30.6	2	2	0	21.4	0.73	0.68
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,348	6,494	146	2.3	108	99	-8	-7.7	1.69	1.53

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	67	69	2	2.7	County	43.90	36.96	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	57.21	55.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.01	-0.04	29.43	23.39
(=) Taxable Tax Capacity	67	69	2	2.7	Special District	2.51	2.08	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	104.63	94.71	29.43	23.39

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	26,500	26,100	-1.5	244	209	-35	-14.3	0.92	0.80
Res Hmstd:Avg Val	39,700	39,100	-1.5	366	314	-52	-14.3	0.92	0.80
Res Hmstd: Hi Val	52,900	52,100	-1.5	488	418	-70	-14.3	0.92	0.80
Res Hmstd: Ex-Hi Val	79,400	78,200	-1.5	750	637	-112	-15.0	0.94	0.82
Comm/Ind: Lo Val	150,000	149,700	-0.2	3,972	3,646	-326	-8.2	2.65	2.44
Comm/Ind: Med Val	300,000	299,500	-0.2	9,120	8,391	-729	-8.0	3.04	2.80
Comm/Ind: Hi Val	1,000,000	998,300	-0.2	33,145	30,536	-2,609	-7.9	3.31	3.06

Big Stone County

Clinton city

<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	6,359	6,514	156	2.5	58	52	-6	-10.3	0.92	0.80
Res Non-Hm: exis	1,134	1,136	2	0.2	15	13	-2	-11.2	1.32	1.17
Apartments: exis	299	299	0	0.0	5	4	-1	-10.9	1.55	1.38
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	789	775	-14	-1.8	20	19	-2	-9.2	2.58	2.39
Com/Ind Hi: exis	327	346	19	5.9	11	11	0	-1.7	3.35	3.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	254	276	22	8.7	9	9	0	0.9	3.35	3.11
Ag HGA: Exist	153	126	-28	-18.0	1	1	0	-27.1	0.96	0.85
Ag Hmstd Land	872	1,078	205	23.5	4	5	1	27.0	0.45	0.46
Ag Non-Hmstd	128	155	26	20.5	1	1	0	10.0	1.00	0.92
ResHmstd: NewCon	0	19	19	0.0	0	0	0	0.0	0.00	0.80
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	10,315	10,724	409	4.0	124	115	-9	-7.4	1.21	1.07

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	85	88	3	3.7	County	38.98	32.22	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	58.87	57.32	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.00	0.01	29.43	23.39
(=) Taxable Tax Capacity	85	88	3	3.7	Special District	2.51	2.08	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	100.35	91.62	29.43	23.39

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	29,100	29,800	2.4	261	234	-27	-10.5	0.9	0.78
Res Hmstd: Avg Val	43,600	44,700	2.5	391	350	-41	-10.4	0.9	0.78
Res Hmstd: Hi Val	58,100	59,500	2.4	521	466	-55	-10.5	0.9	0.78
Res Hmstd: Ex-Hi Val	87,200	89,300	2.4	837	759	-77	-9.2	0.96	0.85
Apartment	300,000	300,000	0.0	4,646	4,137	-509	-10.9	1.55	1.38
Comm/Ind: Lo Val	150,000	158,900	5.9	3,875	3,860	-15	-0.4	2.58	2.43
Comm/Ind: Med Val	300,000	317,700	5.9	8,895	8,795	-101	-1.1	2.97	2.77
Comm/Ind: Hi Val	1,000,000	1,059,000	5.9	32,322	31,830	-492	-1.5	3.23	3.01

Big Stone County

Correll city

<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	498	490	-8	-1.6	6	5	-1	-9.2	1.17	1.08
Res Non-Hm: exis	141	154	13	8.9	2	2	0	1.7	1.70	1.59
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	65	59	-6	-9.3	1	1	0	-13.3	1.41	1.35
Com/Ind: Lo: exi	113	118	5	4.3	3	3	0	-0.5	3.09	2.95
Com/Ind Hi: exis	82	89	7	8.5	3	3	0	3.8	4.01	3.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	242	257	15	6.3	10	10	0	1.7	4.01	3.84
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	167	297	130	77.6	1	2	1	69.1	0.66	0.63
Ag Non-Hmstd	164	96	-68	-41.4	2	1	-1	-44.2	1.32	1.26
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,472	1,559	87	5.9	29	28	-1	-1.9	1.96	1.82

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	16	16	0	3.0	County	49.57	42.53	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	73.22	75.38	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.19	6.16	31.52	27.25
(=) Taxable Tax Capacity	16	16	0	3.0	Special District	2.51	2.08	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	132.48	126.14	31.52	27.25

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	22,100	21,700	-1.8	245	223	-22	-9.0	1.11	1.03
Res Hmstd:Avg Val	33,200	32,700	-1.5	369	337	-32	-8.7	1.11	1.03
Res Hmstd: Hi Val	44,200	43,500	-1.6	491	448	-43	-8.7	1.11	1.03
Res Hmstd: Ex-Hi Val	66,300	65,200	-1.7	736	671	-65	-8.8	1.11	1.03
Comm/Ind: Lo Val	150,000	162,800	8.5	4,630	4,909	280	6.0	3.09	3.02
Comm/Ind: Med Val	300,000	325,600	8.5	10,645	11,155	510	4.8	3.55	3.43
Comm/Ind: Hi Val	1,000,000	1,085,300	8.5	38,716	40,301	1,584	4.1	3.87	3.71

Big Stone County

Graceville city

<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	12,483	12,680	197	1.6	185	170	-15	-8.3	1.48	1.34
Res Non-Hm: exis	1,777	1,757	-20	-1.1	36	32	-4	-10.5	2.03	1.83
Apartments: exis	249	249	0	-0.1	6	6	-1	-9.0	2.43	2.21
Low-inc Apts: ex	130	130	0	0.0	2	2	0	-9.3	1.50	1.36
Seasnl Rec: exis	48	0	-48	-100.0	1	0	-1	-100.0	1.80	0.00
Com/Ind: Lo: exi	1,463	1,449	-13	-0.9	53	49	-4	-7.7	3.64	3.39
Com/Ind Hi: exis	631	648	17	2.7	30	29	-1	-4.1	4.75	4.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	490	536	46	9.4	23	24	1	2.2	4.75	4.44
Ag HGA: Exist	566	563	-3	-0.5	10	9	-1	-10.2	1.71	1.54
Ag Hmstd Land	77	91	14	18.3	0	0	0	0.0	#####	0.47
Ag Non-Hmstd	150	149	0	-0.3	3	2	0	-7.6	1.71	1.58
ResHmstd: NewCon	0	25	25	0.0	0	0	0	0.0	0.00	1.34
All other NewCon	0	282	282	0.0	0	6	6	0.0	0.00	2.03
Total	18,062	18,559	496	2.7	349	328	-20	-5.8	1.93	1.77

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	160	166	5	3.3	County	44.61	37.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	117.85	114.12	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.97	0.74	29.43	23.39
(=) Taxable Tax Capacity	160	166	5	3.3	Special District	6.28	5.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	170.71	158.21	29.43	23.39

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,200	44,900	1.6	583	531	-52	-8.8	1.32	1.18
Res Hmstd: Avg Val	66,200	67,200	1.5	873	795	-78	-8.9	1.32	1.18
Res Hmstd: Hi Val	88,200	89,600	1.6	1,265	1,165	-99	-7.9	1.43	1.30
Res Hmstd: Ex-Hi Val	132,400	134,500	1.6	2,217	2,045	-173	-7.8	1.67	1.52
Apartment	300,000	299,700	-0.1	7,284	6,628	-657	-9.0	2.43	2.21
Comm/Ind: Lo Val	150,000	154,000	2.7	5,458	5,259	-199	-3.6	3.64	3.42
Comm/Ind: Med Val	300,000	308,000	2.7	12,589	12,095	-493	-3.9	4.2	3.93
Comm/Ind: Hi Val	1,000,000	1,026,700	2.7	45,864	43,999	-1,865	-4.1	4.59	4.29

Big Stone County

Johnson city

<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	485	496	11	2.2	5	4	-1	-13.2	1.03	0.87
Res Non-Hm: exis	18	18	0	0.0	0	0	0	-14.7	1.58	1.35
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2	2	0	0.0	0	0	0	-12.4	1.30	1.14
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	132	143	11	8.6	5	5	0	-2.7	3.77	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	60	65	5	8.8	2	2	0	-2.4	3.77	3.38
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	105	133	27	26.0	1	1	0	9.1	1.22	1.05
Ag Non-Hmstd	315	393	79	25.1	4	4	0	8.3	1.22	1.05
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,116	1,250	133	12.0	18	17	0	-2.6	1.58	1.37

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	11	13	1	13.2	County	48.40	41.37	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	62.67	55.35	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.22	2.98	29.43	23.38
(=) Taxable Tax Capacity	11	13	1	13.2	Special District	6.28	5.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	121.58	105.28	29.43	23.38

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	23,100	23,600	2.2	236	204	-32	-13.6	1.02	0.87
Res Hmstd:Avg Val	34,700	35,500	2.3	355	307	-48	-13.5	1.02	0.87
Res Hmstd: Hi Val	46,200	47,200	2.2	473	409	-64	-13.6	1.02	0.87
Res Hmstd: Ex-Hi Val	69,300	70,800	2.2	709	613	-97	-13.6	1.02	0.87
Comm/Ind: Lo Val	150,000	162,900	8.6	4,353	4,327	-26	-0.6	2.90	2.66
Comm/Ind: Med Val	300,000	325,800	8.6	10,009	9,834	-176	-1.8	3.34	3.02
Comm/Ind: Hi Val	1,000,000	1,085,900	8.6	36,407	35,529	-878	-2.4	3.64	3.27

Big Stone County

Odessa city

<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	1,699	1,819	120	7.1	21	21	0	0.8	1.25	1.18
Res Non-Hm: exis	298	302	4	1.5	6	6	0	-3.8	1.97	1.87
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	46	47	1	1.7	1	1	0	-2.8	1.64	1.57
Com/Ind: Lo: exi	325	262	-63	-19.4	11	9	-3	-22.8	3.40	3.26
Com/Ind Hi: exis	77	83	6	7.8	3	4	0	3.3	4.44	4.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	109	116	8	7.2	5	5	0	2.7	4.44	4.26
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	11	11	0	0.0	0	0	0	-4.9	0.78	0.74
Ag Non-Hmstd	486	592	106	21.8	8	9	1	15.9	1.56	1.48
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,050	3,232	182	6.0	55	54	-1	-2.1	1.80	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	28	29	1	4.5	County	40.88	34.14	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	92.10	96.75	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.05	15.01	28.71	25.74
(=) Taxable Tax Capacity	28	29	1	4.5	Special District	2.51	2.08	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	155.54	147.97	28.71	25.74

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	24,800	26,500	6.9	303	303	1	0.3	1.22	1.15
Res Hmstd: Avg Val	37,100	39,700	7.0	453	455	2	0.4	1.22	1.15
Res Hmstd: Hi Val	49,500	53,000	7.1	604	607	3	0.5	1.22	1.15
Res Hmstd: Ex-Hi Val	74,200	79,400	7.0	906	934	28	3.1	1.22	1.18
Comm/Ind: Lo Val	150,000	161,700	7.8	5,106	5,385	278	5.5	3.40	3.33
Comm/Ind: Med Val	300,000	323,500	7.8	11,771	12,274	503	4.3	3.92	3.79
Comm/Ind: Hi Val	1,000,000	1,078,300	7.8	42,874	44,412	1,538	3.6	4.29	4.12

Big Stone County

Ortonville city

<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	51,225	51,033	-192	-0.4	693	634	-59	-8.5	1.35	1.24
Res Non-Hm: exis	8,342	8,689	347	4.2	153	145	-8	-5.2	1.84	1.67
Apartments: exis	828	832	3	0.4	18	17	-2	-8.5	2.18	1.99
Low-inc Apts: ex	102	102	0	0.0	1	1	0	-8.9	1.35	1.23
Seasnl Rec: exis	3,698	3,894	197	5.3	62	60	-2	-2.7	1.67	1.54
Com/Ind: Lo: exi	7,489	7,545	56	0.8	250	235	-15	-6.1	3.34	3.12
Com/Ind Hi: exis	2,118	2,443	325	15.3	92	99	7	7.5	4.36	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,171	1,266	95	8.1	50	50	0	0.9	4.25	3.96
Ag HGA: Exist	101	113	12	12.3	1	1	0	6.8	1.38	1.31
Ag Hmstd Land	909	513	-396	-43.5	11	4	-7	-66.4	1.16	0.69
Ag Non-Hmstd	1,023	1,943	919	89.8	16	27	11	73.5	1.52	1.39
ResHmstd: NewCon	0	659	659	0.0	0	8	8	0.0	0.00	1.25
All other NewCon	0	365	365	0.0	0	12	12	0.0	0.00	3.29
Total	77,005	79,396	2,391	3.1	1,347	1,294	-54	-4.0	1.75	1.63

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	690	723	33	4.8	County	39.54	32.92	0.00	0.00
(-) TIF Tax Capacity	1	6	5	554.6	City/Town	90.18	89.24	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.32	14.27	28.71	25.74
(=) Taxable Tax Capacity	689	717	28	4.1	Special District	2.51	2.08	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	151.54	138.51	28.71	25.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,300	52,100	-0.4	626	567	-59	-9.4	1.2	1.09
Res Hmstd:Avg Val	78,400	78,100	-0.4	956	864	-91	-9.6	1.22	1.11
Res Hmstd: Hi Val	104,400	104,000	-0.4	1,460	1,322	-138	-9.4	1.4	1.27
Res Hmstd: Ex-Hi Val	156,700	156,100	-0.4	2,474	2,243	-231	-9.3	1.58	1.44
Apartment	300,000	301,200	0.4	6,544	5,990	-554	-8.5	2.18	1.99
Comm/Ind: Lo Val	150,000	173,000	15.3	5,016	5,609	593	11.8	3.34	3.24
Comm/Ind: Med Val	300,000	346,000	15.3	11,561	12,648	1,087	9.4	3.85	3.66
Comm/Ind: Hi Val	1,000,000	1,153,200	15.3	42,103	45,490	3,386	8.0	4.21	3.94

Blue Earth County

Amboy city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	15,642	14,050	-1,592	-10.2	219	197	-21	-9.8	1.40	1.40
Res Non-Hm: exis	2,222	2,484	262	11.8	43	49	6	13.9	1.94	1.98
Apartments: exis	748	717	-31	-4.2	17	17	0	-2.2	2.32	2.37
Low-inc Apts: ex	252	238	-15	-5.8	4	3	0	-3.8	1.43	1.46
Seasnl Rec: exis	23	22	-1	-6.2	1	1	0	-4.3	2.32	2.37
Com/Ind: Lo: exi	2,541	2,458	-83	-3.3	89	88	-2	-1.8	3.52	3.57
Com/Ind Hi: exis	212	212	0	0.0	10	10	0	1.5	4.61	4.68
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	606	655	49	8.2	28	31	3	9.8	4.61	4.68
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	210	254	44	20.7	3	4	1	50.1	1.36	1.70
Ag Non-Hmstd	59	77	18	30.3	1	1	0	32.7	1.66	1.70
ResHmstd: NewCon	0	49	49	0.0	0	1	1	0.0	0.00	1.41
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.98
Total	22,516	21,217	-1,299	-5.8	414	402	-12	-3.0	1.84	1.89

Tax Base

Tax Rates

	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	200	190	-10	-5.0	County	41.39	35.96		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	118.30	128.26		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.57	5.19		23.93	24.94
(=) Taxable Tax Capacity	200	190	-10	-5.0	Special District	0.19	0.17		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	166.46	169.57		23.93	24.94

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,400	51,600	-10.1	711	654	-57	-8.0	1.24	1.27	
Res Hmstd:Avg Val	86,000	77,200	-10.2	1,146	988	-158	-13.8	1.33	1.28	
Res Hmstd: Hi Val	114,700	103,000	-10.2	1,736	1,529	-206	-11.9	1.51	1.48	
Res Hmstd: Ex-Hi Val	172,100	154,600	-10.2	2,914	2,612	-303	-10.4	1.69	1.69	
Apartment	300,000	287,400	-4.2	6,960	6,809	-151	-2.2	2.32	2.37	
Comm/Ind: Lo Val	150,000	150,000	0.0	5,280	5,361	81	1.5	3.52	3.57	
Comm/Ind: Med Val	300,000	300,000	0.0	12,201	12,384	183	1.5	4.07	4.13	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,496	45,157	661	1.5	4.45	4.52	

Blue Earth County

Eagle Lake city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	103,678	104,017	339	0.3	1,151	1,134	-17	-1.5	1.11	1.09
Res Non-Hm: exis	14,813	14,568	-246	-1.7	191	184	-6	-3.2	1.29	1.27
Apartments: exis	11,226	11,077	-149	-1.3	171	166	-5	-3.0	1.52	1.50
Low-inc Apts: ex	597	574	-23	-3.9	6	5	0	-5.6	0.94	0.92
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,263	3,294	31	1.0	84	84	0	-0.3	2.58	2.55
Com/Ind Hi: exis	2,656	2,521	-136	-5.1	90	84	-6	-6.2	3.38	3.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,020	1,022	2	0.2	34	34	0	-0.9	3.38	3.34
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	79	79	0	0.0	0	0	0	-0.9	0.54	0.54
Ag Non-Hmstd	1,397	1,618	221	15.9	15	17	2	14.8	1.08	1.07
ResHmstd: NewCon	0	1,249	1,249	0.0	0	14	14	0.0	0.00	1.09
All other NewCon	0	980	980	0.0	0	14	14	0.0	0.00	1.40
Total	138,729	140,999	2,270	1.6	1,742	1,737	-5	-0.3	1.26	1.23

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,336	1,357	21	1.6	County	43.47	38.16	0.00	0.00
(-) TIF Tax Capacity	91	91	0	0.0	City/Town	45.92	45.14	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.90	23.99	16.71	15.45
(=) Taxable Tax Capacity	1,245	1,266	21	1.7	Special District	0.19	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	108.48	107.46	16.71	15.45

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	112,000	112,400	0.4	1,108	1,090	-17	-1.6	0.99	0.97
Res Hmstd:Avg Val	168,000	168,500	0.3	1,863	1,834	-29	-1.6	1.11	1.09
Res Hmstd: Hi Val	223,900	224,600	0.3	2,618	2,578	-40	-1.5	1.17	1.15
Res Hmstd: Ex-Hi Val	336,000	337,100	0.3	4,130	4,069	-61	-1.5	1.23	1.21
Apartment	300,000	296,000	-1.3	4,569	4,434	-136	-3.0	1.52	1.5
Comm/Ind: Lo Val	150,000	142,300	-5.1	3,867	3,625	-243	-6.3	2.58	2.55
Comm/Ind: Med Val	300,000	284,700	-5.1	8,940	8,326	-614	-6.9	2.98	2.92
Comm/Ind: Hi Val	1,000,000	948,900	-5.1	32,614	30,543	-2,071	-6.3	3.26	3.22

Blue Earth County

Good Thunder city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	18,328	16,418	-1,910	-10.4	286	251	-35	-12.3	1.56	1.53
Res Non-Hm: exis	2,225	2,474	249	11.2	46	51	5	11.2	2.05	2.05
Apartments: exis	204	226	23	11.2	5	6	1	11.1	2.49	2.49
Low-inc Apts: ex	459	492	34	7.3	7	8	1	7.4	1.53	1.53
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,587	1,473	-115	-7.2	59	55	-4	-7.4	3.72	3.72
Com/Ind Hi: exis	367	403	36	9.9	18	20	2	9.6	4.88	4.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	374	364	-11	-2.8	18	18	-1	-3.0	4.88	4.87
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	587	840	253	43.2	9	11	2	25.1	1.51	1.32
Ag Non-Hmstd	720	1,028	308	42.7	13	18	5	42.1	1.80	1.79
ResHmstd: NewCon	0	90	90	0.0	0	1	1	0.0	0.00	1.53
All other NewCon	0	67	67	0.0	0	3	3	0.0	0.00	3.93
Total	24,851	23,875	-977	-3.9	461	440	-21	-4.5	1.85	1.84

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	214	204	-10	-4.5	County	40.26	34.80	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	134.36	140.46	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.16	3.73	23.93	24.94
(=) Taxable Tax Capacity	214	204	-10	-4.5	Special District	0.19	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	179.97	179.15	23.93	24.94

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	65,400	58,600	-10.4	863	776	-87	-10.0	1.32	1.32	
Res Hmstd: Avg Val	98,000	87,800	-10.4	1,487	1,266	-220	-14.8	1.52	1.44	
Res Hmstd: Hi Val	130,600	117,000	-10.4	2,204	1,909	-295	-13.4	1.69	1.63	
Res Hmstd: Ex-Hi Val	196,000	175,600	-10.4	3,644	3,200	-444	-12.2	1.86	1.82	
Apartment	300,000	333,500	11.2	7,467	8,300	833	11.2	2.49	2.49	
Comm/Ind: Lo Val	150,000	164,800	9.9	5,584	6,298	713	12.8	3.72	3.82	
Comm/Ind: Med Val	300,000	329,600	9.9	12,910	14,329	1,419	11.0	4.30	4.35	
Comm/Ind: Hi Val	1,000,000	1,098,600	9.9	47,098	51,807	4,708	10.0	4.71	4.72	

Blue Earth County

Lake Crystal city

<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	100,938	99,963	-975	-1.0	1,473	1,341	-132	-9.0	1.46	1.34
Res Non-Hm: exis	14,472	15,267	795	5.5	260	252	-8	-3.2	1.80	1.65
Apartments: exis	8,949	8,794	-155	-1.7	194	175	-19	-9.6	2.17	2.00
Low-inc Apts: ex	2,148	2,032	-116	-5.4	28	25	-4	-13.1	1.32	1.22
Seasnl Rec: exis	33	33	0	0.0	1	1	0	-7.9	2.57	2.37
Com/Ind: Lo: exi	6,362	6,180	-182	-2.9	214	195	-19	-8.9	3.36	3.15
Com/Ind Hi: exis	6,289	6,375	86	1.4	233	224	-10	-4.1	3.71	3.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	833	793	-40	-4.8	37	33	-4	-10.6	4.43	4.16
Ag HGA: Exist	149	149	0	0.0	2	2	0	-8.2	1.51	1.38
Ag Hmstd Land	620	893	273	44.0	5	6	2	34.7	0.77	0.72
Ag Non-Hmstd	791	1,055	264	33.4	13	16	3	23.3	1.62	1.49
ResHmstd: NewCon	0	489	489	0.0	0	7	7	0.0	0.00	1.34
All other NewCon	0	684	684	0.0	0	12	12	0.0	0.00	1.69
Total	141,584	142,707	1,123	0.8	2,460	2,287	-173	-7.0	1.74	1.60

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,325	1,337	12	0.9	County	43.31	37.97	0.00	0.00
(-) TIF Tax Capacity	184	183	-1	-0.7	City/Town	93.54	92.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.68	18.90	14.72	12.65
(=) Taxable Tax Capacity	1,141	1,154	13	1.2	Special District	0.19	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	161.72	149.48	14.72	12.65

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	87,400	86,600	-800	-0.9	1,067	964	-103	-9.7	1.22	1.11
Res Hmstd: Avg Val	131,100	129,800	-1,300	-1.0	1,902	1,722	-179	-9.4	1.45	1.33
Res Hmstd: Hi Val	174,700	173,000	-1,700	-1.0	2,734	2,481	-254	-9.3	1.57	1.43
Res Hmstd: Ex-Hi Val	262,100	259,600	-2,500	-1.0	4,404	4,002	-402	-9.1	1.68	1.54
Apartment	300,000	294,800	-5,200	-1.7	6,506	5,881	-625	-9.6	2.17	2
Comm/Ind: Lo Val	150,000	152,100	2,100	1.4	5,035	4,812	-224	-4.4	3.36	3.16
Comm/Ind: Med Val	300,000	304,100	4,100	1.4	11,676	11,131	-545	-4.7	3.89	3.66
Comm/Ind: Hi Val	1,000,000	1,013,700	13,700	1.4	42,664	40,630	-2,034	-4.8	4.27	4.01

Blue Earth County

Madison Lake city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	53,277	59,712	6,434	12.1	670	697	27	4.0	1.26	1.17
Res Non-Hm: exis	11,165	11,313	148	1.3	158	147	-11	-6.7	1.41	1.30
Apartments: exis	873	1,007	135	15.4	15	16	1	6.2	1.69	1.56
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,784	13,067	10,284	369.4	32	156	124	391.8	1.14	1.19
Com/Ind: Lo: exi	3,375	3,315	-60	-1.8	94	87	-7	-7.5	2.78	2.62
Com/Ind Hi: exis	3,455	3,426	-28	-0.8	91	69	-23	-25.1	2.65	2.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	655	658	4	0.5	24	23	-1	-5.3	3.65	3.44
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	87	75	-12	-14.2	1	0	0	-21.1	0.61	0.56
Ag Non-Hmstd	1,622	3,205	1,583	97.6	20	35	16	79.2	1.22	1.11
ResHmstd: NewCon	0	598	598	0.0	0	7	7	0.0	0.00	1.17
All other NewCon	0	1,448	1,448	0.0	0	19	19	0.0	0.00	1.33
Total	77,292	97,825	20,532	26.6	1,104	1,256	152	13.8	1.43	1.28

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	754	951	197	26.1	County	43.25	37.94	0.00	0.00
(-) TIF Tax Capacity	0	0	0	-100.0	City/Town	59.67	49.65	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.83	23.13	16.71	15.45
(=) Taxable Tax Capacity	754	951	197	26.1	Special District	0.19	0.57	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	121.94	111.28	16.71	15.45

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	124,000	139,000		12.1	1,401	1,486	85	6.1	1.13	1.07
Res Hmstd: Avg Val	185,900	208,400		12.1	2,328	2,436	108	4.6	1.25	1.17
Res Hmstd: Hi Val	247,800	277,700		12.1	3,254	3,383	130	4.0	1.31	1.22
Res Hmstd: Ex-Hi Val	371,800	416,700		12.1	5,109	5,281	172	3.4	1.37	1.27
Apartment	300,000	346,200		15.4	5,074	5,351	277	5.5	1.69	1.55
Comm/Ind: Lo Val	150,000	148,800		-0.8	4,170	3,876	-295	-7.1	2.78	2.60
Comm/Ind: Med Val	300,000	297,500		-0.8	9,647	8,953	-694	-7.2	3.22	3.01
Comm/Ind: Hi Val	1,000,000	991,800		-0.8	35,206	32,708	-2,498	-7.1	3.52	3.3

Blue Earth County

Mankato city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,155,522	1,155,588	66	0.0	12,537	12,257	-280	-2.2	1.08	1.06
Res Non-Hm: exis	275,267	286,969	11,702	4.3	3,579	3,639	60	1.7	1.30	1.27
Apartments: exis	241,176	243,988	2,812	1.2	3,640	3,602	-38	-1.0	1.51	1.48
Low-inc Apts: ex	27,609	31,560	3,951	14.3	257	287	30	11.7	0.93	0.91
Seasnl Rec: exis	1,545	1,245	-300	-19.4	30	23	-7	-22.8	1.91	1.83
Com/Ind: Lo: exi	112,297	112,061	-236	-0.2	2,876	2,825	-51	-1.8	2.56	2.52
Com/Ind Hi: exis	683,312	692,325	9,013	1.3	22,884	22,849	-36	-0.2	3.35	3.30
Publ U: Elec Gen	15,230	15,491	261	1.7	352	352	-1	-0.3	2.31	2.27
Publ U: Other	45,392	46,365	973	2.1	1,524	1,533	10	0.6	3.36	3.31
Ag HGA: Exist	1,149	988	-161	-14.0	14	12	-2	-14.8	1.20	1.19
Ag Hmstd Land	398	519	121	30.4	2	2	1	27.1	0.48	0.47
Ag Non-Hmstd	26,500	29,214	2,714	10.2	285	309	24	8.6	1.07	1.06
ResHmstd: NewCon	0	8,866	8,866	0.0	0	94	94	0.0	0.00	1.06
All other NewCon	0	43,763	43,763	0.0	0	814	814	0.0	0.00	1.86
Total	2,585,396	2,668,940	83,544	3.2	47,979	48,597	618	1.3	1.86	1.82

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	32,827	33,928	1,102	3.4	County	43.45	38.14	0.00	0.00	
(-) TIF Tax Capacity	883	522	-361	-40.9	City/Town	44.85	43.44	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.88	23.98	16.71	15.45	
(=) Taxable Tax Capacity	31,944	33,407	1,463	4.6	Special District	0.19	0.17	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	107.36	105.74	16.71	15.45	

Tax Burdens on Hypothetical Properties

Hypothetical Properties	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	105,200	105,200	0.0	1,007	981	-26	-2.6	0.96	0.93	
Res Hmstd:Avg Val	157,800	157,800	0.0	1,711	1,669	-42	-2.4	1.08	1.06	
Res Hmstd: Hi Val	210,300	210,300	0.0	2,413	2,355	-58	-2.4	1.15	1.12	
Res Hmstd: Ex-Hi Val	315,500	315,500	0.0	3,820	3,730	-90	-2.3	1.21	1.18	
Apartment	300,000	303,500	1.2	4,527	4,480	-47	-1.0	1.51	1.48	
Comm/Ind: Lo Val	150,000	152,000	1.3	3,842	3,848	6	0.2	2.56	2.53	
Comm/Ind: Med Val	300,000	304,000	1.3	8,882	8,880	-2	0.0	2.96	2.92	
Comm/Ind: Hi Val	1,000,000	1,013,200	1.3	32,399	32,357	-43	-0.1	3.24	3.19	

Blue Earth County

Mapleton city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	51,952	46,942	-5,010	-9.6	694	629	-65	-9.3	1.34	1.34
Res Non-Hm: exis	7,517	8,097	581	7.7	126	139	13	10.3	1.68	1.72
Apartments: exis	3,974	3,947	-26	-0.7	81	82	1	1.7	2.03	2.08
Low-inc Apts: ex	465	409	-55	-11.9	6	5	-1	-9.8	1.25	1.28
Seasnl Rec: exis	37	37	0	0.0	1	1	0	2.4	2.39	2.44
Com/Ind: Lo: exi	5,141	5,179	39	0.8	163	167	4	2.5	3.17	3.22
Com/Ind Hi: exis	2,773	2,730	-43	-1.6	104	105	0	0.2	3.77	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	926	924	-3	-0.3	38	39	1	1.4	4.15	4.21
Ag HGA: Exist	393	360	-33	-8.5	6	6	0	-7.7	1.53	1.54
Ag Hmstd Land	737	1,271	534	72.4	6	13	6	105.1	0.83	0.99
Ag Non-Hmstd	1,444	1,625	181	12.5	21	24	3	15.0	1.43	1.46
ResHmstd: NewCon	0	201	201	0.0	0	3	3	0.0	0.00	1.34
All other NewCon	0	148	148	0.0	0	3	3	0.0	0.00	2.33
Total	75,359	71,871	-3,488	-4.6	1,246	1,215	-31	-2.5	1.65	1.69

Tax Base

Tax Rates

	Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	696	662	-34	-4.9	County	41.58	36.15		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	94.71	104.67		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.63	5.24		23.93	24.94
(=) Taxable Tax Capacity	696	662	-34	-4.9	Special District	0.19	0.17		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	143.11	146.22		23.93	24.94

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,200	67,000	-7,200	-9.7	815	755	-60	-7.3	1.1	1.13
Res Hmstd: Avg Val	111,300	100,600	-10,700	-9.6	1,470	1,310	-160	-10.9	1.32	1.30
Res Hmstd: Hi Val	148,300	134,000	-14,300	-9.6	2,135	1,925	-210	-9.8	1.44	1.44
Res Hmstd: Ex-Hi Val	222,500	201,000	-21,500	-9.7	3,470	3,160	-310	-8.9	1.56	1.57
Apartment	300,000	298,000	-2,000	-0.7	6,084	6,190	106	1.7	2.03	2.08
Comm/Ind: Lo Val	150,000	147,700	-2,300	-1.5	4,755	4,761	7	0.1	3.17	3.22
Comm/Ind: Med Val	300,000	295,300	-4,700	-1.6	10,975	10,960	-15	-0.1	3.66	3.71
Comm/Ind: Hi Val	1,000,000	984,400	-15,600	-1.6	40,002	40,005	4	0.0	4.00	4.06

Blue Earth County

St. Clair city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	31,037	30,108	-928	-3.0	468	417	-51	-10.9	1.51	1.39
Res Non-Hm: exis	2,124	3,039	915	43.1	40	52	12	29.7	1.90	1.72
Apartments: exis	350	464	114	32.5	8	10	2	21.2	2.26	2.06
Low-inc Apts: ex	286	286	0	0.0	4	4	0	-8.4	1.38	1.26
Seasnl Rec: exis	0	47	47	0.0	0	1	1	0.0	0.00	2.78
Com/Ind: Lo: exi	1,285	1,237	-47	-3.7	44	40	-5	-10.2	3.46	3.22
Com/Ind Hi: exis	215	215	0	0.0	10	9	-1	-6.9	4.56	4.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	387	390	2	0.6	18	17	-1	-6.4	4.56	4.24
Ag HGA: Exist	214	222	8	3.6	4	3	0	-4.3	1.70	1.57
Ag Hmstd Land	257	352	95	37.0	2	3	0	24.3	0.80	0.72
Ag Non-Hmstd	620	677	57	9.2	10	10	0	-1.0	1.67	1.51
ResHmstd: NewCon	0	92	92	0.0	0	1	1	0.0	0.00	1.39
All other NewCon	0	102	102	0.0	0	2	2	0.0	0.00	1.68
Total	36,774	37,231	457	1.2	608	569	-40	-6.5	1.65	1.53

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	318	324	6	1.9	County	43.52	38.22	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	93.94	92.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.28	20.81	17.16	17.29
(=) Taxable Tax Capacity	318	324	6	1.9	Special District	0.19	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	166.93	151.34	17.16	17.29

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,100	82,600	-2.9	1,073	942	-131	-12.2	1.26	1.14
Res Hmstd: Avg Val	127,600	123,800	-3.0	1,919	1,693	-226	-11.8	1.50	1.37
Res Hmstd: Hi Val	170,100	165,000	-3.0	2,765	2,444	-322	-11.6	1.63	1.48
Res Hmstd: Ex-Hi Val	255,200	247,600	-3.0	4,460	3,949	-511	-11.5	1.75	1.59
Apartment	300,000	397,600	32.5	6,775	8,209	1,434	21.2	2.26	2.06
Comm/Ind: Lo Val	150,000	150,000	0.0	5,189	4,836	-354	-6.8	3.46	3.22
Comm/Ind: Med Val	300,000	300,000	0.0	12,022	11,197	-825	-6.9	4.01	3.73
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,910	40,882	-3,028	-6.9	4.39	4.09

Blue Earth County

Vernon Center city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	10,386	9,324	-1,062	-10.2	152	132	-20	-13.2	1.46	1.41
Res Non-Hm: exis	1,072	1,343	271	25.3	22	27	5	23.4	2.03	2.00
Apartments: exis	54	56	2	3.0	1	1	0	2.2	2.44	2.42
Low-inc Apts: ex	162	167	5	3.0	2	2	0	2.0	1.49	1.47
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,487	1,486	-1	0.0	55	54	0	-0.6	3.68	3.66
Com/Ind Hi: exis	2,489	2,524	35	1.4	121	122	1	1.0	4.85	4.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	358	392	34	9.6	17	19	2	9.1	4.86	4.84
Ag HGA: Exist	298	277	-20	-6.8	5	5	0	-8.4	1.69	1.66
Ag Hmstd Land	714	882	168	23.6	8	10	2	26.1	1.09	1.11
Ag Non-Hmstd	247	397	151	61.1	5	7	3	61.3	1.83	1.84
ResHmstd: NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.41
All other NewCon	0	85	85	0.0	0	1	1	0.0	0.00	1.48
Total	17,266	16,940	-326	-1.9	388	381	-7	-1.7	2.24	2.25

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	176	174	-2	-1.1	County	41.86	36.54	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	118.83	130.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.55	16.81	14.72	12.65
(=) Taxable Tax Capacity	176	174	-2	-1.1	Special District	0.19	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	183.43	183.67	14.72	12.65

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,800	54,600		-10.2	759	671	-88	-11.6	1.25	1.23
Res Hmstd: Avg Val	91,100	81,800		-10.2	1,272	1,057	-215	-16.9	1.4	1.29
Res Hmstd: Hi Val	121,400	109,000		-10.2	1,923	1,636	-287	-14.9	1.58	1.50
Res Hmstd: Ex-Hi Val	182,200	163,600		-10.2	3,228	2,798	-430	-13.3	1.77	1.71
Apartment	300,000	308,900		3.0	7,320	7,483	163	2.2	2.44	2.42
Comm/Ind: Lo Val	150,000	152,100		1.4	5,524	5,595	71	1.3	3.68	3.68
Comm/Ind: Med Val	300,000	304,200		1.4	12,816	12,959	143	1.1	4.27	4.26
Comm/Ind: Hi Val	1,000,000	1,014,000		1.4	46,843	47,320	477	1.0	4.68	4.67

Blue Earth County

Pemberton city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,231	8,765	-466	-5.0	184	172	-12	-6.7	2.00	1.96
Res Non-Hm: exis	792	731	-62	-7.8	21	20	-2	-7.4	2.68	2.69
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	950	948	-2	-0.2	42	42	0	0.0	4.44	4.45
Com/Ind Hi: exis	318	317	-2	-0.5	18	18	0	-0.3	5.80	5.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	110	110	0	0.3	6	6	0	0.5	5.80	5.81
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	229	336	107	46.6	3	6	3	136.0	1.09	1.76
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	78	78	0.0	0	2	2	0.0	0.00	1.97
All other NewCon	0	6	6	0.0	0	0	0	0.0	0.00	4.79
Total	11,630	11,292	-339	-2.9	275	266	-9	-3.2	2.37	2.36

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	101	97	-3	-3.5	County	43.12	37.80	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	161.25	170.39	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.17	11.37	37.87	37.62
(=) Taxable Tax Capacity	101	97	-3	-3.5	Special District	0.19	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	218.74	219.73	37.87	37.62

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	69,200	65,700		-5.1	1,170	1,113	-57	-4.9	1.69	1.69
Res Hmstd:Avg Val	103,700	98,500		-5.0	2,051	1,911	-139	-6.8	1.98	1.94
Res Hmstd: Hi Val	138,300	131,300		-5.1	3,006	2,820	-186	-6.2	2.17	2.15
Res Hmstd: Ex-Hi Val	207,400	196,900		-5.1	4,916	4,638	-277	-5.6	2.37	2.36
Comm/Ind: Lo Val	150,000	149,200		-0.5	6,665	6,644	-22	-0.3	4.44	4.45
Comm/Ind: Med Val	300,000	298,500		-0.5	15,363	15,310	-53	-0.3	5.12	5.13
Comm/Ind: Hi Val	1,000,000	995,000		-0.5	55,954	55,790	-164	-0.3	5.6	5.61

Blue Earth County

Skyline city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	19,514	19,530	16	0.1	185	183	-3	-1.4	0.95	0.93
Res Non-Hm: exis	1,390	1,348	-42	-3.0	16	14	-1	-7.2	1.12	1.07
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	82	81	-1	-1.2	2	2	0	-2.0	2.99	2.96
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	12	12	0.0	0	0	0	0.0	0.00	0.94
All other NewCon	0	103	103	0.0	0	1	1	0.0	0.00	1.07
Total	20,986	21,074	88	0.4	203	201	-3	-1.2	0.97	0.95

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	188	189	1	0.4	County	43.53	38.23	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	26.08	25.98	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.99	24.08	16.71	15.45	
(=) Taxable Tax Capacity	188	189	1	0.4	Special District	0.19	0.17	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	88.79	88.45	16.71	15.45	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	120,900	121,000	0.1	1,041	1,024	-17	-1.7	0.86	0.85	
Res Hmstd:Avg Val	181,300	181,500	0.1	1,727	1,701	-26	-1.5	0.95	0.94	
Res Hmstd: Hi Val	241,600	241,800	0.1	2,411	2,375	-36	-1.5	1	0.98	
Res Hmstd: Ex-Hi Val	362,500	362,800	0.1	3,783	3,729	-55	-1.4	1.04	1.03	

Blue Earth County

Minnesota Lake city (par

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	501	512	11	2.2	7	7	0	-0.7	1.41	1.37
Res Non-Hm: exis	12	12	0	0.0	0	0	0	-3.8	1.72	1.65
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	57	56	-1	-1.2	1	1	0	-5.8	1.57	1.50
Com/Ind: Lo: exi	150	150	0	0.0	5	5	0	-3.3	3.24	3.14
Com/Ind Hi: exis	450	450	0	0.0	19	18	-1	-3.4	4.25	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
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	2	2	0	4.3	0	0	0	-0.9	1.48	1.41
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,171	1,182	10	0.9	32	31	-1	-2.9	2.74	2.64

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	16	16	0	0.7	County	43.53	38.21	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	95.04	94.12	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.28	8.04	23.93	24.94
(=) Taxable Tax Capacity	16	16	0	0.7	Special District	0.19	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	148.04	140.54	23.93	24.94

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	83,500	85,300	2.2	996	996	0	0.0	1.19	1.17
Res Hmstd:Avg Val	125,100	127,800	2.2	1,767	1,753	-14	-0.8	1.41	1.37
Res Hmstd: Hi Val	166,800	170,500	2.2	2,539	2,514	-26	-1.0	1.52	1.47
Res Hmstd: Ex-Hi Val	250,300	255,800	2.2	4,087	4,033	-53	-1.3	1.63	1.58
Comm/Ind: Lo Val	150,000	150,000	0.0	4,866	4,708	-158	-3.3	3.24	3.14
Comm/Ind: Med Val	300,000	300,000	0.0	11,234	10,860	-374	-3.3	3.74	3.62
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,952	39,569	-1,382	-3.4	4.1	3.96

Blue Earth County

North Mankato city (part

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	275	275	0	0.0	3	3	0	-1.9	1.14	1.12
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	171	155	-16	-9.5	5	4	0	-10.5	2.71	2.68
Com/Ind Hi: exis	0	16	16	0.0	0	1	1	0.0	0.00	3.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: 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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	446	446	0	0.0	8	8	0	0.3	1.75	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	5	5	0	1.7	County	43.55	38.22	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	54.79	53.94	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.98	24.09	16.70	15.44
(=) Taxable Tax Capacity	5	5	0	1.7	Special District	0.19	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	117.52	116.42	16.70	15.44

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	91,600	91,600	0.0	889	870	-18	-2.1	0.97	0.95
Res Hmstd:Avg Val	137,400	137,400	0.0	1,552	1,522	-30	-1.9	1.13	1.11
Res Hmstd: Hi Val	183,200	183,200	0.0	2,215	2,174	-41	-1.8	1.21	1.19
Res Hmstd: Ex-Hi Val	274,800	274,800	0.0	3,541	3,478	-63	-1.8	1.29	1.27

Brown County	Cobden city
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<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	368	356	-12	-3.3	2	1	0	-13.9	0.45	0.40
Res Non-Hm: exis	339	386	47	14.0	2	2	0	-0.2	0.66	0.58
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	189	189	0	0.1	3	3	0	-7.2	1.68	1.56
Com/Ind Hi: exis	1,453	1,466	13	0.9	32	30	-2	-6.7	2.19	2.02
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	59	59	0	0.3	1	1	0	-7.2	2.19	2.02
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,977	1,306	-671	-33.9	8	4	-4	-48.4	0.42	0.33
Ag Non-Hmstd	1,185	2,666	1,481	125.0	6	11	5	88.9	0.50	0.42
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.56
Total	5,569	6,430	860	15.4	54	53	-1	-2.6	0.98	0.82

<i>Tax Base</i>					<i>Tax Rates</i>					
	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val			
					Base	Alter	Base	Alter		
Total Tax Capacity	67	76	9	13.5	County	41.28	34.77	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	2.94	2.85	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.30	3.96	15.01	14.88	
(=) Taxable Tax Capacity	67	76	9	13.5	Special District	0.18	0.16	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	49.71	41.74	15.01	14.88	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	20,500	19,800	-3.4	92	79	-13	-14.0	0.45	0.4
Res Hmstd:Avg Val	30,700	29,700	-3.3	138	119	-19	-13.8	0.45	0.4
Res Hmstd: Hi Val	40,900	39,600	-3.2	183	158	-25	-13.8	0.45	0.4
Res Hmstd: Ex-Hi Val	61,400	59,400	-3.3	275	237	-38	-13.8	0.45	0.4
Comm/Ind: Lo Val	150,000	151,400	0.9	2,519	2,362	-157	-6.2	1.68	1.56
Comm/Ind: Med Val	300,000	302,700	0.9	5,804	5,425	-378	-6.5	1.93	1.79
Comm/Ind: Hi Val	1,000,000	1,009,100	0.9	21,130	19,728	-1,401	-6.6	2.11	1.96

Brown County

Evan city

<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	991	880	-111	-11.2	6	5	-1	-21.6	0.62	0.55
Res Non-Hm: exis	309	414	105	33.9	3	3	0	14.7	0.97	0.83
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	141	141	1	0.4	3	3	0	-8.8	2.14	1.95
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	62	62	0	0.2	2	2	0	-9.4	2.85	2.58
Ag HGA: Exist	155	176	21	13.6	1	1	0	2.1	0.56	0.50
Ag Hmstd Land	2,247	1,851	-396	-17.6	9	6	-3	-34.9	0.40	0.32
Ag Non-Hmstd	1,085	2,170	1,085	100.0	10	16	6	66.3	0.89	0.74
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	0.55
All other NewCon	0	33	33	0.0	0	0	0	0.0	0.00	1.12
Total	4,989	5,729	740	14.8	33	36	2	6.9	0.67	0.62

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	36	46	10	26.5	County	41.28	34.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.21	30.20	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.99	8.58	2.86	6.09
(=) Taxable Tax Capacity	36	46	10	26.5	Special District	0.18	0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	88.66	73.73	2.86	6.09

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	23,600	21,000	-11.0	132	106	-27	-20.1	0.56	0.50
Res Hmstd:Avg Val	35,400	31,400	-11.3	198	158	-40	-20.4	0.56	0.50
Res Hmstd: Hi Val	47,200	41,900	-11.2	265	211	-54	-20.3	0.56	0.50
Res Hmstd: Ex-Hi Val	70,800	62,900	-11.2	397	317	-80	-20.2	0.56	0.50

Brown County	Hanska city
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<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	9,118	9,550	432	4.7	135	138	3	2.4	1.48	1.45
Res Non-Hm: exis	1,354	1,231	-123	-9.1	29	26	-3	-11.4	2.13	2.08
Apartments: exis	24	24	0	0.7	1	1	0	-1.6	2.57	2.51
Low-inc Apts: ex	178	179	1	0.8	3	3	0	-1.6	1.58	1.55
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,143	1,136	-7	-0.6	43	42	-1	-2.3	3.80	3.74
Com/Ind Hi: exis	315	330	15	4.8	16	16	0	3.1	4.97	4.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	253	282	29	11.4	13	14	1	9.7	4.97	4.89
Ag HGA: Exist	190	195	5	2.8	3	3	0	0.6	1.64	1.60
Ag Hmstd Land	95	78	-17	-18.2	1	0	0	-29.3	0.69	0.60
Ag Non-Hmstd	21	63	42	197.6	0	1	1	194.0	1.81	1.79
ResHmstd: NewCon	0	37	37	0.0	0	1	1	0.0	0.00	1.45
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,692	13,106	414	3.3	243	245	2	0.7	1.92	1.87

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	105	109	3	3.3	County	38.00	31.58	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	132.85	137.77	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.28	9.61	29.95	27.00
(=) Taxable Tax Capacity	105	109	3	3.3	Special District	0.18	0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	181.31	179.12	29.95	27.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	42,500	44,500	4.7	590	598	9	1.5	1.39	1.34
Res Hmstd: Avg Val	63,700	66,700	4.7	884	897	13	1.5	1.39	1.34
Res Hmstd: Hi Val	85,000	89,000	4.7	1,259	1,311	52	4.1	1.48	1.47
Res Hmstd: Ex-Hi Val	127,500	133,500	4.7	2,226	2,300	74	3.3	1.75	1.72
Apartment	300,000	302,000	0.7	7,697	7,577	-120	-1.6	2.57	2.51
Comm/Ind: Lo Val	150,000	157,100	4.7	5,705	5,954	249	4.4	3.80	3.79
Comm/Ind: Med Val	300,000	314,300	4.8	13,161	13,647	486	3.7	4.39	4.34
Comm/Ind: Hi Val	1,000,000	1,047,600	4.8	47,957	49,531	1,574	3.3	4.8	4.73

Brown County	New Ulm city
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<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	515,091	517,041	1,949	0.4	6,992	6,588	-403	-5.8	1.36	1.27
Res Non-Hm: exis	49,551	49,272	-279	-0.6	857	799	-58	-6.8	1.73	1.62
Apartments: exis	18,254	19,021	767	4.2	357	349	-8	-2.1	1.95	1.83
Low-inc Apts: ex	4,769	4,294	-475	-10.0	58	49	-9	-15.6	1.22	1.14
Seasnl Rec: exis	1,279	1,269	-11	-0.8	27	25	-2	-7.6	2.08	1.94
Com/Ind: Lo: exi	48,808	45,404	-3,403	-7.0	1,497	1,325	-172	-11.5	3.07	2.92
Com/Ind Hi: exis	107,053	108,579	1,526	1.4	4,111	3,978	-133	-3.2	3.84	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,383	3,319	-64	-1.9	135	126	-9	-6.4	3.99	3.81
Ag HGA: Exist	251	249	-2	-0.7	4	4	0	-7.0	1.55	1.45
Ag Hmstd Land	56	42	-13	-23.6	0	0	0	-18.4	0.80	0.85
Ag Non-Hmstd	3,305	2,451	-854	-25.8	44	31	-13	-29.8	1.32	1.25
ResHmstd: NewCon	0	3,969	3,969	0.0	0	51	51	0.0	0.00	1.28
All other NewCon	0	10,516	10,516	0.0	0	357	357	0.0	0.00	3.39
Total	751,799	765,424	13,626	1.8	14,080	13,681	-400	-2.8	1.87	1.79

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	7,832	8,046	214	2.7	County	41.11	34.61	0.00	0.00	
(-) TIF Tax Capacity	48	52	4	7.3	City/Town	74.10	74.37	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.42	14.57	29.95	27.00	
(=) Taxable Tax Capacity	7,784	7,995	211	2.7	Special District	1.68	1.63	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	132.31	125.17	29.95	27.00	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	83,000	83,300		0.4	953	895	-58	-6.0	1.15	1.07
Res Hmstd: Avg Val	124,500	125,000		0.4	1,676	1,577	-99	-5.9	1.35	1.26
Res Hmstd: Hi Val	165,900	166,500		0.4	2,397	2,255	-141	-5.9	1.44	1.35
Res Hmstd: Ex-Hi Val	249,000	249,900		0.4	3,844	3,618	-226	-5.9	1.54	1.45
Apartment	300,000	312,600		4.2	5,860	5,735	-125	-2.1	1.95	1.83
Comm/Ind: Lo Val	150,000	152,100		1.4	4,602	4,473	-129	-2.8	3.07	2.94
Comm/Ind: Med Val	300,000	304,300		1.4	10,588	10,279	-310	-2.9	3.53	3.38
Comm/Ind: Hi Val	1,000,000	1,014,300		1.4	38,525	37,362	-1,162	-3.0	3.85	3.68

Brown County	Sleepy Eye city
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<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	118,762	115,814	-2,947	-2.5	1,281	1,203	-78	-6.1	1.08	1.04
Res Non-Hm: exis	7,153	7,809	655	9.2	107	111	4	4.1	1.49	1.42
Apartments: exis	2,640	2,658	18	0.7	46	44	-2	-3.8	1.74	1.66
Low-inc Apts: ex	1,859	1,890	31	1.7	20	19	0	-2.4	1.05	1.01
Seasnl Rec: exis	131	131	0	-0.2	2	2	0	-5.1	1.72	1.63
Com/Ind: Lo: exi	8,764	8,934	170	1.9	252	247	-4	-1.7	2.87	2.77
Com/Ind Hi: exis	9,184	8,963	-222	-2.4	351	329	-22	-6.2	3.82	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	796	572	-224	-28.1	30	21	-9	-30.9	3.82	3.67
Ag HGA: Exist	77	75	-2	-2.9	1	1	0	-6.4	0.86	0.83
Ag Hmstd Land	443	512	69	15.7	3	3	0	8.4	0.66	0.62
Ag Non-Hmstd	1,194	1,046	-148	-12.4	16	13	-3	-18.0	1.37	1.28
ResHmstd: NewCon	0	233	233	0.0	0	2	2	0.0	0.00	1.04
All other NewCon	0	425	425	0.0	0	13	13	0.0	0.00	3.09
Total	151,003	149,063	-1,940	-1.3	2,108	2,009	-98	-4.7	1.40	1.35

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,379	1,362	-18	-1.3	County	41.08	34.57	0.00	0.00
(-) TIF Tax Capacity	58	59	0	0.8	City/Town	87.22	85.31	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.70	8.29	2.86	6.09
(=) Taxable Tax Capacity	1,321	1,303	-18	-1.4	Special District	0.18	0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	137.19	128.33	2.86	6.09

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,800	67,100	-2.5	586	558	-28	-4.9	0.85	0.83
Res Hmstd: Avg Val	103,200	100,600	-2.5	1,062	991	-71	-6.7	1.03	0.98
Res Hmstd: Hi Val	137,500	134,100	-2.5	1,585	1,480	-105	-6.6	1.15	1.10
Res Hmstd: Ex-Hi Val	206,400	201,300	-2.5	2,635	2,460	-174	-6.6	1.28	1.22
Apartment	300,000	302,100	0.7	5,230	5,030	-200	-3.8	1.74	1.66
Comm/Ind: Lo Val	150,000	146,400	-2.4	4,306	4,050	-255	-5.9	2.87	2.77
Comm/Ind: Med Val	300,000	292,800	-2.4	10,032	9,389	-643	-6.4	3.34	3.21
Comm/Ind: Hi Val	1,000,000	975,900	-2.4	36,755	34,448	-2,307	-6.3	3.68	3.53

Brown County	Springfield city
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<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	48,335	49,946	1,611	3.3	704	702	-2	-0.3	1.46	1.41
Res Non-Hm: exis	4,440	4,526	86	1.9	92	90	-2	-2.7	2.08	1.99
Apartments: exis	1,766	1,767	1	0.0	44	42	-2	-4.6	2.52	2.40
Low-inc Apts: ex	1,135	1,144	8	0.7	17	17	-1	-3.9	1.53	1.46
Seasnl Rec: exis	133	134	1	0.8	4	3	0	-3.6	2.65	2.53
Com/Ind: Lo: exi	6,425	6,097	-328	-5.1	243	222	-21	-8.7	3.78	3.63
Com/Ind Hi: exis	4,151	4,489	338	8.1	207	215	8	4.0	4.99	4.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	457	477	20	4.4	23	23	0	0.4	4.99	4.80
Ag HGA: Exist	153	160	7	4.5	3	3	0	0.9	1.76	1.70
Ag Hmstd Land	767	684	-83	-10.8	8	8	0	-4.9	1.10	1.17
Ag Non-Hmstd	905	1,406	501	55.4	17	25	8	47.9	1.90	1.80
ResHmstd: NewCon	0	111	111	0.0	0	2	2	0.0	0.00	1.41
All other NewCon	0	721	721	0.0	0	28	28	0.0	0.00	3.87
Total	68,667	71,661	2,994	4.4	1,363	1,380	18	1.3	1.98	1.93

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	614	650	36	5.8	County	40.56	34.09	0.00	0.00	
(-) TIF Tax Capacity	24	25	0	0.3	City/Town	144.46	143.03	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.33	3.05	15.01	14.88	
(=) Taxable Tax Capacity	590	626	36	6.1	Special District	0.18	0.16	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	189.53	180.33	15.01	14.88	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	45,500	47,000	3.3	586	578	-7	-1.2	1.29	1.23
Res Hmstd: Avg Val	68,300	70,600	3.4	879	869	-10	-1.2	1.29	1.23
Res Hmstd: Hi Val	91,000	94,000	3.3	1,311	1,316	5	0.4	1.44	1.40
Res Hmstd: Ex-Hi Val	136,600	141,200	3.4	2,321	2,314	-7	-0.3	1.7	1.64
Apartment	300,000	300,100	0.0	7,558	7,211	-346	-4.6	2.52	2.40
Comm/Ind: Lo Val	150,000	162,200	8.1	5,666	6,037	372	6.6	3.78	3.72
Comm/Ind: Med Val	300,000	324,400	8.1	13,145	13,817	673	5.1	4.38	4.26
Comm/Ind: Hi Val	1,000,000	1,081,400	8.1	48,046	50,127	2,081	4.3	4.80	4.64

Brown County	Comfrey city (part)
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<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	9,751	9,560	-191	-2.0	166	163	-3	-2.0	1.70	1.70
Res Non-Hm: exis	645	665	20	3.0	15	15	0	2.5	2.30	2.29
Apartments: exis	147	148	2	1.0	4	4	0	0.4	2.72	2.70
Low-inc Apts: ex	343	347	4	1.0	6	6	0	0.5	1.70	1.69
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,188	1,179	-9	-0.8	47	46	-1	-1.5	3.95	3.92
Com/Ind Hi: exis	722	692	-30	-4.2	37	35	-2	-4.9	5.11	5.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	432	477	45	10.4	22	24	2	9.5	5.11	5.07
Ag HGA: Exist	105	104	0	-0.3	2	2	0	-0.8	1.79	1.78
Ag Hmstd Land	447	668	222	49.6	7	12	5	80.9	1.47	1.77
Ag Non-Hmstd	126	122	-4	-3.1	2	2	0	-4.4	1.80	1.77
ResHmstd: NewCon	0	60	60	0.0	0	1	1	0.0	0.00	1.70
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	13,905	14,022	117	0.8	307	310	3	0.9	2.21	2.21

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	124	127	3	2.2	County	38.45	32.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	139.59	144.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.34	0.12	47.31	48.48
(=) Taxable Tax Capacity	124	127	3	2.2	Special District	0.18	0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	179.56	177.18	47.31	48.48

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	48,900	47,900	-2.0	758	741	-17	-2.2	1.55	1.55
Res Hmstd: Avg Val	73,300	71,900	-1.9	1,136	1,113	-24	-2.1	1.55	1.55
Res Hmstd: Hi Val	97,700	95,800	-1.9	1,706	1,655	-51	-3.0	1.75	1.73
Res Hmstd: Ex-Hi Val	146,600	143,700	-2.0	2,894	2,812	-82	-2.8	1.97	1.96
Apartment	300,000	303,100	1.0	8,153	8,182	30	0.4	2.72	2.7
Comm/Ind: Lo Val	150,000	143,700	-4.2	5,926	5,638	-288	-4.9	3.95	3.92
Comm/Ind: Med Val	300,000	287,400	-4.2	13,590	12,851	-739	-5.4	4.53	4.47
Comm/Ind: Hi Val	1,000,000	958,100	-4.2	49,356	46,852	-2,504	-5.1	4.94	4.89

Carlton County	Barnum city
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<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	12,387	12,607	220	1.8	153	165	12	7.9	1.24	1.31
Res Non-Hm: exis	3,421	2,793	-628	-18.3	61	53	-9	-14.5	1.80	1.88
Apartments: exis	1,514	1,492	-21	-1.4	31	32	1	2.8	2.08	2.16
Low-inc Apts: ex	409	409	0	0.0	5	5	0	4.3	1.25	1.31
Seasnl Rec: exis	31	5	-26	-83.8	1	0	0	-83.2	1.70	1.77
Com/Ind: Lo: exi	3,091	2,849	-242	-7.8	101	96	-5	-5.0	3.26	3.36
Com/Ind Hi: exis	1,011	1,273	261	25.8	44	57	13	29.7	4.33	4.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	874	900	26	3.0	38	40	2	6.2	4.30	4.43
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	46	0	-46	-100.0	0	0	0	-100.0	0.81	0.00
Ag Non-Hmstd	119	146	27	22.8	2	2	1	27.9	1.61	1.68
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	390	390	0.0	0	14	14	0.0	0.00	3.69
Total	22,903	22,865	-39	-0.2	436	465	29	6.6	1.91	2.03

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	235	240	5	2.0	County	74.47	77.99	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.74	72.68	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.75	16.91	6.12	6.66
(=) Taxable Tax Capacity	235	240	5	2.0	Special District	0.17	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	161.13	167.76	6.12	6.66

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	67,300	68,500	1.8	692	735	43	6.3	1.03	1.07
Res Hmstd: Avg Val	101,000	102,800	1.8	1,236	1,323	88	7.1	1.22	1.29
Res Hmstd: Hi Val	134,600	137,000	1.8	1,846	1,972	125	6.8	1.37	1.44
Res Hmstd: Ex-Hi Val	201,900	205,500	1.8	3,069	3,270	200	6.5	1.52	1.59
Apartment	300,000	295,800	-1.4	6,226	6,400	174	2.8	2.08	2.16
Comm/Ind: Lo Val	150,000	188,800	25.9	4,893	6,777	1,884	38.5	3.26	3.59
Comm/Ind: Med Val	300,000	377,500	25.8	11,387	15,198	3,812	33.5	3.8	4.03
Comm/Ind: Hi Val	1,000,000	1,258,400	25.8	41,689	54,511	12,821	30.8	4.17	4.33

Carlton County	Carlton city
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<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	23,885	23,476	-409	-1.7	324	323	-2	-0.6	1.36	1.37
Res Non-Hm: exis	2,439	2,580	142	5.8	44	47	3	6.7	1.82	1.83
Apartments: exis	3,893	3,891	-2	-0.1	80	82	2	2.1	2.05	2.10
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,865	3,842	-23	-0.6	124	125	1	1.1	3.20	3.25
Com/Ind Hi: exis	2,163	2,101	-61	-2.8	90	90	-1	-0.9	4.18	4.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,015	2,070	55	2.7	83	87	4	4.8	4.11	4.19
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	240	240	0	0.0	1	2	0	4.6	0.60	0.63
Ag Non-Hmstd	482	452	-31	-6.4	7	7	0	-2.8	1.44	1.50
ResHmstd: NewCon	0	51	51	0.0	0	1	1	0.0	0.00	1.38
All other NewCon	0	267	267	0.0	0	9	9	0.0	0.00	3.53
Total	38,983	38,971	-12	0.0	754	771	17	2.3	1.93	1.98

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	406	408	2	0.4	County	73.02	76.56	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	64.83	65.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.28	7.23	24.79	22.39
(=) Taxable Tax Capacity	406	408	2	0.4	Special District	0.17	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	144.30	149.83	24.79	22.39

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	75,900	74,600	-1.7	845	838	-8	-0.9	1.11	1.12
Res Hmstd: Avg Val	113,800	111,900	-1.7	1,535	1,520	-15	-0.9	1.35	1.36
Res Hmstd: Hi Val	151,700	149,100	-1.7	2,225	2,211	-14	-0.6	1.47	1.48
Res Hmstd: Ex-Hi Val	227,600	223,700	-1.7	3,607	3,596	-10	-0.3	1.58	1.61
Apartment	300,000	299,800	-0.1	6,155	6,286	131	2.1	2.05	2.1
Comm/Ind: Lo Val	150,000	145,700	-2.9	4,794	4,738	-56	-1.2	3.2	3.25
Comm/Ind: Med Val	300,000	291,500	-2.8	11,063	10,908	-155	-1.4	3.69	3.74
Comm/Ind: Hi Val	1,000,000	971,600	-2.8	40,316	39,891	-425	-1.1	4.03	4.11

Carlton County	Cloquet city
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<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	446,097	440,713	-5,384	-1.2	6,012	6,300	288	4.8	1.35	1.43
Res Non-Hm: exis	56,269	60,705	4,436	7.9	978	1,102	124	12.7	1.74	1.82
Apartments: exis	30,039	30,048	9	0.0	611	640	28	4.6	2.04	2.13
Low-inc Apts: ex	8,209	8,209	0	0.0	101	106	5	5.3	1.23	1.29
Seasnl Rec: exis	1,982	1,968	-14	-0.7	35	36	1	3.1	1.74	1.81
Com/Ind: Lo: exi	33,975	33,430	-545	-1.6	1,092	1,107	15	1.4	3.21	3.31
Com/Ind Hi: exis	111,940	112,149	209	0.2	4,780	4,914	133	2.8	4.27	4.38
Publ U: Elec Gen	643	629	-14	-2.2	21	21	0	1.3	3.23	3.34
Publ U: Other	17,424	17,478	54	0.3	739	760	21	2.9	4.24	4.35
Ag HGA: Exist	1,756	2,088	333	18.9	23	30	7	29.4	1.32	1.43
Ag Hmstd Land	1,462	1,617	155	10.6	8	9	1	11.7	0.53	0.54
Ag Non-Hmstd	7,557	7,176	-381	-5.0	118	114	-4	-3.3	1.56	1.59
ResHmstd: NewCon	0	1,547	1,547	0.0	0	22	22	0.0	0.00	1.43
All other NewCon	0	4,911	4,911	0.0	0	198	198	0.0	0.00	4.04
Total	717,354	722,667	5,314	0.7	14,517	15,359	841	5.8	2.02	2.13

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	7,904	8,006	102	1.3	County	74.66	78.21	0.00	0.00
(-) TIF Tax Capacity	59	59	0	0.0	City/Town	33.78	33.35	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.40	31.75	5.16	11.00
(=) Taxable Tax Capacity	<u>7,845</u>	<u>7,947</u>	<u>102</u>	<u>1.3</u>	Special District	<u>18.81</u>	<u>18.19</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	158.65	161.49	5.16	11.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,700	89,600	-1.2	1,024	1,074	50	4.9	1.13	1.2
Res Hmstd: Avg Val	136,000	134,400	-1.2	1,831	1,912	81	4.4	1.35	1.42
Res Hmstd: Hi Val	181,300	179,100	-1.2	2,638	2,748	110	4.2	1.46	1.53
Res Hmstd: Ex-Hi Val	272,100	268,800	-1.2	4,255	4,426	171	4.0	1.56	1.65
Apartment	300,000	300,100	0.0	6,104	6,388	284	4.6	2.03	2.13
Comm/Ind: Lo Val	150,000	150,300	0.2	4,823	4,983	160	3.3	3.22	3.32
Comm/Ind: Med Val	300,000	300,600	0.2	11,228	11,567	340	3.0	3.74	3.85
Comm/Ind: Hi Val	1,000,000	1,001,900	0.2	41,117	42,291	1,173	2.9	4.11	4.22

Carlton County	Cromwell city
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<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	5,720	5,762	42	0.7	81	83	3	3.4	1.41	1.45
Res Non-Hm: exis	1,955	1,505	-449	-23.0	41	30	-10	-25.4	2.08	2.02
Apartments: exis	3,431	3,429	-2	-0.1	78	78	0	-0.6	2.28	2.27
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4,078	4,005	-72	-1.8	77	74	-3	-3.7	1.88	1.85
Com/Ind: Lo: exi	1,086	1,086	0	0.0	38	38	0	-0.7	3.52	3.49
Com/Ind Hi: exis	417	444	27	6.5	20	21	1	5.4	4.68	4.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	88	99	11	12.7	4	5	0	11.6	4.68	4.63
Ag HGA: Exist	203	203	0	0.0	3	3	0	0.5	1.34	1.35
Ag Hmstd Land	612	596	-16	-2.6	5	5	0	-5.1	0.83	0.81
Ag Non-Hmstd	397	382	-15	-3.8	7	7	0	-5.9	1.79	1.76
ResHmstd: NewCon	0	318	318	0.0	0	5	5	0.0	0.00	1.46
All other NewCon	0	12	12	0.0	0	0	0	0.0	0.00	1.88
Total	17,985	17,840	-146	-0.8	353	348	-5	-1.5	1.96	1.95

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	184	182	-2	-1.0	County	76.44	79.85	0.00	0.00
(-) TIF Tax Capacity	33	33	0	-0.1	City/Town	67.60	61.73	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.93	32.22	4.16	7.85
(=) Taxable Tax Capacity	151	149	-2	-1.2	Special District	1.49	1.73	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	179.46	175.52	4.16	7.85

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	72,100	72,600	0.7	806	822	15	1.9	1.12	1.13
Res Hmstd: Avg Val	108,100	108,900	0.7	1,491	1,515	24	1.6	1.38	1.39
Res Hmstd: Hi Val	144,100	145,200	0.8	2,210	2,238	28	1.3	1.53	1.54
Res Hmstd: Ex-Hi Val	216,200	217,800	0.7	3,651	3,684	33	0.9	1.69	1.69
Apartment	300,000	299,800	-0.1	6,855	6,813	-42	-0.6	2.28	2.27
Seas Rec: Lo Val	75,000	73,700	-1.7	1,412	1,360	-52	-3.7	1.88	1.85
Seas Rec: Hi Val	200,000	196,400	-1.8	3,931	3,788	-143	-3.6	1.97	1.93
Comm/Ind: Lo Val	150,000	159,700	6.5	5,276	5,687	411	7.8	3.52	3.56
Comm/Ind: Med Val	300,000	319,500	6.5	12,291	13,086	796	6.5	4.1	4.1
Comm/Ind: Hi Val	1,000,000	1,064,900	6.5	45,024	47,598	2,575	5.7	4.50	4.47

Carlton County	Kettle River city
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<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	5,000	4,418	-583	-11.7	82	73	-9	-11.4	1.64	1.65
Res Non-Hm: exis	1,112	1,177	64	5.8	27	29	2	7.6	2.42	2.46
Apartments: exis	25	0	-25	-100.0	1	0	-1	-100.0	2.94	0.00
Low-inc Apts: ex	183	208	25	13.9	3	4	1	16.1	1.78	1.82
Seasnl Rec: exis	29	30	1	4.5	1	1	0	8.0	2.34	2.42
Com/Ind: Lo: exi	624	613	-10	-1.7	27	27	0	0.2	4.29	4.37
Com/Ind Hi: exis	96	116	20	20.6	5	7	1	23.1	5.67	5.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	457	510	53	11.6	25	29	4	14.3	5.52	5.65
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	81	103	23	28.0	2	2	1	32.3	2.25	2.33
ResHmstd: NewCon	0	23	23	0.0	0	0	0	0.0	0.00	1.66
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,606	7,198	-408	-5.4	173	171	-2	-0.9	2.27	2.38

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	68	66	-2	-3.0	County	72.04	75.27	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	148.50	155.34	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.26	1.80	12.75	9.80
(=) Taxable Tax Capacity	68	66	-2	-3.0	Special District	0.17	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	224.96	232.58	12.75	9.80

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	53,000	46,800	-11.7	783	699	-84	-10.7	1.48	1.49
Res Hmstd: Avg Val	79,400	70,100	-11.7	1,210	1,047	-163	-13.5	1.52	1.49
Res Hmstd: Hi Val	105,900	93,600	-11.6	1,894	1,599	-296	-15.6	1.79	1.71
Res Hmstd: Ex-Hi Val	158,800	140,300	-11.6	3,259	2,828	-430	-13.2	2.05	2.02
Apartment	300,000	0	#####	8,819	0	-8,819	#####	2.94	#####
Comm/Ind: Lo Val	150,000	180,900	20.6	6,429	8,341	1,912	29.7	4.29	4.61
Comm/Ind: Med Val	300,000	361,800	20.6	14,937	18,816	3,879	26.0	4.98	5.20
Comm/Ind: Hi Val	1,000,000	1,206,100	20.6	54,641	67,708	13,067	23.9	5.46	5.61

Carlton County	Moose Lake city
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<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	39,185	36,915	-2,270	-5.8	506	472	-34	-6.7	1.29	1.28
Res Non-Hm: exis	10,382	10,384	2	0.0	175	175	0	0.3	1.68	1.69
Apartments: exis	6,236	6,236	0	0.0	122	122	1	0.7	1.95	1.96
Low-inc Apts: ex	1,347	1,305	-42	-3.1	16	16	0	-2.9	1.19	1.19
Seasnl Rec: exis	529	522	-7	-1.3	9	9	0	0.4	1.65	1.68
Com/Ind: Lo: exi	10,959	10,617	-342	-3.1	339	331	-9	-2.5	3.10	3.12
Com/Ind Hi: exis	8,807	8,435	-372	-4.2	360	348	-12	-3.4	4.09	4.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	552	516	-36	-6.5	23	21	-1	-5.8	4.09	4.12
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	32	32	0	0.0	0	0	0	2.3	0.73	0.75
Ag Non-Hmstd	208	208	0	0.0	3	3	0	2.3	1.46	1.49
ResHmstd: NewCon	0	227	227	0.0	0	3	3	0.0	0.00	1.28
All other NewCon	0	13	13	0.0	0	0	0	0.0	0.00	2.71
Total	78,238	75,412	-2,826	-3.6	1,552	1,500	-52	-3.4	1.98	1.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	871	839	-32	-3.7	County	74.51	77.89	0.00	0.00
(-) TIF Tax Capacity	20	20	0	0.0	City/Town	54.16	56.31	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.63	4.23	12.75	9.80
(=) Taxable Tax Capacity	851	819	-32	-3.8	Special District	10.41	10.67	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	145.72	149.10	12.75	9.80

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	82,700	77,900	-5.8	876	787	-89	-10.2	1.06	1.01
Res Hmstd: Avg Val	124,000	116,800	-5.8	1,585	1,457	-127	-8.0	1.28	1.25
Res Hmstd: Hi Val	165,200	155,600	-5.8	2,292	2,126	-166	-7.2	1.39	1.37
Res Hmstd: Ex-Hi Val	247,900	233,500	-5.8	3,711	3,468	-242	-6.5	1.5	1.49
Apartment	300,000	300,000	0.0	5,847	5,885	38	0.7	1.95	1.96
Comm/Ind: Lo Val	150,000	143,700	-4.2	4,646	4,477	-169	-3.6	3.1	3.12
Comm/Ind: Med Val	300,000	287,300	-4.2	10,776	10,331	-445	-4.1	3.59	3.6
Comm/Ind: Hi Val	1,000,000	957,800	-4.2	39,386	37,963	-1,423	-3.6	3.94	3.96

Carlton County

Scanlon city

<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	45,011	42,969	-2,042	-4.5	615	619	4	0.7	1.37	1.44
Res Non-Hm: exis	4,724	4,835	111	2.3	84	89	5	6.3	1.77	1.84
Apartments: exis	5,039	4,986	-54	-1.1	105	109	4	3.8	2.08	2.18
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,344	3,338	-6	-0.2	109	113	3	3.1	3.27	3.37
Com/Ind Hi: exis	3,858	3,830	-28	-0.7	167	171	4	2.1	4.34	4.46
Publ U: Elec Gen	564	552	-12	-2.2	19	19	0	1.6	3.29	3.42
Publ U: Other	1,448	1,584	136	9.4	61	69	8	12.8	4.23	4.36
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	103	120	16	15.9	2	2	0	18.3	1.62	1.66
ResHmstd: NewCon	0	155	155	0.0	0	2	2	0.0	0.00	1.45
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	64,092	62,368	-1,724	-2.7	1,161	1,192	31	2.7	1.81	1.91

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	646	629	-17	-2.6	County	76.39	79.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.86	35.30	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.06	32.33	5.13	10.98
(=) Taxable Tax Capacity	646	629	-17	-2.6	Special District	18.81	18.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	162.12	165.59	5.13	10.98

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	89,100	85,100	-4.5	1,016	1,013	-4	-0.4	1.14	1.19
Res Hmstd:Avg Val	133,700	127,600	-4.6	1,827	1,826	-1	-0.1	1.37	1.43
Res Hmstd: Hi Val	178,200	170,100	-4.5	2,637	2,640	4	0.1	1.48	1.55
Res Hmstd: Ex-Hi Val	267,300	255,200	-4.5	4,257	4,270	13	0.3	1.59	1.67
Apartment	300,000	296,800	-1.1	6,233	6,469	236	3.8	2.08	2.18
Comm/Ind: Lo Val	150,000	148,900	-0.7	4,901	5,024	124	2.5	3.27	3.37
Comm/Ind: Med Val	300,000	297,800	-0.7	11,409	11,657	248	2.2	3.80	3.91
Comm/Ind: Hi Val	1,000,000	992,800	-0.7	41,782	42,672	890	2.1	4.18	4.3

Carlton County	Thomson city
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<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	9,041	8,791	-250	-2.8	137	136	-1	-0.9	1.51	1.54
Res Non-Hm: exis	705	627	-78	-11.1	12	12	-1	-7.8	1.77	1.83
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	50	50	0	0.0	2	2	0	2.9	3.26	3.35
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	47	47	-1	-1.1	2	2	0	3.2	3.22	3.36
Publ U: Other	2,539	2,517	-21	-0.8	112	114	2	2.2	4.41	4.54
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	378	358	-20	-5.3	6	6	0	-0.6	1.50	1.57
ResHmstd: NewCon	0	15	15	0.0	0	0	0	0.0	0.00	1.55
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,761	12,406	-355	-2.8	270	270	1	0.2	2.12	2.18

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	137	133	-4	-2.9	County	72.78	76.04	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.44	76.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.21	12.86	21.81	19.25
(=) Taxable Tax Capacity	137	133	-4	-2.9	Special District	0.17	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	157.60	165.89	21.81	19.25

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	92,800	90,200	-2.8	1,210	1,187	-23	-1.9	1.30	1.32
Res Hmstd: Avg Val	139,100	135,300	-2.7	2,106	2,089	-17	-0.8	1.51	1.54
Res Hmstd: Hi Val	185,400	180,300	-2.8	3,002	2,990	-13	-0.4	1.62	1.66
Res Hmstd: Ex-Hi Val	278,200	270,500	-2.8	4,799	4,794	-5	-0.1	1.72	1.77

Carlton County	Wrenshall city
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<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	16,202	15,304	-899	-5.5	197	199	2	1.0	1.22	1.30
Res Non-Hm: exis	3,105	2,289	-816	-26.3	51	42	-9	-18.4	1.65	1.83
Apartments: exis	465	465	0	0.0	9	9	1	9.1	1.83	1.99
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	649	724	74	11.5	19	23	4	18.6	2.95	3.14
Com/Ind Hi: exis	2,632	2,649	17	0.7	103	110	7	7.0	3.90	4.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,444	1,542	99	6.8	55	62	8	13.7	3.80	4.05
Ag HGA: Exist	456	459	3	0.7	6	6	1	10.5	1.27	1.40
Ag Hmstd Land	489	410	-79	-16.1	3	2	0	-11.3	0.53	0.56
Ag Non-Hmstd	137	100	-37	-27.1	2	1	0	-21.3	1.37	1.48
ResHmstd: NewCon	0	26	26	0.0	0	0	0	0.0	0.00	1.31
All other NewCon	0	48	48	0.0	0	1	1	0.0	0.00	3.14
Total	25,580	24,015	-1,565	-6.1	444	457	13	3.0	1.73	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	269	253	-16	-5.8	County	77.95	81.34	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	41.89	44.94	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.89	21.32	11.61	14.63
(=) Taxable Tax Capacity	269	253	-16	-5.8	Special District	0.17	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	136.89	147.77	11.61	14.63

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,900	84,000	-5.5	920	926	6	0.6	1.03	1.10
Res Hmstd: Avg Val	133,200	125,800	-5.6	1,632	1,660	28	1.7	1.23	1.32
Res Hmstd: Hi Val	177,600	167,700	-5.6	2,346	2,396	50	2.1	1.32	1.43
Res Hmstd: Ex-Hi Val	266,500	251,700	-5.6	3,776	3,872	96	2.5	1.42	1.54
Apartment	300,000	300,000	0.0	5,482	5,980	499	9.1	1.83	1.99
Comm/Ind: Lo Val	150,000	151,000	0.7	4,430	4,757	327	7.4	2.95	3.15
Comm/Ind: Med Val	300,000	302,000	0.7	10,279	11,013	734	7.1	3.43	3.65
Comm/Ind: Hi Val	1,000,000	1,006,600	0.7	37,573	40,203	2,630	7.0	3.76	3.99

Carlton County	Wright city
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<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	3,423	3,452	29	0.8	43	43	1	2.2	1.24	1.26
Res Non-Hm: exis	1,150	1,065	-85	-7.4	20	18	-1	-6.5	1.70	1.71
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	809	809	0	0.0	26	26	0	0.0	3.26	3.26
Com/Ind Hi: exis	284	303	18	6.4	12	13	1	6.2	4.33	4.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	44	50	6	13.1	2	2	0	12.8	4.33	4.32
Ag HGA: Exist	371	371	0	0.0	5	5	0	1.5	1.32	1.34
Ag Hmstd Land	395	376	-18	-4.7	2	2	0	-8.0	0.61	0.59
Ag Non-Hmstd	234	216	-18	-7.7	4	3	0	-8.9	1.62	1.60
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,711	6,642	-69	-1.0	114	114	0	0.2	1.69	1.72

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	63	63	-1	-0.8	County	78.66	82.09	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	46.45	42.32	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.43	33.74	4.16	7.86
(=) Taxable Tax Capacity	63	63	-1	-0.8	Special District	1.49	1.73	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	162.04	159.88	4.16	7.86

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,600	58,100	0.9	584	603	19	3.3	1.01	1.04
Res Hmstd: Avg Val	86,400	87,100	0.8	959	991	32	3.4	1.11	1.14
Res Hmstd: Hi Val	115,100	116,100	0.9	1,477	1,519	42	2.8	1.28	1.31
Res Hmstd: Ex-Hi Val	172,700	174,100	0.8	2,519	2,575	57	2.2	1.46	1.48
Comm/Ind: Lo Val	150,000	159,700	6.5	4,884	5,305	421	8.6	3.26	3.32
Comm/Ind: Med Val	300,000	319,300	6.4	11,376	12,195	820	7.2	3.79	3.82
Comm/Ind: Hi Val	1,000,000	1,064,300	6.4	41,669	44,358	2,689	6.5	4.17	4.17

Carver County	Carver city
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<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	258,435	272,205	13,769	5.3	4,255	4,329	74	1.7	1.65	1.59
Res Non-Hm: exis	28,291	27,686	-605	-2.1	523	485	-38	-7.2	1.85	1.75
Apartments: exis	543	552	9	1.6	12	11	0	-2.2	2.14	2.06
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,353	1,151	-1,202	-51.1	78	38	-40	-51.8	3.31	3.26
Com/Ind Hi: exis	8,945	9,077	131	1.5	388	389	1	0.3	4.34	4.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,628	2,463	-164	-6.3	114	106	-8	-7.4	4.34	4.28
Ag HGA: Exist	686	685	-1	-0.1	12	11	0	-4.2	1.74	1.67
Ag Hmstd Land	1,411	1,393	-18	-1.3	10	10	0	-3.9	0.71	0.69
Ag Non-Hmstd	3,933	3,484	-449	-11.4	60	52	-8	-13.6	1.53	1.49
ResHmstd: NewCon	0	5,977	5,977	0.0	0	95	95	0.0	0.00	1.59
All other NewCon	0	12,000	12,000	0.0	0	470	470	0.0	0.00	3.92
Total	307,225	336,672	29,447	9.6	5,451	5,996	545	10.0	1.77	1.78

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	3,015	3,411	396	13.1	County	45.99	45.06	0.00	0.00	
(-) TIF Tax Capacity	103	242	139	134.1	City/Town	57.06	54.66	0.00	0.00	
(-) FD Contrib Tax Cap	38	104	66	176.3	School District	45.15	44.79	23.62	20.14	
(=) Taxable Tax Capacity	2,874	3,065	191	6.6	Special District	4.34	4.31	0.00	0.00	
FD Distrib Tax Cap	442	481	39	8.9	Total	152.55	148.82	23.62	20.14	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	149,700	157,700	5.3	2,275	2,322	47	2.1	1.52	1.47
Res Hmstd: Avg Val	224,400	236,400	5.3	3,693	3,757	63	1.7	1.65	1.59
Res Hmstd: Hi Val	299,100	315,000	5.3	5,112	5,190	78	1.5	1.71	1.65
Res Hmstd: Ex-Hi Val	448,700	472,600	5.3	7,905	7,985	80	1.0	1.76	1.69
Apartment	300,000	304,900	1.6	6,429	6,286	-143	-2.2	2.14	2.06
Comm/Ind: Lo Val	150,000	152,200	1.5	4,966	4,989	24	0.5	3.31	3.28
Comm/Ind: Med Val	300,000	304,400	1.5	11,468	11,510	41	0.4	3.82	3.78
Comm/Ind: Hi Val	1,000,000	1,014,700	1.5	41,815	41,940	125	0.3	4.18	4.13

Carver County

Chaska city

<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	1,280,878	1,337,090	56,212	4.4	17,852	17,989	137	0.8	1.39	1.35
Res Non-Hm: exis	172,567	197,497	24,929	14.4	2,703	2,947	244	9.0	1.57	1.49
Apartments: exis	82,143	85,860	3,717	4.5	1,482	1,490	7	0.5	1.80	1.73
Low-inc Apts: ex	14,991	15,794	803	5.4	168	169	2	0.9	1.12	1.07
Seasnl Rec: exis	1,355	1,191	-164	-12.1	31	26	-5	-16.3	2.29	2.18
Com/Ind: Lo: exi	39,302	39,320	18	0.0	1,201	1,199	-2	-0.2	3.06	3.05
Com/Ind Hi: exis	340,179	327,616	-12,563	-3.7	13,590	13,098	-492	-3.6	3.99	4.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,643	10,917	1,273	13.2	385	436	51	13.3	3.99	4.00
Ag HGA: Exist	2,577	2,773	196	7.6	36	37	1	2.8	1.40	1.34
Ag Hmstd Land	5,936	6,996	1,060	17.9	35	39	5	13.5	0.59	0.56
Ag Non-Hmstd	29,517	26,975	-2,542	-8.6	370	331	-39	-10.6	1.25	1.23
ResHmstd: NewCon	0	22,786	22,786	0.0	0	307	307	0.0	0.00	1.35
All other NewCon	0	10,136	10,136	0.0	0	185	185	0.0	0.00	1.83
Total	1,979,088	2,084,950	105,862	5.3	37,853	38,253	400	1.1	1.91	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	22,743	23,779	1,036	4.6	County	46.01	45.07	0.00	0.00
(-) TIF Tax Capacity	4,543	4,464	-79	-1.7	City/Town	27.63	26.22	0.00	0.00
(-) FD Contrib Tax Cap	2,765	2,757	-9	-0.3	School District	45.17	44.81	23.62	20.14
(=) Taxable Tax Capacity	15,435	16,558	1,123	7.3	Special District	6.65	6.57	0.00	0.00
FD Distrib Tax Cap	3,002	2,881	-120	-4.0	Total	125.45	122.68	23.62	20.14

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	146,400	152,800	4.4	1,881	1,894	14	0.7	1.28	1.24
Res Hmstd:Avg Val	219,400	229,000	4.4	3,051	3,067	15	0.5	1.39	1.34
Res Hmstd: Hi Val	292,500	305,300	4.4	4,223	4,240	17	0.4	1.44	1.39
Res Hmstd: Ex-Hi Val	438,900	458,200	4.4	6,543	6,544	1	0.0	1.49	1.43
Apartment	300,000	313,600	4.5	5,413	5,441	27	0.5	1.80	1.73
Comm/Ind: Lo Val	150,000	144,500	-3.7	4,583	4,405	-177	-3.9	3.06	3.05
Comm/Ind: Med Val	300,000	288,900	-3.7	10,575	10,126	-449	-4.2	3.53	3.51
Comm/Ind: Hi Val	1,000,000	963,100	-3.7	38,540	37,079	-1,460	-3.8	3.85	3.85

Carver County

Cologne city

<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	79,903	82,502	2,599	3.3	1,135	1,158	23	2.0	1.42	1.40
Res Non-Hm: exis	11,610	11,699	89	0.8	205	200	-5	-2.5	1.77	1.71
Apartments: exis	595	595	0	0.0	12	12	0	-1.6	2.00	1.96
Low-inc Apts: ex	626	626	0	0.0	8	7	0	-1.8	1.22	1.19
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,027	3,952	-75	-1.9	128	126	-2	-1.3	3.18	3.20
Com/Ind Hi: exis	4,629	4,807	177	3.8	194	203	9	4.6	4.19	4.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,281	1,258	-23	-1.8	54	53	-1	-1.1	4.19	4.22
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	824	1,051	227	27.5	11	14	3	26.4	1.39	1.38
Ag Non-Hmstd	1,590	1,616	26	1.7	24	24	0	0.7	1.50	1.48
ResHmstd: NewCon	0	2,367	2,367	0.0	0	33	33	0.0	0.00	1.40
All other NewCon	0	936	936	0.0	0	21	21	0.0	0.00	2.27
Total	105,085	111,409	6,324	6.0	1,771	1,853	82	4.6	1.69	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	1,034	1,098	64	6.2	County	46.00	45.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	80.09	78.46	0.00	0.00
(-) FD Contrib Tax Cap	68	67	-1	-0.7	School District	19.03	20.23	12.49	10.98
(=) Taxable Tax Capacity	966	1,031	65	6.7	Special District	4.53	4.48	0.00	0.00
FD Distrib Tax Cap	237	221	-16	-6.5	Total	149.65	148.24	12.49	10.98

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	110,100	113,700	3.3	1,376	1,410	34	2.5	1.25	1.24
Res Hmstd:Avg Val	165,000	170,400	3.3	2,340	2,388	48	2.1	1.42	1.40
Res Hmstd: Hi Val	220,000	227,200	3.3	3,306	3,369	63	1.9	1.50	1.48
Res Hmstd: Ex-Hi Val	330,100	340,800	3.2	5,239	5,329	90	1.7	1.59	1.56
Apartment	300,000	300,000	0.0	5,986	5,888	-98	-1.6	2	1.96
Comm/Ind: Lo Val	150,000	155,700	3.8	4,763	5,033	270	5.7	3.18	3.23
Comm/Ind: Med Val	300,000	311,500	3.8	11,051	11,614	563	5.1	3.68	3.73
Comm/Ind: Hi Val	1,000,000	1,038,300	3.8	40,396	42,311	1,915	4.7	4.04	4.08

Carver County	Hamburg city
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<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	19,076	19,314	238	1.2	302	304	2	0.7	1.59	1.58
Res Non-Hm: exis	1,984	1,469	-516	-26.0	42	31	-11	-25.4	2.11	2.12
Apartments: exis	589	673	83	14.2	15	17	2	14.3	2.51	2.52
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	828	829	1	0.2	30	30	0	1.6	3.56	3.62
Com/Ind Hi: exis	922	940	18	1.9	43	45	2	3.6	4.71	4.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	356	358	2	0.6	17	17	0	2.2	4.71	4.79
Ag HGA: Exist	62	62	0	0.0	1	1	0	-0.5	1.27	1.27
Ag Hmstd Land	3	4	1	24.2	0	0	0	23.8	1.01	1.01
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	50	50	0.0	0	1	1	0.0	0.00	1.58
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	23,820	23,698	-123	-0.5	450	446	-3	-0.7	1.89	1.88

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	212	210	-2	-0.9	County	45.60	44.67	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	122.47	123.63	0.00	0.00
(-) FD Contrib Tax Cap	14	14	0	-1.0	School District	18.54	19.74	12.49	10.98
(=) Taxable Tax Capacity	198	196	-2	-0.9	Special District	4.53	4.48	0.00	0.00
FD Distrib Tax Cap	122	124	2	1.9	Total	191.13	192.51	12.49	10.98

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	76,200	77,100		1.2	971	986	15	1.5	1.27	1.28
Res Hmstd: Avg Val	114,300	115,700		1.2	1,812	1,838	26	1.4	1.59	1.59
Res Hmstd: Hi Val	152,400	154,300		1.2	2,653	2,690	37	1.4	1.74	1.74
Res Hmstd: Ex-Hi Val	228,600	231,400		1.2	4,336	4,393	57	1.3	1.9	1.9
Apartment	300,000	342,500		14.2	7,542	8,618	1,076	14.3	2.51	2.52
Comm/Ind: Lo Val	150,000	152,900		1.9	5,347	5,564	217	4.1	3.56	3.64
Comm/Ind: Med Val	300,000	305,800		1.9	12,414	12,882	468	3.8	4.14	4.21
Comm/Ind: Hi Val	1,000,000	1,019,400		1.9	45,392	47,034	1,642	3.6	4.54	4.61

Carver County	Mayer city
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<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	89,910	90,447	537	0.6	1,411	1,384	-28	-2.0	1.57	1.53
Res Non-Hm: exis	15,238	13,808	-1,430	-9.4	301	260	-41	-13.6	1.97	1.88
Apartments: exis	730	749	19	2.5	16	16	0	0.0	2.21	2.16
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,943	4,928	-15	-0.3	165	165	0	0.0	3.34	3.35
Com/Ind Hi: exis	4,709	4,827	118	2.5	207	213	6	2.9	4.41	4.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,357	1,353	-5	-0.3	60	60	0	0.0	4.41	4.42
Ag HGA: Exist	99	0	-99	-100.0	1	0	-1	-100.0	1.32	0.00
Ag Hmstd Land	282	449	166	58.8	2	7	4	180.0	0.83	1.47
Ag Non-Hmstd	442	635	193	43.7	7	10	3	40.4	1.67	1.63
ResHmstd: NewCon	0	1,280	1,280	0.0	0	20	20	0.0	0.00	1.53
All other NewCon	0	349	349	0.0	0	7	7	0.0	0.00	1.88
Total	117,711	118,823	1,113	0.9	2,171	2,141	-31	-1.4	1.84	1.80

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	1,157	1,163	6	0.5	County	45.95	45.02	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	68.92	67.59	0.00	0.00	
(-) FD Contrib Tax Cap	75	77	2	3.0	School District	47.51	46.05	12.72	12.02	
(=) Taxable Tax Capacity	1,082	1,085	4	0.3	Special District	4.53	4.48	0.00	0.00	
FD Distrib Tax Cap	258	268	10	3.8	Total	166.92	163.14	12.72	12.02	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	110,000	110,700	0.6	1,520	1,494	-26	-1.7	1.38	1.35
Res Hmstd: Avg Val	164,900	165,900	0.6	2,588	2,542	-46	-1.8	1.57	1.53
Res Hmstd: Hi Val	219,800	221,100	0.6	3,657	3,590	-67	-1.8	1.66	1.62
Res Hmstd: Ex-Hi Val	329,700	331,700	0.6	5,796	5,690	-107	-1.8	1.76	1.72
Apartment	300,000	307,600	2.5	6,641	6,643	1	0.0	2.21	2.16
Comm/Ind: Lo Val	150,000	153,800	2.5	5,007	5,190	184	3.7	3.34	3.37
Comm/Ind: Med Val	300,000	307,500	2.5	11,618	11,990	371	3.2	3.87	3.9
Comm/Ind: Hi Val	1,000,000	1,025,100	2.5	42,474	43,736	1,263	3.0	4.25	4.27

Carver County

New Germany city

<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	12,940	13,296	355	2.7	180	222	42	23.5	1.39	1.67
Res Non-Hm: exis	8,984	2,963	-6,021	-67.0	192	69	-124	-64.2	2.14	2.33
Apartments: exis	427	494	66	15.6	10	13	4	38.8	2.23	2.67
Low-inc Apts: ex	101	114	13	13.2	1	2	0	35.3	1.36	1.63
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,269	1,271	2	0.2	43	47	5	10.8	3.36	3.71
Com/Ind Hi: exis	1,057	808	-249	-23.5	47	40	-7	-15.2	4.42	4.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	331	327	-4	-1.1	15	16	1	9.6	4.42	4.91
Ag HGA: Exist	253	260	7	2.7	4	5	1	23.2	1.48	1.77
Ag Hmstd Land	886	1,114	227	25.7	7	11	4	60.9	0.74	0.95
Ag Non-Hmstd	944	797	-146	-15.5	16	16	1	3.7	1.65	2.03
ResHmstd: NewCon	0	105	105	0.0	0	2	2	0.0	0.00	1.67
All other NewCon	0	113	113	0.0	0	3	3	0.0	0.00	2.33
Total	27,192	21,663	-5,529	-20.3	513	444	-68	-13.3	1.89	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	273	199	-74	-27.1	County	46.01	45.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	76.38	117.39	0.00	0.00
(-) FD Contrib Tax Cap	17	17	0	-0.4	School District	38.41	36.05	15.99	13.71
(=) Taxable Tax Capacity	<u>255</u>	<u>181</u>	<u>-74</u>	<u>-28.9</u>	Special District	<u>4.53</u>	<u>4.48</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	54	52	-1	-2.5	Total	165.32	202.99	15.99	13.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	72,500	74,500	2.8	835	1,010	174	20.9	1.15	1.36
Res Hmstd: Avg Val	108,700	111,700	2.8	1,517	1,869	352	23.2	1.4	1.67
Res Hmstd: Hi Val	145,000	149,000	2.8	2,229	2,745	516	23.1	1.54	1.84
Res Hmstd: Ex-Hi Val	217,500	223,500	2.8	3,652	4,496	844	23.1	1.68	2.01
Apartment	300,000	346,700	15.6	6,679	9,273	2,593	38.8	2.23	2.67
Comm/Ind: Lo Val	150,000	114,700	-23.5	5,036	4,260	-776	-15.4	3.36	3.71
Comm/Ind: Med Val	300,000	229,500	-23.5	11,671	9,472	-2,199	-18.8	3.89	4.13
Comm/Ind: Hi Val	1,000,000	764,900	-23.5	42,635	35,741	-6,894	-16.2	4.26	4.67

Carver County

Norwood Young America ci

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	134,523	136,178	1,654	1.2	1,644	1,679	34	2.1	1.22	1.23
Res Non-Hm: exis	18,338	21,148	2,811	15.3	285	323	38	13.2	1.56	1.53
Apartments: exis	7,648	8,668	1,020	13.3	138	157	19	13.8	1.80	1.81
Low-inc Apts: ex	2,034	1,924	-109	-5.4	22	21	-1	-5.2	1.10	1.10
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	11,975	11,892	-83	-0.7	364	366	2	0.5	3.04	3.08
Com/Ind Hi: exis	23,697	24,623	926	3.9	949	1,000	51	5.3	4.01	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,287	3,432	145	4.4	132	139	8	5.9	4.01	4.06
Ag HGA: Exist	267	265	-2	-0.7	3	3	0	-1.0	1.21	1.21
Ag Hmstd Land	1,218	1,503	286	23.5	9	11	3	28.6	0.72	0.75
Ag Non-Hmstd	352	266	-86	-24.4	5	4	-1	-23.4	1.33	1.35
ResHmstd: NewCon	0	871	871	0.0	0	11	11	0.0	0.00	1.23
All other NewCon	0	2,507	2,507	0.0	0	87	87	0.0	0.00	3.48
Total	203,337	213,276	9,939	4.9	3,551	3,800	250	7.0	1.75	1.78

Tax Base

Tax Rates

	Market Value				Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,138	2,272	134	6.3	County	46.01	45.07	0.00	0.00
(-) TIF Tax Capacity	36	67	30	83.2	City/Town	62.10	63.94	0.92	0.91
(-) FD Contrib Tax Cap	286	278	-9	-3.0	School District	19.03	20.23	12.49	10.98
(=) Taxable Tax Capacity	1,815	1,927	113	6.2	Special District	6.09	5.75	0.00	0.00
FD Distrib Tax Cap	664	666	2	0.3	Total	133.22	135.00	13.41	11.89

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	90,600	91,700	1.2	941	956	15	1.6	1.04	1.04
Res Hmstd: Avg Val	135,800	137,500	1.3	1,658	1,684	26	1.6	1.22	1.22
Res Hmstd: Hi Val	181,000	183,200	1.2	2,375	2,411	36	1.5	1.31	1.32
Res Hmstd: Ex-Hi Val	271,600	274,900	1.2	3,812	3,869	57	1.5	1.40	1.41
Apartment	300,000	340,000	13.3	5,398	6,142	744	13.8	1.8	1.81
Comm/Ind: Lo Val	150,000	155,900	3.9	4,556	4,852	296	6.5	3.04	3.11
Comm/Ind: Med Val	300,000	311,700	3.9	10,564	11,179	615	5.8	3.52	3.59
Comm/Ind: Hi Val	1,000,000	1,039,100	3.9	38,600	40,715	2,115	5.5	3.86	3.92

Carver County

Victoria city

<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	816,655	828,406	11,751	1.4	12,615	12,358	-257	-2.0	1.54	1.49
Res Non-Hm: exis	104,321	111,243	6,922	6.6	1,686	1,742	56	3.3	1.62	1.57
Apartments: exis	5,035	5,476	442	8.8	97	102	5	4.7	1.93	1.86
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	5,145	5,188	43	0.8	88	86	-1	-1.5	1.70	1.66
Com/Ind: Lo: exi	5,364	5,528	164	3.1	168	172	4	2.6	3.13	3.12
Com/Ind Hi: exis	14,666	14,787	121	0.8	603	607	4	0.7	4.11	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,446	7,119	673	10.4	265	293	28	10.5	4.11	4.11
Ag HGA: Exist	669	486	-183	-27.4	10	7	-3	-29.5	1.49	1.44
Ag Hmstd Land	1,004	1,365	361	36.0	5	8	2	46.1	0.54	0.58
Ag Non-Hmstd	11,183	7,983	-3,200	-28.6	151	105	-45	-30.2	1.35	1.32
ResHmstd: NewCon	0	17,381	17,381	0.0	0	259	259	0.0	0.00	1.49
All other NewCon	0	6,751	6,751	0.0	0	106	106	0.0	0.00	1.57
Total	970,486	1,011,712	41,226	4.2	15,689	15,846	158	1.0	1.62	1.57

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	9,984	10,438	455	4.6	County	46.01	45.08	0.00	0.00
(-) TIF Tax Capacity	269	275	6	2.2	City/Town	39.09	37.47	0.00	0.00
(-) FD Contrib Tax Cap	199	202	3	1.7	School District	41.20	40.66	23.38	20.89
(=) Taxable Tax Capacity	9,516	9,961	445	4.7	Special District	5.31	5.25	0.00	0.00
FD Distrib Tax Cap	578	581	3	0.5	Total	131.60	128.45	23.38	20.89

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	234,900	238,300	1.4	3,429	3,356	-73	-2.1	1.46	1.41
Res Hmstd:Avg Val	352,200	357,300	1.4	5,386	5,271	-115	-2.1	1.53	1.48
Res Hmstd: Hi Val	469,500	476,300	1.4	7,277	7,113	-163	-2.2	1.55	1.49
Res Hmstd: Ex-Hi Val	704,400	714,500	1.4	11,590	11,359	-230	-2.0	1.65	1.59
Apartment	300,000	326,300	8.8	5,637	5,921	284	5.0	1.88	1.81
Comm/Ind: Lo Val	150,000	151,200	0.8	4,683	4,727	44	0.9	3.12	3.13
Comm/Ind: Med Val	300,000	302,500	0.8	10,809	10,913	103	1.0	3.60	3.61
Comm/Ind: Hi Val	1,000,000	1,008,300	0.8	39,401	39,769	368	0.9	3.94	3.94

Carver County

Waconia city

<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	655,977	687,006	31,029	4.7	9,374	9,527	153	1.6	1.43	1.39
Res Non-Hm: exis	90,029	88,903	-1,126	-1.3	1,484	1,384	-100	-6.7	1.65	1.56
Apartments: exis	15,194	15,712	518	3.4	287	286	-1	-0.4	1.89	1.82
Low-inc Apts: ex	7,769	7,102	-667	-8.6	90	79	-11	-12.1	1.16	1.11
Seasnl Rec: exis	3,363	3,764	401	11.9	55	60	5	8.9	1.64	1.59
Com/Ind: Lo: exi	28,347	27,150	-1,196	-4.2	881	840	-41	-4.6	3.11	3.09
Com/Ind Hi: exis	120,306	121,280	973	0.8	4,918	4,946	28	0.6	4.09	4.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,380	8,505	126	1.5	342	346	4	1.3	4.08	4.07
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	9	11	2	27.1	0	0	0	23.9	0.72	0.70
Ag Non-Hmstd	126	180	54	43.2	2	2	1	39.3	1.38	1.34
ResHmstd: NewCon	0	15,083	15,083	0.0	0	209	209	0.0	0.00	1.39
All other NewCon	0	16,833	16,833	0.0	0	471	471	0.0	0.00	2.80
Total	929,500	991,529	62,030	6.7	17,431	18,151	719	4.1	1.88	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	10,276	11,010	734	7.1	County	46.00	45.07	0.00	0.00
(-) TIF Tax Capacity	19	139	121	648.2	City/Town	49.27	48.89	0.00	0.00
(-) FD Contrib Tax Cap	1,167	1,166	-2	-0.1	School District	38.41	36.05	15.99	13.71
(=) Taxable Tax Capacity	9,090	9,705	614	6.8	Special District	4.53	4.48	0.00	0.00
FD Distrib Tax Cap	1,282	1,308	26	2.0	Total	138.20	134.49	15.99	13.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	141,900	148,600	4.7	1,850	1,881	31	1.7	1.30	1.27
Res Hmstd:Avg Val	212,800	222,900	4.7	3,031	3,072	41	1.4	1.42	1.38
Res Hmstd: Hi Val	283,600	297,000	4.7	4,211	4,260	49	1.2	1.48	1.43
Res Hmstd: Ex-Hi Val	425,500	445,600	4.7	6,561	6,604	43	0.7	1.54	1.48
Apartment	300,000	310,200	3.4	5,662	5,640	-22	-0.4	1.89	1.82
Comm/Ind: Lo Val	150,000	151,200	0.8	4,659	4,689	29	0.6	3.11	3.10
Comm/Ind: Med Val	300,000	302,400	0.8	10,792	10,855	63	0.6	3.6	3.59
Comm/Ind: Hi Val	1,000,000	1,008,100	0.8	39,410	39,636	227	0.6	3.94	3.93

Carver County

Watertown city

<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	164,620	164,092	-527	-0.3	2,512	2,525	13	0.5	1.53	1.54
Res Non-Hm: exis	32,458	31,199	-1,260	-3.9	617	597	-20	-3.3	1.90	1.91
Apartments: exis	7,114	7,344	230	3.2	154	161	7	4.2	2.17	2.19
Low-inc Apts: ex	748	793	45	6.0	10	11	1	7.0	1.33	1.34
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	8,003	7,869	-134	-1.7	265	266	1	0.3	3.32	3.38
Com/Ind Hi: exis	11,778	11,806	28	0.2	514	526	12	2.3	4.37	4.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,344	2,350	6	0.2	102	105	2	2.3	4.37	4.45
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	167	134	-33	-19.9	1	1	0	-11.6	0.80	0.88
Ag Non-Hmstd	501	467	-34	-6.8	8	8	0	-5.5	1.60	1.62
ResHmstd: NewCon	0	835	835	0.0	0	13	13	0.0	0.00	1.54
All other NewCon	0	21	21	0.0	0	0	0	0.0	0.00	1.90
Total	227,733	226,910	-823	-0.4	4,184	4,212	27	0.6	1.84	1.86

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,250	2,241	-10	-0.4	County	46.01	45.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	60.61	65.17	4.12	4.13
(-) FD Contrib Tax Cap	153	152	0	-0.1	School District	47.58	46.12	12.72	12.02
(=) Taxable Tax Capacity	2,098	2,088	-10	-0.5	Special District	5.87	5.94	0.00	0.00
FD Distrib Tax Cap	816	804	-11	-1.4	Total	160.08	162.30	16.84	16.15

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,800	102,500	-0.3	1,371	1,374	4	0.3	1.33	1.34
Res Hmstd:Avg Val	154,100	153,600	-0.3	2,352	2,361	9	0.4	1.53	1.54
Res Hmstd: Hi Val	205,400	204,700	-0.3	3,334	3,348	14	0.4	1.62	1.64
Res Hmstd: Ex-Hi Val	308,200	307,200	-0.3	5,301	5,326	26	0.5	1.72	1.73
Apartment	300,000	309,700	3.2	6,508	6,783	275	4.2	2.17	2.19
Comm/Ind: Lo Val	150,000	150,400	0.3	4,974	5,090	116	2.3	3.32	3.38
Comm/Ind: Med Val	300,000	300,700	0.2	11,522	11,786	264	2.3	3.84	3.92
Comm/Ind: Hi Val	1,000,000	1,002,400	0.2	42,079	43,046	967	2.3	4.21	4.29

Carver County	Chanhassen city (part)
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<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	2,385,561	2,468,415	82,854	3.5	33,766	34,285	519	1.5	1.42	1.39
Res Non-Hm: exis	276,710	295,402	18,692	6.8	4,227	4,373	146	3.5	1.53	1.48
Apartments: exis	41,036	43,306	2,270	5.5	749	761	12	1.6	1.83	1.76
Low-inc Apts: ex	2,886	2,886	0	0.0	33	31	-1	-3.8	1.13	1.09
Seasnl Rec: exis	5,630	7,309	1,679	29.8	88	129	41	47.2	1.56	1.77
Com/Ind: Lo: exi	35,454	35,055	-400	-1.1	1,089	1,078	-10	-1.0	3.07	3.08
Com/Ind Hi: exis	356,889	362,611	5,722	1.6	14,319	14,615	296	2.1	4.01	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	24,822	25,797	976	3.9	981	1,028	48	4.9	3.95	3.99
Ag HGA: Exist	2,061	2,134	73	3.5	33	33	0	0.6	1.58	1.54
Ag Hmstd Land	2,297	2,740	443	19.3	14	17	3	20.0	0.61	0.61
Ag Non-Hmstd	7,041	9,391	2,350	33.4	89	116	28	31.0	1.26	1.24
ResHmstd: NewCon	0	42,461	42,461	0.0	0	590	590	0.0	0.00	1.39
All other NewCon	0	16,240	16,240	0.0	0	265	265	0.0	0.00	1.63
Total	3,140,388	3,313,746	173,359	5.5	55,388	57,324	1,936	3.5	1.76	1.73

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	35,297	37,254	1,958	5.5	County	46.01	45.08	0.00	0.00	
(-) TIF Tax Capacity	436	253	-183	-42.0	City/Town	28.33	27.17	1.39	1.34	
(-) FD Contrib Tax Cap	2,956	3,171	215	7.3	School District	38.35	38.11	23.95	22.38	
(=) Taxable Tax Capacity	31,905	33,831	1,926	6.0	Special District	6.74	6.93	0.00	0.00	
FD Distrib Tax Cap	1,703	1,658	-45	-2.6	Total	119.44	117.28	25.34	23.72	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	218,300	225,900	3.5	2,950	2,987	37	1.2	1.35	1.32
Res Hmstd:Avg Val	327,300	338,700	3.5	4,646	4,697	51	1.1	1.42	1.39
Res Hmstd: Hi Val	436,300	451,500	3.5	6,317	6,366	50	0.8	1.45	1.41
Res Hmstd: Ex-Hi Val	654,600	677,300	3.5	9,939	10,070	131	1.3	1.52	1.49
Apartment	300,000	316,600	5.5	5,239	5,393	153	2.9	1.75	1.70
Comm/Ind: Lo Val	150,000	152,400	1.6	4,521	4,655	134	3.0	3.01	3.05
Comm/Ind: Med Val	300,000	304,800	1.6	10,422	10,710	289	2.8	3.47	3.51
Comm/Ind: Hi Val	1,000,000	1,016,000	1.6	37,959	38,971	1,012	2.7	3.8	3.84

Cass County

Backus city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,195	6,259	65	1.0	58	61	3	6.0	0.93	0.98
Res Non-Hm: exis	1,906	1,731	-176	-9.2	23	22	-1	-5.0	1.19	1.25
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	5,267	5,373	107	2.0	66	70	4	5.4	1.26	1.30
Com/Ind: Lo: exi	823	801	-22	-2.6	21	21	0	0.1	2.54	2.61
Com/Ind Hi: exis	1,012	1,012	0	0.0	34	35	1	2.6	3.38	3.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	527	549	22	4.2	18	19	1	6.9	3.38	3.47
Ag HGA: Exist	160	160	0	0.0	2	2	0	4.7	1.02	1.07
Ag Hmstd Land	106	83	-24	-22.2	0	0	0	-45.6	0.27	0.19
Ag Non-Hmstd	429	388	-41	-9.6	5	5	0	-6.6	1.14	1.18
ResHmstd: NewCon	0	18	18	0.0	0	0	0	0.0	0.00	0.98
All other NewCon	0	107	107	0.0	0	1	1	0.0	0.00	1.32
Total	16,425	16,480	56	0.3	227	236	9	4.1	1.38	1.43

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	168	169	1	0.4	County	29.74	30.48	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	80.08	81.87	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.50	5.81	4.36	5.92	
(=) Taxable Tax Capacity	168	169	1	0.4	Special District	0.12	0.13	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	114.45	118.29	4.36	5.92	

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	55,500	56,100	1.1	405	431	26	6.4	0.73	0.77	
Res Hmstd:Avg Val	83,300	84,200	1.1	649	695	46	7.0	0.78	0.83	
Res Hmstd: Hi Val	111,000	112,200	1.1	1,007	1,073	66	6.5	0.91	0.96	
Res Hmstd: Ex-Hi Val	166,500	168,200	1.0	1,724	1,828	104	6.0	1.04	1.09	
Seas Rec: Lo Val	75,000	76,500	2.0	925	975	50	5.4	1.23	1.27	
Seas Rec: Hi Val	200,000	204,000	2.0	2,630	2,771	140	5.3	1.32	1.36	
Comm/Ind: Lo Val	150,000	150,000	0.0	3,817	3,922	105	2.7	2.54	2.61	
Comm/Ind: Med Val	300,000	300,000	0.0	8,884	9,121	237	2.7	2.96	3.04	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,529	33,383	854	2.6	3.25	3.34	

Cass County

Bena city

<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	555	539	-16	-2.9	4	4	0	-8.1	0.69	0.66
Res Non-Hm: exis	422	542	120	28.5	5	6	1	22.2	1.14	1.08
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	763	827	64	8.4	5	6	1	12.2	0.67	0.70
Com/Ind: Lo: exi	130	155	24	18.7	3	4	0	14.0	2.36	2.27
Com/Ind Hi: exis	41	42	1	2.0	1	1	0	-2.4	3.11	2.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	413	639	225	54.5	13	19	6	47.9	3.11	2.98
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	68	326	259	383.4	1	3	2	347.0	0.97	0.90
ResHmstd: NewCon	0	35	35	0.0	0	0	0	0.0	0.00	0.66
All other NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.02
Total	2,392	3,111	719	30.0	32	42	11	33.2	1.32	1.35

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	24	34	10	40.4	County	30.24	30.98	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.46	27.98	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.53	30.93	11.67	13.54
(=) Taxable Tax Capacity	24	34	10	40.4	Special District	0.12	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	97.35	90.02	11.67	13.54

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	18,500	18,000	-2.7	130	122	-8	-6.2	0.70	0.68
Res Hmstd:Avg Val	27,800	27,000	-2.9	195	182	-12	-6.4	0.70	0.68
Res Hmstd: Hi Val	37,000	35,900	-3.0	259	243	-17	-6.5	0.70	0.68
Res Hmstd: Ex-Hi Val	55,500	53,900	-2.9	389	364	-25	-6.4	0.70	0.68
Seas Rec: Lo Val	75,000	81,300	8.4	796	813	16	2.0	1.06	1
Seas Rec: Hi Val	200,000	216,800	8.4	2,288	2,338	50	2.2	1.14	1.08
Comm/Ind: Lo Val	150,000	152,900	1.9	3,541	3,486	-55	-1.6	2.36	2.28
Comm/Ind: Med Val	300,000	305,900	2.0	8,205	8,041	-164	-2.0	2.73	2.63
Comm/Ind: Hi Val	1,000,000	1,019,600	2.0	29,968	29,288	-680	-2.3	3	2.87

Cass County	Boy River city
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<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	464	570	106	22.9	3	3	1	22.6	0.54	0.54
Res Non-Hm: exis	276	213	-63	-22.9	2	2	-1	-22.6	0.87	0.87
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	116	116	0	0.1	1	1	0	2.2	0.87	0.88
Com/Ind: Lo: exi	82	82	0	0.0	2	2	0	0.3	2.03	2.04
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	33	37	4	12.2	1	1	0	12.8	2.68	2.70
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	32	32	0	0.0	0	0	0	2.1	0.39	0.40
Ag Non-Hmstd	32	33	1	3.1	0	0	0	5.2	0.78	0.79
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,036	1,084	48	4.6	9	9	0	2.1	0.86	0.83

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	9	9	0	1.3	County	30.24	30.98	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	44.07	43.50	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.98	2.68	8.36	6.92
(=) Taxable Tax Capacity	9	9	0	1.3	Special District	1.47	2.22	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	77.76	79.38	8.36	6.92

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	25,800	31,700	22.9	142	173	31	21.8	0.55	0.55
Res Hmstd: Avg Val	38,700	47,500	22.7	213	259	46	21.7	0.55	0.55
Res Hmstd: Hi Val	51,500	63,300	22.9	283	345	62	21.9	0.55	0.55
Res Hmstd: Ex-Hi Val	77,300	95,000	22.9	430	592	162	37.6	0.56	0.62
Seas Rec: Lo Val	75,000	75,100	0.1	650	664	14	2.2	0.87	0.88
Seas Rec: Hi Val	200,000	200,200	0.1	1,897	1,938	42	2.2	0.95	0.97

Cass County

East Gull Lake city

<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	153,417	139,999	-13,418	-8.7	1,160	1,094	-66	-5.7	0.76	0.78
Res Non-Hm: exis	12,682	13,606	924	7.3	99	109	10	10.6	0.78	0.80
Apartments: exis	1,302	1,445	143	11.0	12	14	2	15.4	0.91	0.95
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	280,517	265,654	-14,863	-5.3	2,548	2,464	-85	-3.3	0.91	0.93
Com/Ind: Lo: exi	808	808	0	-0.1	15	15	0	2.0	1.81	1.85
Com/Ind Hi: exis	4,179	4,048	-131	-3.1	100	98	-1	-1.3	2.38	2.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,491	2,554	63	2.5	60	63	3	4.7	2.42	2.47
Ag HGA: Exist	273	267	-7	-2.4	2	2	0	0.7	0.63	0.65
Ag Hmstd Land	409	404	-5	-1.3	1	1	0	7.4	0.21	0.23
Ag Non-Hmstd	6,503	6,399	-103	-1.6	40	40	0	-1.0	0.62	0.63
ResHmstd: NewCon	0	236	236	0.0	0	2	2	0.0	0.00	0.78
All other NewCon	0	489	489	0.0	0	4	4	0.0	0.00	0.91
Total	462,581	435,909	-26,672	-5.8	4,036	3,906	-131	-3.2	0.87	0.90

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,021	4,705	-316	-6.3	County	30.24	30.98	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	9.66	11.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.94	22.50	9.16	10.09
(=) Taxable Tax Capacity	5,021	4,705	-316	-6.3	Special District	0.12	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	62.97	64.83	9.16	10.09

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	283,400	258,600	-8.8	1,970	1,847	-123	-6.3	0.7	0.71
Res Hmstd:Avg Val	424,900	387,700	-8.8	3,065	2,890	-175	-5.7	0.72	0.75
Res Hmstd: Hi Val	566,500	517,000	-8.7	4,191	3,901	-290	-6.9	0.74	0.75
Res Hmstd: Ex-Hi Val	849,900	775,600	-8.7	6,681	6,258	-423	-6.3	0.79	0.81
Apartment	300,000	332,900	11.0	2,636	3,034	398	15.1	0.88	0.91
Seas Rec: Lo Val	75,000	71,000	-5.3	539	524	-14	-2.6	0.72	0.74
Seas Rec: Hi Val	200,000	189,400	-5.3	1,601	1,553	-48	-3.0	0.80	0.82
Comm/Ind: Lo Val	150,000	145,300	-3.1	2,730	2,694	-36	-1.3	1.82	1.85
Comm/Ind: Med Val	300,000	290,600	-3.1	6,324	6,210	-114	-1.8	2.11	2.14
Comm/Ind: Hi Val	1,000,000	968,700	-3.1	23,098	22,746	-352	-1.5	2.31	2.35

Cass County	Cass Lake city
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<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	4,887	4,426	-461	-9.4	62	57	-5	-7.4	1.27	1.30
Res Non-Hm: exis	3,325	3,211	-114	-3.4	67	65	-1	-2.1	2.01	2.03
Apartments: exis	70	70	0	0.0	2	2	0	1.1	2.42	2.45
Low-inc Apts: ex	721	721	0	0.0	11	11	0	1.3	1.47	1.49
Seasnl Rec: exis	1,627	1,840	214	13.1	36	42	5	14.6	2.23	2.26
Com/Ind: Lo: exi	4,028	3,963	-65	-1.6	148	146	-1	-0.9	3.67	3.69
Com/Ind Hi: exis	2,543	2,452	-90	-3.6	123	120	-4	-3.0	4.85	4.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,987	2,341	354	17.8	96	114	18	18.5	4.85	4.88
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	1	0	0.0	0	0	0	0.4	1.84	1.85
ResHmstd: NewCon	0	19	19	0.0	0	0	0	0.0	0.00	1.30
All other NewCon	0	157	157	0.0	0	4	4	0.0	0.00	2.39
Total	19,187	19,200	13	0.1	545	561	16	3.0	2.84	2.92

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	239	244	5	1.9	County	28.07	28.82	0.00	0.00
(-) TIF Tax Capacity	5	5	0	0.0	City/Town	129.72	127.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.54	28.98	11.67	13.53
(=) Taxable Tax Capacity	234	239	5	2.0	Special District	0.12	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	184.46	185.14	11.67	13.53

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	29,000	26,300	-9.3	355	328	-27	-7.6	1.22	1.25
Res Hmstd:Avg Val	43,500	39,400	-9.4	532	491	-41	-7.7	1.22	1.25
Res Hmstd: Hi Val	58,000	52,500	-9.5	710	654	-55	-7.8	1.22	1.25
Res Hmstd: Ex-Hi Val	87,100	78,900	-9.4	1,166	1,010	-156	-13.4	1.34	1.28
Apartment	300,000	300,000	0.0	7,267	7,349	82	1.1	2.42	2.45
Seas Rec: Lo Val	75,000	84,800	13.1	1,450	1,659	209	14.4	1.93	1.96
Seas Rec: Hi Val	200,000	226,200	13.1	4,031	4,596	565	14.0	2.02	2.03
Comm/Ind: Lo Val	150,000	144,700	-3.5	5,501	5,344	-157	-2.9	3.67	3.69
Comm/Ind: Med Val	300,000	289,300	-3.6	12,778	12,337	-441	-3.5	4.26	4.26
Comm/Ind: Hi Val	1,000,000	964,400	-3.6	46,735	45,276	-1,459	-3.1	4.67	4.69

Cass County

Federal Dam city

<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	1,819	1,811	-9	-0.5	11	12	0	1.8	0.62	0.64
Res Non-Hm: exis	798	1,044	245	30.7	7	9	2	33.3	0.86	0.87
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	12,016	11,133	-883	-7.4	112	107	-6	-5.3	0.94	0.96
Com/Ind: Lo: exi	233	242	9	3.7	5	5	0	4.6	2.01	2.03
Com/Ind Hi: exis	15	15	0	0.0	0	0	0	1.1	2.65	2.68
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	26	34	8	32.4	1	1	0	33.8	2.65	2.68
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	519	434	-86	-16.5	4	3	-1	-13.9	0.76	0.78
ResHmstd: NewCon	0	20	20	0.0	0	0	0	0.0	0.00	0.64
All other NewCon	0	405	405	0.0	0	4	4	0.0	0.00	0.95
Total	15,426	15,136	-291	-1.9	140	141	0	0.3	0.91	0.93

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	153	150	-3	-1.9	County	34.12	35.01	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	39.80	40.57	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.98	2.68	8.37	6.92
(=) Taxable Tax Capacity	153	150	-3	-1.9	Special District	0.12	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	76.03	78.39	8.37	6.92

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	45,000	44,800	-0.4	243	242	-1	-0.5	0.54	0.54
Res Hmstd:Avg Val	67,500	67,200	-0.4	364	363	-2	-0.5	0.54	0.54
Res Hmstd: Hi Val	89,900	89,500	-0.4	537	535	-2	-0.4	0.6	0.6
Res Hmstd: Ex-Hi Val	134,900	134,200	-0.5	948	948	0	0.0	0.70	0.71
Seas Rec: Lo Val	75,000	69,500	-7.3	637	608	-29	-4.5	0.85	0.87
Seas Rec: Hi Val	200,000	185,300	-7.4	1,862	1,768	-94	-5.0	0.93	0.95
Comm/Ind: Lo Val	150,000	150,000	0.0	3,012	3,039	27	0.9	2.01	2.03
Comm/Ind: Med Val	300,000	300,000	0.0	6,986	7,056	70	1.0	2.33	2.35
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,533	25,802	269	1.1	2.55	2.58

Cass County	Hackensack city
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<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	9,833	9,490	-343	-3.5	80	81	1	1.4	0.81	0.85
Res Non-Hm: exis	2,451	3,236	785	32.0	25	34	9	35.3	1.04	1.07
Apartments: exis	4,513	4,513	0	0.0	56	58	2	2.9	1.25	1.28
Low-inc Apts: ex	376	376	0	0.0	3	3	0	3.4	0.75	0.78
Seasnl Rec: exis	8,756	8,322	-435	-5.0	100	93	-7	-7.5	1.14	1.11
Com/Ind: Lo: exi	5,896	5,735	-162	-2.7	134	133	-2	-1.3	2.28	2.31
Com/Ind Hi: exis	4,326	4,274	-52	-1.2	131	131	0	0.0	3.03	3.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	619	704	85	13.8	19	22	3	15.2	3.03	3.06
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	760	715	-45	-5.9	7	7	0	-5.2	0.98	0.99
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	84	84	0.0	0	2	2	0.0	0.00	2.79
Total	37,530	37,447	-83	-0.2	556	563	8	1.4	1.48	1.50

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	445	444	-1	-0.3	County	30.24	30.98	0.00	0.00	
(-) TIF Tax Capacity	57	57	0	0.0	City/Town	57.92	58.14	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.46	9.27	2.60	5.25	
(=) Taxable Tax Capacity	388	387	-1	-0.4	Special District	0.12	0.13	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	97.75	98.52	2.60	5.25	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,700	76,000	-3.4	495	489	-6	-1.2	0.63	0.64
Res Hmstd:Avg Val	118,000	113,900	-3.5	924	916	-8	-0.8	0.78	0.80
Res Hmstd: Hi Val	157,300	151,800	-3.5	1,353	1,343	-10	-0.7	0.86	0.88
Res Hmstd: Ex-Hi Val	236,100	227,900	-3.5	2,213	2,200	-13	-0.6	0.94	0.97
Apartment	300,000	300,000	0.0	3,744	3,852	109	2.9	1.25	1.28
Seas Rec: Lo Val	75,000	71,300	-4.9	799	767	-33	-4.1	1.07	1.08
Seas Rec: Hi Val	200,000	190,100	-5.0	2,296	2,199	-97	-4.2	1.15	1.16
Comm/Ind: Lo Val	150,000	148,200	-1.2	3,414	3,425	11	0.3	2.28	2.31
Comm/Ind: Med Val	300,000	296,400	-1.2	7,954	7,952	-2	0.0	2.65	2.68
Comm/Ind: Hi Val	1,000,000	987,900	-1.2	29,137	29,140	3	0.0	2.91	2.95

Cass County

Longville city

<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	10,278	10,500	221	2.2	107	110	3	3.2	1.04	1.05
Res Non-Hm: exis	1,564	1,730	166	10.6	19	21	2	11.6	1.21	1.22
Apartments: exis	373	373	0	0.0	5	5	0	1.4	1.42	1.44
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	16,107	15,828	-279	-1.7	202	203	1	0.5	1.26	1.28
Com/Ind: Lo: exi	5,838	5,365	-473	-8.1	144	134	-10	-7.2	2.47	2.49
Com/Ind Hi: exis	1,481	1,356	-126	-8.5	48	45	-4	-7.5	3.26	3.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	252	272	20	7.8	8	9	1	8.9	3.26	3.30
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	135	132	-4	-2.8	1	1	0	-0.3	1.07	1.09
ResHmstd: NewCon	0	12	12	0.0	0	0	0	0.0	0.00	1.05
All other NewCon	0	174	174	0.0	0	2	2	0.0	0.00	1.25
Total	36,029	35,741	-289	-0.8	535	531	-4	-0.8	1.49	1.49

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	403	396	-6	-1.6	County	33.57	34.45	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	71.02	72.16	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.98	2.68	8.37	6.92
(=) Taxable Tax Capacity	403	396	-6	-1.6	Special District	0.12	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	106.70	109.42	8.37	6.92

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	122,400	125,000	2.1	1,129	1,170	41	3.7	0.92	0.94
Res Hmstd: Avg Val	183,500	187,500	2.2	1,890	1,959	68	3.6	1.03	1.04
Res Hmstd: Hi Val	244,700	250,000	2.2	2,653	2,747	94	3.5	1.08	1.1
Res Hmstd: Ex-Hi Val	367,100	375,000	2.2	4,179	4,325	145	3.5	1.14	1.15
Apartment	300,000	300,000	0.0	4,252	4,311	59	1.4	1.42	1.44
Seas Rec: Lo Val	75,000	73,700	-1.7	867	873	6	0.7	1.16	1.18
Seas Rec: Hi Val	200,000	196,500	-1.8	2,475	2,491	16	0.6	1.24	1.27
Comm/Ind: Lo Val	150,000	137,300	-8.5	3,702	3,421	-281	-7.6	2.47	2.49
Comm/Ind: Med Val	300,000	274,600	-8.5	8,596	7,847	-749	-8.7	2.87	2.86
Comm/Ind: Hi Val	1,000,000	915,300	-8.5	31,437	28,982	-2,454	-7.8	3.14	3.17

Cass County

Lake Shore city

<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	178,090	173,116	-4,973	-2.8	1,421	1,419	-2	-0.2	0.80	0.82
Res Non-Hm: exis	12,057	11,767	-290	-2.4	99	99	0	-0.3	0.82	0.84
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	305,259	299,325	-5,933	-1.9	2,789	2,804	16	0.6	0.91	0.94
Com/Ind: Lo: exi	1,398	1,403	5	0.3	27	27	1	1.9	1.93	1.96
Com/Ind Hi: exis	578	580	2	0.4	15	15	0	2.0	2.54	2.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,694	1,702	8	0.5	43	43	1	1.9	2.51	2.55
Ag HGA: Exist	1,699	1,699	0	0.0	12	12	0	2.8	0.69	0.71
Ag Hmstd Land	2,104	1,998	-106	-5.0	4	4	0	-3.0	0.19	0.19
Ag Non-Hmstd	9,362	8,729	-634	-6.8	63	60	-3	-4.5	0.67	0.69
ResHmstd: NewCon	0	687	687	0.0	0	6	6	0.0	0.00	0.82
All other NewCon	0	1,900	1,900	0.0	0	18	18	0.0	0.00	0.96
Total	512,241	502,907	-9,334	-1.8	4,471	4,507	36	0.8	0.87	0.90

*Tax Base**Tax Rates*

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	5,338	5,234	-105	-2.0	County	30.24	30.98	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	14.38	15.25	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.10	23.51	9.82	9.99
(=) Taxable Tax Capacity	5,338	5,234	-105	-2.0	Special District	0.12	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	67.85	69.87	9.82	9.99

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	284,700	276,700		-2.8	2,132	2,124	-9	-0.4	0.75	0.77
Res Hmstd:Avg Val	426,800	414,900		-2.8	3,315	3,314	-1	0.0	0.78	0.8
Res Hmstd: Hi Val	569,000	553,100		-2.8	4,537	4,510	-26	-0.6	0.8	0.82
Res Hmstd: Ex-Hi Val	853,600	829,800		-2.8	7,230	7,203	-26	-0.4	0.85	0.87
Seas Rec: Lo Val	75,000	73,500		-2.0	575	580	5	0.8	0.77	0.79
Seas Rec: Hi Val	200,000	196,100		-2.0	1,698	1,710	12	0.7	0.85	0.87
Comm/Ind: Lo Val	150,000	150,600		0.4	2,850	2,908	59	2.1	1.9	1.93
Comm/Ind: Med Val	300,000	301,100		0.4	6,600	6,729	128	1.9	2.20	2.23
Comm/Ind: Hi Val	1,000,000	1,003,700		0.4	24,104	24,564	461	1.9	2.41	2.45

Cass County

Pillager city

<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	11,111	9,777	-1,334	-12.0	118	110	-8	-7.0	1.06	1.12
Res Non-Hm: exis	4,437	3,800	-637	-14.4	64	61	-4	-5.5	1.45	1.59
Apartments: exis	2,862	2,813	-49	-1.7	51	55	4	7.9	1.77	1.94
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,014	712	-302	-29.8	15	11	-4	-25.2	1.50	1.60
Com/Ind: Lo: exi	3,065	3,046	-20	-0.6	89	94	5	6.1	2.90	3.10
Com/Ind Hi: exis	2,586	2,561	-25	-1.0	100	105	6	5.5	3.85	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	355	375	20	5.6	14	15	2	12.6	3.85	4.10
Ag HGA: Exist	93	79	-14	-15.5	1	1	0	-15.5	0.99	0.99
Ag Hmstd Land	83	79	-4	-4.8	0	0	0	3.0	0.35	0.38
Ag Non-Hmstd	211	211	0	-0.1	3	3	0	8.0	1.38	1.49
ResHmstd: NewCon	0	29	29	0.0	0	0	0	0.0	0.00	1.13
All other NewCon	0	11	11	0.0	0	0	0	0.0	0.00	2.97
Total	25,818	23,492	-2,327	-9.0	454	456	2	0.4	1.76	1.94

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	281	257	-24	-8.4	County	30.10	30.82	0.00	0.00
(-) TIF Tax Capacity	22	22	0	-1.7	City/Town	87.92	100.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.83	17.56	4.44	7.63
(=) Taxable Tax Capacity	259	235	-23	-9.0	Special District	0.12	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	137.97	149.22	4.44	7.63

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,900	54,500	-12.0	540	530	-10	-1.9	0.87	0.97
Res Hmstd: Avg Val	92,800	81,700	-12.0	923	835	-88	-9.5	0.99	1.02
Res Hmstd: Hi Val	123,600	108,800	-12.0	1,400	1,297	-103	-7.4	1.13	1.19
Res Hmstd: Ex-Hi Val	185,500	163,200	-12.0	2,358	2,223	-135	-5.7	1.27	1.36
Apartment	300,000	294,800	-1.7	5,307	5,724	416	7.8	1.77	1.94
Comm/Ind: Lo Val	150,000	148,600	-0.9	4,347	4,600	253	5.8	2.9	3.1
Comm/Ind: Med Val	300,000	297,100	-1.0	10,121	10,677	556	5.5	3.37	3.59
Comm/Ind: Hi Val	1,000,000	990,300	-1.0	37,064	39,110	2,046	5.5	3.71	3.95

Cass County

Pine River city

<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	16,330	15,096	-1,234	-7.6	141	142	1	0.9	0.86	0.94
Res Non-Hm: exis	5,138	5,204	66	1.3	65	72	7	11.4	1.26	1.39
Apartments: exis	720	787	66	9.2	11	13	2	20.1	1.55	1.70
Low-inc Apts: ex	1,283	1,237	-46	-3.6	12	13	1	6.2	0.94	1.03
Seasnl Rec: exis	3,515	3,807	292	8.3	59	70	11	18.7	1.69	1.85
Com/Ind: Lo: exi	6,710	6,836	127	1.9	174	189	15	8.8	2.59	2.76
Com/Ind Hi: exis	5,238	5,364	125	2.4	166	182	16	9.5	3.18	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,325	1,429	104	7.8	46	53	7	15.0	3.50	3.73
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	6	7	1	9.5	0	0	0	19.6	1.21	1.32
Ag Non-Hmstd	245	210	-35	-14.1	3	3	0	-6.2	1.21	1.32
ResHmstd: NewCon	0	25	25	0.0	0	0	0	0.0	0.00	0.95
All other NewCon	0	113	113	0.0	0	3	3	0.0	0.00	2.88
Total	40,510	40,115	-395	-1.0	678	742	64	9.4	1.67	1.85

Tax Base

Tax Rates

	Market Value					Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	451	455	3	0.8	County	29.68	30.40	0.00	0.00
(-) TIF Tax Capacity	15	16	2	11.8	City/Town	85.61	94.65	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.08	6.39	4.36	5.92
(=) Taxable Tax Capacity	437	438	2	0.4	Special District	0.12	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	120.50	131.58	4.36	5.92

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,200	52,000	-7.5	431	441	10	2.4	0.77	0.85	
Res Hmstd:Avg Val	84,200	77,800	-7.6	694	672	-22	-3.2	0.82	0.86	
Res Hmstd: Hi Val	112,200	103,700	-7.6	1,074	1,059	-15	-1.4	0.96	1.02	
Res Hmstd: Ex-Hi Val	168,400	155,700	-7.5	1,837	1,835	-1	-0.1	1.09	1.18	
Apartment	300,000	327,700	9.2	4,650	5,584	934	20.1	1.55	1.70	
Seas Rec: Lo Val	75,000	81,200	8.3	970	1,149	179	18.4	1.29	1.41	
Seas Rec: Hi Val	200,000	216,600	8.3	2,751	3,236	485	17.6	1.38	1.49	
Comm/Ind: Lo Val	150,000	153,600	2.4	3,953	4,355	402	10.2	2.64	2.84	
Comm/Ind: Med Val	300,000	307,200	2.4	9,201	10,087	886	9.6	3.07	3.28	
Comm/Ind: Hi Val	1,000,000	1,023,900	2.4	33,694	36,833	3,139	9.3	3.37	3.6	

Cass County	Remer city
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<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	7,515	8,122	606	8.1	78	85	7	9.2	1.04	1.05
Res Non-Hm: exis	3,179	2,274	-905	-28.5	47	34	-13	-27.5	1.49	1.51
Apartments: exis	100	100	0	0.0	2	2	0	1.3	1.83	1.86
Low-inc Apts: ex	875	875	0	0.0	10	10	0	1.1	1.11	1.12
Seasnl Rec: exis	461	461	0	0.0	8	8	0	2.0	1.69	1.72
Com/Ind: Lo: exi	3,486	3,499	12	0.3	103	105	1	1.3	2.96	2.99
Com/Ind Hi: exis	1,394	1,476	82	5.9	55	59	4	7.0	3.92	3.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	138	156	18	13.1	5	6	1	14.4	3.92	3.97
Ag HGA: Exist	146	168	22	14.9	2	2	0	11.5	1.11	1.08
Ag Hmstd Land	142	121	-21	-14.6	0	0	0	-11.8	0.28	0.29
Ag Non-Hmstd	261	249	-12	-4.8	4	4	0	-2.6	1.40	1.43
ResHmstd: NewCon	0	25	25	0.0	0	0	0	0.0	0.00	1.05
All other NewCon	0	88	88	0.0	0	1	1	0.0	0.00	1.56
Total	17,698	17,613	-85	-0.5	314	316	2	0.7	1.77	1.79

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	184	182	-2	-0.9	County	30.18	30.91	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	106.20	107.14	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.91	2.61	8.37	6.92	
(=) Taxable Tax Capacity	184	182	-2	-0.9	Special District	1.47	2.22	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	139.75	142.88	8.37	6.92	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,700	53,700	8.0	458	498	39	8.5	0.92	0.93
Res Hmstd: Avg Val	74,400	80,400	8.1	686	776	90	13.1	0.92	0.96
Res Hmstd: Hi Val	99,200	107,200	8.1	1,074	1,212	138	12.8	1.08	1.13
Res Hmstd: Ex-Hi Val	148,900	160,900	8.1	1,872	2,085	213	11.4	1.26	1.3
Apartment	300,000	300,000	0.0	5,492	5,566	74	1.3	1.83	1.86
Comm/Ind: Lo Val	150,000	158,800	5.9	4,446	4,839	393	8.8	2.96	3.05
Comm/Ind: Med Val	300,000	317,600	5.9	10,332	11,140	808	7.8	3.44	3.51
Comm/Ind: Hi Val	1,000,000	1,058,600	5.9	37,800	40,542	2,743	7.3	3.78	3.83

Cass County	Walker city
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<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
									Base	Alte
Res Hmstd: exist	43,841	40,743	-3,098	-7.1	481	469	-12	-2.5	1.10	1.15
Res Non-Hm: exis	9,342	8,973	-369	-4.0	117	119	2	1.8	1.25	1.33
Apartments: exis	6,301	5,698	-603	-9.6	97	93	-4	-4.5	1.54	1.63
Low-inc Apts: ex	2,336	2,336	0	0.0	22	23	1	6.0	0.93	0.98
Seasnl Rec: exis	40,265	38,222	-2,043	-5.1	573	563	-10	-1.7	1.42	1.47
Com/Ind: Lo: exi	15,158	15,229	71	0.5	393	409	16	4.1	2.59	2.69
Com/Ind Hi: exis	14,818	15,041	224	1.5	465	488	24	5.1	3.14	3.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,176	1,203	27	2.3	41	43	2	5.7	3.50	3.61
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	1,448	1,472	24	1.7	18	18	0	2.7	1.21	1.23
ResHmstd: NewCon	0	30	30	0.0	0	0	0	0.0	0.00	1.15
All other NewCon	0	262	262	0.0	0	7	7	0.0	0.00	2.52
Total	134,684	129,209	-5,475	-4.1	2,206	2,233	27	1.2	1.64	1.73

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
						Total Tax Capacity	1,517	1,462	-55
(-) TIF Tax Capacity	319	291	-29	-8.9	City/Town	82.20	86.42	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.44	9.24	2.60	5.25
(=) Taxable Tax Capacity	1,198	1,171	-26	-2.2	Special District	0.12	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	121.26	126.01	2.60	5.25

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
									Base	Alter
Res Hmstd: Lo Val	115,300	107,200	-7.0	1,102	1,059	-43	-3.9	0.96	0.99	
Res Hmstd: Avg Val	172,800	160,600	-7.1	1,877	1,821	-56	-3.0	1.09	1.13	
Res Hmstd: Hi Val	230,300	214,000	-7.1	2,652	2,582	-70	-2.6	1.15	1.21	
Res Hmstd: Ex-Hi Val	345,600	321,200	-7.1	4,206	4,111	-95	-2.3	1.22	1.28	
Apartment	300,000	271,300	-9.6	4,626	4,416	-210	-4.5	1.54	1.63	
Seas Rec: Lo Val	75,000	71,200	-5.1	976	962	-14	-1.5	1.30	1.35	
Seas Rec: Hi Val	200,000	189,900	-5.1	2,767	2,719	-48	-1.7	1.38	1.43	
Comm/Ind: Lo Val	150,000	152,300	1.5	3,943	4,168	225	5.7	2.63	2.74	
Comm/Ind: Med Val	300,000	304,500	1.5	9,188	9,669	480	5.2	3.06	3.18	
Comm/Ind: Hi Val	1,000,000	1,015,100	1.5	33,664	35,349	1,684	5.0	3.37	3.48	

Cass County

Chickamaw Beach city

<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	7,998	7,972	-26	-0.3	40	43	3	6.7	0.50	0.54
Res Non-Hm: exis	577	490	-88	-15.2	3	3	0	-9.8	0.58	0.61
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	7,036	7,199	163	2.3	48	51	3	6.1	0.68	0.71
Com/Ind: Lo: exi	85	59	-26	-30.6	1	1	0	-28.7	1.63	1.67
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	143	143	-1	-0.3	3	3	0	2.2	2.15	2.21
Ag HGA: Exist	399	371	-28	-7.0	2	2	0	-0.6	0.49	0.52
Ag Hmstd Land	176	210	33	18.9	0	0	0	0.0	#####	#####
Ag Non-Hmstd	1,371	1,174	-197	-14.4	7	7	-1	-10.9	0.53	0.55
ResHmstd: NewCon	0	35	35	0.0	0	0	0	0.0	0.00	0.54
All other NewCon	0	49	49	0.0	0	0	0	0.0	0.00	0.47
Total	17,786	17,700	-86	-0.5	105	110	5	4.4	0.59	0.62

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	167	166	-1	-0.6	County	30.24	30.98	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	17.84	17.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.02	6.32	4.36	5.91
(=) Taxable Tax Capacity	167	166	-1	-0.6	Special District	0.12	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	53.23	55.39	4.36	5.91

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	107,000	106,600	-0.4	469	500	31	6.6	0.44	0.47
Res Hmstd:Avg Val	160,500	160,000	-0.3	803	854	51	6.4	0.50	0.53
Res Hmstd: Hi Val	213,900	213,200	-0.3	1,136	1,207	71	6.2	0.53	0.57
Res Hmstd: Ex-Hi Val	320,900	319,800	-0.3	1,804	1,914	110	6.1	0.56	0.6
Seas Rec: Lo Val	75,000	76,700	2.3	466	495	29	6.3	0.62	0.65
Seas Rec: Hi Val	200,000	204,600	2.3	1,406	1,492	86	6.1	0.70	0.73

Cass County	Motley city (part)
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<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	985	978	-7	-0.8	13	13	0	0.7	1.36	1.38
Res Non-Hm: exis	27	24	-4	-13.5	1	0	0	-11.9	1.91	1.94
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	226	226	0	0.0	4	4	0	2.2	1.59	1.63
Com/Ind: Lo: exi	89	89	0	0.0	3	3	0	1.3	3.04	3.08
Com/Ind Hi: exis	96	97	1	0.6	4	4	0	2.0	4.01	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: 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	253	251	-2	-0.6	4	4	0	1.6	1.42	1.45
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,676	1,664	-12	-0.7	28	28	0	1.0	1.65	1.68

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	17	17	0	-0.8	County	30.25	30.98	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	100.38	99.50	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.79	14.04	13.63	13.21	
(=) Taxable Tax Capacity	17	17	0	-0.8	Special District	0.12	0.13	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	141.54	144.65	13.63	13.21	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	109,500	108,700	-0.7	1,312	1,319	7	0.6	1.2	1.21
Res Hmstd: Avg Val	164,200	163,000	-0.7	2,230	2,247	17	0.7	1.36	1.38
Res Hmstd: Hi Val	218,900	217,300	-0.7	3,149	3,175	26	0.8	1.44	1.46
Res Hmstd: Ex-Hi Val	328,400	325,900	-0.8	4,987	5,030	43	0.9	1.52	1.54
Seas Rec: Lo Val	75,000	75,000	0.0	1,128	1,153	25	2.2	1.50	1.54
Seas Rec: Hi Val	200,000	200,000	0.0	3,172	3,242	69	2.2	1.59	1.62
Comm/Ind: Lo Val	150,000	150,900	0.6	4,565	4,661	96	2.1	3.04	3.09
Comm/Ind: Med Val	300,000	301,900	0.6	10,584	10,801	217	2.1	3.53	3.58
Comm/Ind: Hi Val	1,000,000	1,006,300	0.6	38,671	39,444	773	2.0	3.87	3.92

Chippewa County

Clara City city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
	Res Hmstd: exist	34,453	34,864	411	1.2	563	545	-18	-3.2	1.64
Res Non-Hm: exis	5,622	5,510	-112	-2.0	121	113	-8	-6.6	2.16	2.06
Apartments: exis	873	885	11	1.3	22	21	-1	-3.2	2.49	2.38
Low-inc Apts: ex	250	254	5	1.8	4	4	0	-2.9	1.57	1.50
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,905	4,907	3	0.1	180	174	-6	-3.4	3.67	3.55
Com/Ind Hi: exis	9,548	9,666	118	1.2	451	441	-10	-2.1	4.72	4.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,242	1,237	-6	-0.5	58	56	-2	-3.8	4.71	4.55
Ag HGA: Exist	287	287	0	0.0	5	5	0	-4.8	1.78	1.70
Ag Hmstd Land	1,716	2,096	379	22.1	14	16	3	18.9	0.79	0.77
Ag Non-Hmstd	2,053	2,547	494	24.1	32	39	6	19.7	1.58	1.53
ResHmstd: NewCon	0	751	751	0.0	0	12	12	0.0	0.00	1.57
All other NewCon	0	46	46	0.0	0	1	1	0.0	0.00	2.06
Total	60,949	63,049	2,100	3.4	1,451	1,428	-23	-1.6	2.38	2.26

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	636	655	19	3.0	County	42.11	36.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	107.40	107.39	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.89	7.65	51.82	47.73
(=) Taxable Tax Capacity	636	655	19	3.0	Special District	0.71	0.57	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	158.11	152.54	51.82	47.73

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	53,800	54,400		1.1	789	758	-32	-4.0	1.47	1.39
Res Hmstd:Avg Val	80,600	81,600		1.2	1,218	1,178	-40	-3.3	1.51	1.44
Res Hmstd: Hi Val	107,400	108,700		1.2	1,819	1,758	-61	-3.3	1.69	1.62
Res Hmstd: Ex-Hi Val	161,200	163,100		1.2	3,025	2,922	-102	-3.4	1.88	1.79
Apartment	300,000	303,900		1.3	7,484	7,245	-239	-3.2	2.49	2.38
Comm/Ind: Lo Val	150,000	151,900		1.3	5,511	5,406	-105	-1.9	3.67	3.56
Comm/Ind: Med Val	300,000	303,700		1.2	12,599	12,342	-257	-2.0	4.2	4.06
Comm/Ind: Hi Val	1,000,000	1,012,400		1.2	45,680	44,724	-956	-2.1	4.57	4.42

Chippewa County

Maynard city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,283	6,139	-144	-2.3	111	104	-7	-6.2	1.77	1.70
Res Non-Hm: exis	1,403	1,121	-282	-20.1	35	27	-8	-22.6	2.46	2.38
Apartments: exis	172	173	1	0.7	5	5	0	-2.2	2.93	2.84
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,105	1,067	-38	-3.5	46	44	-3	-5.7	4.19	4.10
Com/Ind Hi: exis	3,157	3,173	16	0.5	171	168	-3	-1.6	5.42	5.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	208	208	1	0.3	11	11	0	-1.8	5.42	5.30
Ag HGA: Exist	102	96	-6	-5.4	2	2	0	-10.7	1.91	1.81
Ag Hmstd Land	598	727	129	21.5	6	8	2	34.6	0.99	1.10
Ag Non-Hmstd	206	253	47	23.0	4	5	1	20.7	1.93	1.89
ResHmstd: NewCon	0	75	75	0.0	0	1	1	0.0	0.00	1.71
All other NewCon	0	39	39	0.0	0	2	2	0.0	0.00	4.14
Total	13,233	13,072	-161	-1.2	391	376	-15	-3.8	2.96	2.88

Tax Base

Tax Rates

					Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter		Base	Alter	
Total Tax Capacity	147	146	-2	-1.1	County	41.46	36.19	0.00	0.00	
(-) TIF Tax Capacity	20	21	0	1.8	City/Town	143.46	145.68	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.13	6.82	51.83	47.73	
(=) Taxable Tax Capacity	127	125	-2	-1.5	Special District	0.71	0.57	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	192.76	189.26	51.83	47.73	

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	36,400	35,600	-2.2	610	574	-35	-5.8	1.67	1.61	
Res Hmstd:Avg Val	54,600	53,400	-2.2	914	861	-53	-5.8	1.67	1.61	
Res Hmstd: Hi Val	72,800	71,100	-2.3	1,219	1,147	-72	-5.9	1.67	1.61	
Res Hmstd: Ex-Hi Val	109,300	106,800	-2.3	2,145	2,008	-137	-6.4	1.96	1.88	
Apartment	300,000	302,100	0.7	8,783	8,589	-194	-2.2	2.93	2.84	
Comm/Ind: Lo Val	150,000	150,800	0.5	6,290	6,188	-102	-1.6	4.19	4.10	
Comm/Ind: Med Val	300,000	301,500	0.5	14,419	14,181	-238	-1.6	4.81	4.70	
Comm/Ind: Hi Val	1,000,000	1,005,100	0.5	52,350	51,497	-852	-1.6	5.23	5.12	

Chippewa County

Milan city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,036	5,039	4	0.1	76	71	-5	-6.4	1.50	1.40
Res Non-Hm: exis	1,224	1,250	26	2.1	28	27	-1	-3.8	2.26	2.13
Apartments: exis	269	286	17	6.5	7	7	0	0.5	2.71	2.56
Low-inc Apts: ex	48	53	5	10.0	1	1	0	3.5	1.68	1.58
Seasnl Rec: exis	142	134	-8	-5.7	3	3	0	-9.8	2.01	1.92
Com/Ind: Lo: exi	689	689	0	0.0	24	23	-1	-3.0	3.44	3.34
Com/Ind Hi: exis	895	852	-44	-4.9	47	42	-4	-9.0	5.20	4.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	228	249	21	9.0	12	12	1	4.3	5.20	4.98
Ag HGA: Exist	134	134	0	0.0	2	2	0	-6.1	1.87	1.76
Ag Hmstd Land	430	537	107	24.9	4	4	1	21.6	0.85	0.83
Ag Non-Hmstd	561	621	60	10.7	11	11	1	5.6	1.92	1.83
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	1.41
All other NewCon	0	82	82	0.0	0	2	2	0.0	0.00	2.85
Total	9,655	9,927	272	2.8	213	206	-7	-3.2	2.21	2.08

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	89	91	2	2.6	County	38.47	33.35	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	150.55	147.87	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.21	1.30	31.52	27.26
(=) Taxable Tax Capacity	89	91	2	2.6	Special District	0.71	0.57	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	191.93	183.10	31.52	27.26

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	33,300	33,300	0.0	488	457	-32	-6.5	1.47	1.37
Res Hmstd:Avg Val	49,900	49,900	0.0	732	684	-48	-6.5	1.47	1.37
Res Hmstd: Hi Val	66,500	66,500	0.0	975	912	-64	-6.5	1.47	1.37
Res Hmstd: Ex-Hi Val	99,800	99,900	0.1	1,688	1,584	-103	-6.1	1.69	1.59
Apartment	300,000	319,400	6.5	8,143	8,181	38	0.5	2.71	2.56
Comm/Ind: Lo Val	150,000	142,700	-4.9	5,967	5,422	-545	-9.1	3.98	3.8
Comm/Ind: Med Val	300,000	285,400	-4.9	13,766	12,437	-1,329	-9.7	4.59	4.36
Comm/Ind: Hi Val	1,000,000	951,300	-4.9	50,160	45,569	-4,590	-9.2	5.02	4.79

Chippewa County

Montevideo city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	128,899	123,317	-5,583	-4.3	1,691	1,502	-189	-11.2	1.31	1.22
Res Non-Hm: exis	21,686	21,614	-72	-0.3	385	357	-28	-7.2	1.78	1.65
Apartments: exis	8,796	9,032	236	2.7	185	177	-8	-4.2	2.10	1.96
Low-inc Apts: ex	3,548	3,677	129	3.6	46	44	-2	-3.3	1.30	1.21
Seasn1 Rec: exis	433	433	0	0.0	12	11	-1	-5.9	2.68	2.53
Com/Ind: Lo: exi	21,381	21,451	70	0.3	695	662	-34	-4.8	3.25	3.08
Com/Ind Hi: exis	30,565	30,653	88	0.3	1,300	1,237	-63	-4.8	4.25	4.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,736	4,922	185	3.9	201	198	-3	-1.5	4.24	4.02
Ag HGA: Exist	85	88	3	3.9	1	1	0	-1.2	1.21	1.15
Ag Hmstd Land	602	738	136	22.6	4	5	1	15.5	0.70	0.66
Ag Non-Hmstd	2,437	2,831	394	16.1	36	39	3	8.6	1.48	1.39
ResHmstd: NewCon	0	617	617	0.0	0	8	8	0.0	0.00	1.22
All other NewCon	0	427	427	0.0	0	14	14	0.0	0.00	3.28
Total	223,168	219,801	-3,367	-1.5	4,556	4,256	-301	-6.6	2.04	1.94

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	2,350	2,331	-18	-0.8	County	41.45	36.19	0.00	0.00
(-) TIF Tax Capacity	22	22	0	0.9	City/Town	80.21	81.91	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.05	19.00	24.61	22.59
(=) Taxable Tax Capacity	2,327	2,309	-19	-0.8	Special District	1.42	1.41	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	148.13	138.50	24.61	22.59

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,300	54,800	-4.4	650	579	-71	-10.9	1.13	1.06	
Res Hmstd:Avg Val	85,900	82,200	-4.3	1,047	911	-136	-13.0	1.22	1.11	
Res Hmstd: Hi Val	114,500	109,500	-4.4	1,579	1,385	-194	-12.3	1.38	1.26	
Res Hmstd: Ex-Hi Val	171,700	164,300	-4.3	2,643	2,336	-307	-11.6	1.54	1.42	
Apartment	300,000	308,100	2.7	6,293	6,030	-263	-4.2	2.1	1.96	
Comm/Ind: Lo Val	150,000	150,400	0.3	4,878	4,643	-235	-4.8	3.25	3.09	
Comm/Ind: Med Val	300,000	300,900	0.3	11,259	10,718	-540	-4.8	3.75	3.56	
Comm/Ind: Hi Val	1,000,000	1,002,900	0.3	41,036	39,059	-1,978	-4.8	4.10	3.89	

Chippewa County	Watson city
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<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	3,058	3,086	28	0.9	58	56	-1	-2.4	1.89	1.83
Res Non-Hm: exis	520	499	-21	-4.1	16	15	-1	-7.4	3.06	2.95
Apartments: exis	36	36	0	0.4	1	1	0	-1.4	3.64	3.57
Low-inc Apts: ex	107	108	0	0.4	2	2	0	-1.7	2.23	2.18
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	222	224	2	0.9	11	11	0	-1.9	5.12	4.97
Com/Ind Hi: exis	23	16	-7	-31.0	2	1	0	-31.6	6.62	6.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	107	108	0	0.3	7	7	0	-2.5	6.74	6.56
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	72	79	7	10.0	2	2	0	6.7	2.73	2.64
ResHmstd: NewCon	0	8	8	0.0	0	0	0	0.0	0.00	1.83
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	4.67
Total	4,146	4,172	25	0.6	100	97	-3	-2.8	2.40	2.32

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	32	32	0	0.5	County	31.91	26.73	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	227.04	230.45	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.19	6.63	25.40	23.13
(=) Taxable Tax Capacity	32	32	0	0.5	Special District	0.71	0.57	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	271.86	264.38	25.40	23.13

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	29,100	29,400	1.0	549	534	-14	-2.6	1.89	1.82
Res Hmstd: Avg Val	43,700	44,100	0.9	824	802	-22	-2.7	1.89	1.82
Res Hmstd: Hi Val	58,200	58,700	0.9	1,097	1,067	-30	-2.8	1.89	1.82
Res Hmstd: Ex-Hi Val	87,400	88,200	0.9	1,800	1,761	-38	-2.1	2.06	2
Apartment	300,000	301,300	0.4	10,957	10,654	-303	-2.8	3.65	3.54
Comm/Ind: Lo Val	150,000	103,500	-31.0	7,674	5,152	-2,522	-32.9	5.12	4.98
Comm/Ind: Med Val	300,000	207,000	-31.0	17,779	11,206	-6,573	-37.0	5.93	5.41
Comm/Ind: Hi Val	1,000,000	690,000	-31.0	64,934	42,891	-22,043	-33.9	6.49	6.22

Chippewa County

Granite Falls city (part

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	28,029	27,915	-114	-0.4	474	446	-27	-5.8	1.69	1.60
Res Non-Hm: exis	2,808	2,929	121	4.3	58	57	-1	-1.6	2.08	1.96
Apartments: exis	1,740	1,738	-2	-0.1	41	38	-2	-5.6	2.34	2.21
Low-inc Apts: ex	540	314	-225	-41.8	8	4	-4	-44.9	1.46	1.38
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,925	2,738	-187	-6.4	103	92	-11	-10.5	3.52	3.36
Com/Ind Hi: exis	14,644	14,238	-406	-2.8	136	125	-11	-7.9	0.93	0.88
Publ U: Elec Gen	3,724	4,506	782	21.0	131	150	19	14.3	3.52	3.32
Publ U: Other	10,718	9,963	-755	-7.0	488	433	-54	-11.1	4.55	4.35
Ag HGA: Exist	38	38	0	0.0	1	0	0	-5.3	1.32	1.25
Ag Hmstd Land	86	99	13	15.6	0	1	0	13.7	0.52	0.51
Ag Non-Hmstd	1,632	1,835	202	12.4	26	27	2	6.0	1.57	1.48
ResHmstd: NewCon	0	148	148	0.0	0	2	2	0.0	0.00	1.60
All other NewCon	0	732	732	0.0	0	5	5	0.0	0.00	0.70
Total	66,885	67,194	310	0.5	1,465	1,382	-82	-5.6	2.19	2.06

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	699	699	0	0.0	County	42.26	37.20	0.00	0.00
(-) TIF Tax Capacity	14	14	0	0.4	City/Town	101.53	101.44	10.42	10.25
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.73	9.03	27.70	26.17
(=) Taxable Tax Capacity	684	684	0	0.0	Special District	0.36	0.27	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	156.88	147.94	38.12	36.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	87,100	86,700	-0.5	1,237	1,163	-74	-6.0	1.42	1.34
Res Hmstd: Avg Val	130,600	130,100	-0.4	2,147	2,021	-126	-5.9	1.64	1.55
Res Hmstd: Hi Val	174,100	173,400	-0.4	3,057	2,877	-180	-5.9	1.76	1.66
Res Hmstd: Ex-Hi Val	261,200	260,100	-0.4	4,878	4,591	-287	-5.9	1.87	1.76
Apartment	300,000	299,600	-0.1	7,027	6,632	-395	-5.6	2.34	2.21
Comm/Ind: Lo Val	150,000	145,800	-2.8	5,277	4,905	-373	-7.1	3.52	3.36
Comm/Ind: Med Val	300,000	291,700	-2.8	12,123	11,230	-893	-7.4	4.04	3.85
Comm/Ind: Hi Val	1,000,000	972,300	-2.8	44,072	40,932	-3,140	-7.1	4.41	4.21

Chisago County

Center City city

<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	38,761	36,707	-2,054	-5.3	560	535	-25	-4.4	1.44	1.46
Res Non-Hm: exis	5,835	6,593	758	13.0	95	108	13	13.7	1.63	1.64
Apartments: exis	104	91	-13	-12.7	2	2	0	-12.4	1.97	1.98
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	3,807	3,539	-267	-7.0	62	57	-6	-9.0	1.64	1.60
Com/Ind: Lo: exi	2,579	2,308	-271	-10.5	81	72	-9	-10.7	3.12	3.12
Com/Ind Hi: exis	2,786	2,995	210	7.5	115	123	8	6.9	4.12	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	889	895	6	0.7	37	37	0	0.1	4.12	4.10
Ag HGA: Exist	141	137	-4	-2.6	2	2	0	-1.6	1.34	1.36
Ag Hmstd Land	247	259	11	4.6	2	2	0	2.2	0.69	0.67
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	30	30	0.0	0	0	0	0.0	0.00	1.46
All other NewCon	0	2,005	2,005	0.0	0	80	80	0.0	0.00	3.99
Total	55,148	55,560	412	0.7	955	1,017	62	6.5	1.73	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	560	584	24	4.3	County	81.18	80.39	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.27	34.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.57	27.25	12.58	17.80
(=) Taxable Tax Capacity	560	584	24	4.3	Special District	1.53	1.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	147.56	143.99	12.58	17.80

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	125,500	118,900	-5.3	1,627	1,541	-85	-5.2	1.3	1.3
Res Hmstd:Avg Val	188,200	178,200	-5.3	2,714	2,578	-137	-5.0	1.44	1.45
Res Hmstd: Hi Val	250,800	237,500	-5.3	3,800	3,614	-186	-4.9	1.52	1.52
Res Hmstd: Ex-Hi Val	376,300	356,400	-5.3	5,976	5,692	-285	-4.8	1.59	1.6
Apartment	300,000	261,800	-12.7	5,911	5,178	-733	-12.4	1.97	1.98
Seas Rec: Lo Val	75,000	69,700	-7.1	1,173	1,067	-106	-9.1	1.56	1.53
Seas Rec: Hi Val	200,000	186,000	-7.0	3,293	2,995	-297	-9.0	1.65	1.61
Comm/Ind: Lo Val	150,000	161,300	7.5	4,685	5,141	456	9.7	3.12	3.19
Comm/Ind: Med Val	300,000	322,600	7.5	10,868	11,752	884	8.1	3.62	3.64
Comm/Ind: Hi Val	1,000,000	1,075,300	7.5	39,723	42,604	2,881	7.3	3.97	3.96

Chisago County

Chisago City city

<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	283,179	286,416	3,237	1.1	4,363	4,567	204	4.7	1.54	1.59
Res Non-Hm: exis	39,746	41,741	1,995	5.0	712	763	51	7.1	1.79	1.83
Apartments: exis	17,772	17,822	50	0.3	371	380	9	2.5	2.09	2.13
Low-inc Apts: ex	5,466	5,466	0	0.0	69	71	2	2.8	1.27	1.31
Seasnl Rec: exis	11,697	12,174	477	4.1	204	212	9	4.2	1.74	1.74
Com/Ind: Lo: exi	12,352	12,448	96	0.8	402	411	8	2.1	3.26	3.30
Com/Ind Hi: exis	22,221	20,296	-1,925	-8.7	836	760	-76	-9.1	3.76	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,306	6,369	62	1.0	270	275	5	1.7	4.29	4.32
Ag HGA: Exist	4,869	4,820	-49	-1.0	73	74	2	2.6	1.49	1.54
Ag Hmstd Land	6,711	6,360	-352	-5.2	47	44	-3	-6.3	0.70	0.69
Ag Non-Hmstd	5,876	5,883	7	0.1	92	92	0	-0.2	1.57	1.57
ResHmstd: NewCon	0	1,167	1,167	0.0	0	19	19	0.0	0.00	1.60
All other NewCon	0	1,648	1,648	0.0	0	41	41	0.0	0.00	2.50
Total	416,195	422,611	6,416	1.5	7,440	7,710	270	3.6	1.79	1.82

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,190	4,249	59	1.4	County	80.33	79.56	0.00	0.00
(-) TIF Tax Capacity	30	34	5	15.3	City/Town	46.73	47.43	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.67	27.40	12.68	17.73
(=) Taxable Tax Capacity	4,160	4,215	55	1.3	Special District	2.06	2.03	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	156.80	156.41	12.68	17.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	132,500	134,000	1.1	1,849	1,940	91	4.9	1.4	1.45
Res Hmstd:Avg Val	198,600	200,900	1.2	3,062	3,199	137	4.5	1.54	1.59
Res Hmstd: Hi Val	264,700	267,700	1.1	4,276	4,456	181	4.2	1.62	1.66
Res Hmstd: Ex-Hi Val	397,200	401,700	1.1	6,708	6,979	270	4.0	1.69	1.74
Apartment	300,000	300,900	0.3	6,260	6,417	157	2.5	2.09	2.13
Comm/Ind: Lo Val	150,000	137,000	-8.7	4,894	4,527	-367	-7.5	3.26	3.30
Comm/Ind: Med Val	300,000	274,000	-8.7	11,356	10,346	-1,010	-8.9	3.79	3.78
Comm/Ind: Hi Val	1,000,000	913,400	-8.7	41,512	38,139	-3,373	-8.1	4.15	4.18

Chisago County

Harris city

<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	44,605	44,826	221	0.5	665	686	21	3.2	1.49	1.53
Res Non-Hm: exis	7,031	6,126	-905	-12.9	127	113	-14	-10.9	1.81	1.85
Apartments: exis	9	9	0	0.0	0	0	0	2.1	2.22	2.27
Low-inc Apts: ex	725	725	0	0.0	10	10	0	2.9	1.33	1.37
Seasnl Rec: exis	81	123	42	52.4	1	2	1	50.5	1.85	1.83
Com/Ind: Lo: exi	4,384	4,515	131	3.0	151	157	6	4.1	3.44	3.48
Com/Ind Hi: exis	6,200	5,804	-395	-6.4	284	267	-17	-5.9	4.58	4.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,288	2,627	339	14.8	104	120	16	15.5	4.54	4.57
Ag HGA: Exist	8,110	8,176	66	0.8	119	123	4	3.4	1.47	1.51
Ag Hmstd Land	11,009	11,826	817	7.4	85	90	6	6.5	0.77	0.76
Ag Non-Hmstd	6,458	5,794	-663	-10.3	111	98	-13	-11.6	1.71	1.69
ResHmstd: NewCon	0	37	37	0.0	0	1	1	0.0	0.00	1.53
All other NewCon	0	160	160	0.0	0	2	2	0.0	0.00	1.22
Total	90,900	90,749	-151	-0.2	1,657	1,670	13	0.8	1.82	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	872	865	-7	-0.8	County	78.40	77.65	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.59	54.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	42.03	40.56	2.38	8.18
(=) Taxable Tax Capacity	872	865	-7	-0.8	Special District	1.53	1.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	175.55	173.71	2.38	8.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,000	98,500	0.5	1,245	1,299	54	4.3	1.27	1.32
Res Hmstd:Avg Val	147,000	147,700	0.5	2,194	2,271	77	3.5	1.49	1.54
Res Hmstd: Hi Val	195,900	196,900	0.5	3,141	3,242	101	3.2	1.60	1.65
Res Hmstd: Ex-Hi Val	293,900	295,400	0.5	5,040	5,188	148	2.9	1.71	1.76
Apartment	300,000	300,000	0.0	6,655	6,760	105	1.6	2.22	2.25
Comm/Ind: Lo Val	150,000	140,400	-6.4	5,162	4,870	-292	-5.7	3.44	3.47
Comm/Ind: Med Val	300,000	280,900	-6.4	12,032	11,220	-811	-6.7	4.01	3.99
Comm/Ind: Hi Val	1,000,000	936,200	-6.4	44,092	41,346	-2,747	-6.2	4.41	4.42

Chisago County

Lindstrom city

<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	238,899	230,269	-8,630	-3.6	3,654	3,648	-6	-0.2	1.53	1.58
Res Non-Hm: exis	36,794	39,907	3,113	8.5	669	746	77	11.5	1.82	1.87
Apartments: exis	3,326	3,092	-234	-7.0	71	68	-3	-4.3	2.13	2.20
Low-inc Apts: ex	578	578	0	0.0	8	8	0	3.5	1.30	1.35
Seasnl Rec: exis	8,211	8,094	-116	-1.4	150	150	0	-0.2	1.83	1.85
Com/Ind: Lo: exi	10,893	10,763	-130	-1.2	362	364	2	0.6	3.32	3.38
Com/Ind Hi: exis	15,779	15,032	-747	-4.7	692	669	-23	-3.3	4.39	4.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,646	5,564	-82	-1.4	244	244	0	0.0	4.33	4.39
Ag HGA: Exist	465	1,115	650	139.6	7	19	12	174.3	1.49	1.71
Ag Hmstd Land	1,998	2,480	482	24.1	17	19	2	10.8	0.85	0.76
Ag Non-Hmstd	358	365	8	2.1	6	6	0	2.6	1.61	1.62
ResHmstd: NewCon	0	658	658	0.0	0	10	10	0.0	0.00	1.59
All other NewCon	0	391	391	0.0	0	13	13	0.0	0.00	3.21
Total	322,947	318,309	-4,638	-1.4	5,880	5,964	84	1.4	1.82	1.87

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,215	3,160	-54	-1.7	County	80.81	80.03	0.00	0.00
(-) TIF Tax Capacity	113	90	-24	-21.1	City/Town	50.81	52.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.57	27.25	12.58	17.80
(=) Taxable Tax Capacity	3,101	3,071	-31	-1.0	Special District	1.53	1.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	160.73	161.55	12.58	17.80

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	115,300	111,100	-3.6	1,567	1,552	-14	-0.9	1.36	1.4
Res Hmstd:Avg Val	172,900	166,700	-3.6	2,648	2,630	-18	-0.7	1.53	1.58
Res Hmstd: Hi Val	230,500	222,200	-3.6	3,730	3,706	-23	-0.6	1.62	1.67
Res Hmstd: Ex-Hi Val	345,800	333,300	-3.6	5,895	5,861	-34	-0.6	1.70	1.76
Apartment	300,000	278,900	-7.0	6,405	6,128	-277	-4.3	2.13	2.2
Comm/Ind: Lo Val	150,000	142,900	-4.7	4,981	4,833	-148	-3.0	3.32	3.38
Comm/Ind: Med Val	300,000	285,800	-4.7	11,560	11,116	-443	-3.8	3.85	3.89
Comm/Ind: Hi Val	1,000,000	952,700	-4.7	42,259	40,793	-1,466	-3.5	4.23	4.28

Chisago County

North Branch city

<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	391,578	389,602	-1,977	-0.5	6,197	6,305	108	1.7	1.58	1.62
Res Non-Hm: exis	40,910	45,702	4,792	11.7	811	911	101	12.4	1.98	1.99
Apartments: exis	21,371	21,951	580	2.7	505	522	17	3.3	2.36	2.38
Low-inc Apts: ex	8,825	8,824	0	0.0	126	127	2	1.3	1.43	1.44
Seasnl Rec: exis	579	567	-12	-2.0	17	16	0	-1.7	2.87	2.88
Com/Ind: Lo: exi	25,763	25,301	-462	-1.8	925	914	-11	-1.2	3.59	3.61
Com/Ind Hi: exis	93,883	87,726	-6,156	-6.6	4,206	4,191	-14	-0.3	4.48	4.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,116	15,325	209	1.4	722	729	6	0.9	4.78	4.75
Ag HGA: Exist	13,031	12,713	-319	-2.4	212	212	-1	-0.4	1.63	1.66
Ag Hmstd Land	20,218	18,188	-2,030	-10.0	179	150	-29	-16.4	0.88	0.82
Ag Non-Hmstd	14,517	15,351	833	5.7	269	278	9	3.3	1.85	1.81
ResHmstd: NewCon	0	3,411	3,411	0.0	0	55	55	0.0	0.00	1.62
All other NewCon	0	2,611	2,611	0.0	0	97	97	0.0	0.00	3.71
Total	645,792	647,271	1,480	0.2	14,168	14,507	338	2.4	2.19	2.24

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	6,816	6,925	108	1.6	County	78.52	77.73	0.00	0.00
(-) TIF Tax Capacity	457	355	-103	-22.5	City/Town	58.69	56.81	2.56	2.42
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	43.14	41.41	1.95	9.01
(=) Taxable Tax Capacity	6,359	6,570	211	3.3	Special District	5.14	5.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	185.50	181.12	4.51	11.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	95,200	94,700	-0.5	1,277	1,303	26	2.1	1.34	1.38
Res Hmstd:Avg Val	142,700	142,000	-0.5	2,259	2,291	32	1.4	1.58	1.61
Res Hmstd: Hi Val	190,300	189,300	-0.5	3,243	3,279	36	1.1	1.70	1.73
Res Hmstd: Ex-Hi Val	285,500	284,100	-0.5	5,211	5,259	48	0.9	1.83	1.85
Apartment	300,000	308,100	2.7	7,092	7,327	236	3.3	2.36	2.38
Comm/Ind: Lo Val	150,000	140,200	-6.5	5,417	5,064	-354	-6.5	3.61	3.61
Comm/Ind: Med Val	300,000	280,300	-6.6	12,618	11,643	-975	-7.7	4.21	4.15
Comm/Ind: Hi Val	1,000,000	934,400	-6.6	46,220	42,893	-3,327	-7.2	4.62	4.59

Chisago County

Rush City city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	45,045	44,591	-455	-1.0	536	538	2	0.4	1.19	1.21
Res Non-Hm: exis	12,345	13,447	1,102	8.9	223	244	21	9.5	1.80	1.81
Apartments: exis	4,548	5,008	459	10.1	95	105	10	10.7	2.08	2.09
Low-inc Apts: ex	3,744	3,269	-475	-12.7	47	41	-6	-12.0	1.25	1.26
Seasnl Rec: exis	764	1,547	783	102.5	16	36	20	123.3	2.09	2.31
Com/Ind: Lo: exi	9,375	8,978	-398	-4.2	307	294	-12	-4.1	3.27	3.28
Com/Ind Hi: exis	17,853	16,515	-1,338	-7.5	777	719	-58	-7.5	4.35	4.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,479	2,784	305	12.3	105	119	13	12.8	4.25	4.26
Ag HGA: Exist	740	585	-155	-20.9	9	8	-2	-17.7	1.27	1.32
Ag Hmstd Land	576	807	231	40.2	3	5	2	66.5	0.56	0.66
Ag Non-Hmstd	1,294	1,070	-224	-17.3	21	17	-4	-17.8	1.64	1.63
ResHmstd: NewCon	0	144	144	0.0	0	2	2	0.0	0.00	1.21
All other NewCon	0	1,042	1,042	0.0	0	32	32	0.0	0.00	3.09
Total	98,764	99,787	1,023	1.0	2,139	2,160	21	1.0	2.17	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	1,113	1,124	10	0.9	County	78.34	77.60	0.00	0.00
(-) TIF Tax Capacity	98	99	1	1.0	City/Town	43.18	44.24	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	40.51	39.38	3.61	5.80
(=) Taxable Tax Capacity	1,015	1,025	10	0.9	Special District	1.53	1.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	163.56	162.70	3.61	5.80

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,400	60,800	-1.0	625	629	4	0.7	1.02	1.03
Res Hmstd:Avg Val	92,000	91,100	-1.0	1,064	1,063	-2	-0.2	1.16	1.17
Res Hmstd: Hi Val	122,700	121,500	-1.0	1,623	1,619	-3	-0.2	1.32	1.33
Res Hmstd: Ex-Hi Val	184,100	182,200	-1.0	2,739	2,731	-8	-0.3	1.49	1.5
Apartment	300,000	330,300	10.1	6,242	6,909	668	10.7	2.08	2.09
Comm/Ind: Lo Val	150,000	138,800	-7.5	4,910	4,552	-358	-7.3	3.27	3.28
Comm/Ind: Med Val	300,000	277,500	-7.5	11,439	10,469	-970	-8.5	3.81	3.77
Comm/Ind: Hi Val	1,000,000	925,000	-7.5	41,907	38,656	-3,251	-7.8	4.19	4.18

Chisago County

Shafer city

<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	30,179	29,081	-1,098	-3.6	455	445	-10	-2.3	1.51	1.53
Res Non-Hm: exis	6,613	6,538	-74	-1.1	141	140	0	-0.2	2.13	2.15
Apartments: exis	749	749	0	0.0	18	18	0	1.0	2.38	2.40
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,896	2,871	-25	-0.9	105	104	0	-0.5	3.61	3.63
Com/Ind Hi: exis	3,023	2,895	-127	-4.2	144	138	-6	-4.1	4.78	4.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,227	1,231	4	0.3	59	59	0	0.4	4.78	4.78
Ag HGA: Exist	213	136	-77	-36.2	4	2	-2	-41.4	1.78	1.63
Ag Hmstd Land	176	319	143	81.7	1	2	1	122.8	0.58	0.71
Ag Non-Hmstd	581	546	-35	-6.0	10	10	-1	-7.1	1.80	1.78
ResHmstd: NewCon	0	454	454	0.0	0	7	7	0.0	0.00	1.53
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	45,656	44,820	-836	-1.8	936	926	-11	-1.1	2.05	2.07

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	451	440	-12	-2.6	County	78.46	77.71	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.68	71.57	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.57	27.25	12.58	17.80
(=) Taxable Tax Capacity	451	440	-12	-2.6	Special District	1.53	1.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	180.25	178.01	12.58	17.80

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	76,200	73,400	-3.7	922	915	-7	-0.8	1.21	1.25
Res Hmstd:Avg Val	114,300	110,100	-3.7	1,718	1,669	-49	-2.8	1.50	1.52
Res Hmstd: Hi Val	152,300	146,800	-3.6	2,513	2,447	-66	-2.6	1.65	1.67
Res Hmstd: Ex-Hi Val	228,500	220,200	-3.6	4,106	4,002	-104	-2.5	1.8	1.82
Apartment	300,000	300,000	0.0	7,137	7,209	72	1.0	2.38	2.40
Comm/Ind: Lo Val	150,000	143,700	-4.2	5,420	5,215	-206	-3.8	3.61	3.63
Comm/Ind: Med Val	300,000	287,400	-4.2	12,584	12,010	-574	-4.6	4.19	4.18
Comm/Ind: Hi Val	1,000,000	957,900	-4.2	46,017	44,055	-1,962	-4.3	4.60	4.6

Chisago County

Stacy city

<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	45,510	41,049	-4,461	-9.8	643	589	-54	-8.4	1.41	1.43
Res Non-Hm: exis	8,080	8,224	144	1.8	157	164	8	4.9	1.94	2.00
Apartments: exis	633	633	0	0.0	13	14	0	3.1	2.12	2.19
Low-inc Apts: ex	657	657	0	0.0	8	9	0	4.0	1.28	1.33
Seasnl Rec: exis	191	180	-11	-5.8	3	3	0	-5.7	1.73	1.73
Com/Ind: Lo: exi	6,490	6,383	-107	-1.6	216	216	0	0.2	3.33	3.39
Com/Ind Hi: exis	14,957	13,804	-1,153	-7.7	662	619	-43	-6.5	4.43	4.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,511	2,529	17	0.7	111	114	2	2.0	4.43	4.49
Ag HGA: Exist	674	646	-27	-4.1	10	9	0	-3.8	1.47	1.47
Ag Hmstd Land	430	412	-19	-4.3	2	2	0	-19.5	0.55	0.46
Ag Non-Hmstd	425	417	-8	-1.9	7	7	0	-0.8	1.55	1.57
ResHmstd: NewCon	0	471	471	0.0	0	7	7	0.0	0.00	1.43
All other NewCon	0	258	258	0.0	0	5	5	0.0	0.00	1.85
Total	80,558	75,663	-4,895	-6.1	1,833	1,757	-76	-4.1	2.28	2.32

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	943	878	-65	-6.9	County	78.40	77.65	0.00	0.00
(-) TIF Tax Capacity	67	58	-9	-13.4	City/Town	45.89	47.94	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	41.72	40.25	2.51	9.22
(=) Taxable Tax Capacity	876	821	-56	-6.4	Special District	1.53	1.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	167.53	167.32	2.51	9.22

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	94,000	84,800	-9.8	1,116	1,002	-115	-10.3	1.19	1.18
Res Hmstd:Avg Val	140,900	127,100	-9.8	1,984	1,812	-172	-8.7	1.41	1.43
Res Hmstd: Hi Val	187,800	169,400	-9.8	2,853	2,623	-230	-8.1	1.52	1.55
Res Hmstd: Ex-Hi Val	281,800	254,200	-9.8	4,593	4,247	-345	-7.5	1.63	1.67
Apartment	300,000	300,000	0.0	6,358	6,551	193	3.0	2.12	2.18
Comm/Ind: Lo Val	150,000	138,400	-7.7	4,983	4,682	-301	-6.0	3.32	3.38
Comm/Ind: Med Val	300,000	276,900	-7.7	11,615	10,759	-856	-7.4	3.87	3.89
Comm/Ind: Hi Val	1,000,000	922,900	-7.7	42,562	39,698	-2,864	-6.7	4.26	4.30

Chisago County

Taylors Falls city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	40,732	40,519	-213	-0.5	641	654	13	2.0	1.57	1.61
Res Non-Hm: exis	6,034	5,977	-56	-0.9	124	125	1	0.5	2.06	2.09
Apartments: exis	2,199	2,192	-7	-0.3	53	53	1	1.2	2.40	2.44
Low-inc Apts: ex	995	974	-21	-2.1	15	14	0	-0.2	1.46	1.49
Seasnl Rec: exis	1,248	1,257	8	0.7	26	26	0	1.4	2.08	2.10
Com/Ind: Lo: exi	3,649	3,622	-27	-0.8	133	133	0	0.0	3.64	3.67
Com/Ind Hi: exis	2,701	2,616	-85	-3.1	124	120	-4	-2.9	4.59	4.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	12,137	11,963	-175	-1.4	581	574	-7	-1.2	4.79	4.80
Ag HGA: Exist	1,112	1,152	40	3.6	19	21	1	6.7	1.74	1.80
Ag Hmstd Land	1,348	1,524	176	13.1	10	12	1	12.0	0.77	0.76
Ag Non-Hmstd	1,405	1,441	36	2.5	26	26	0	1.8	1.82	1.81
ResHmstd: NewCon	0	57	57	0.0	0	1	1	0.0	0.00	1.62
All other NewCon	0	11	11	0.0	0	0	0	0.0	0.00	2.09
Total	73,561	73,304	-257	-0.3	1,752	1,760	8	0.5	2.38	2.40

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	818	811	-7	-0.8	County	75.81	75.07	0.00	0.00
(-) TIF Tax Capacity	15	7	-8	-53.0	City/Town	77.01	76.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.55	27.22	12.58	17.80
(=) Taxable Tax Capacity	803	804	1	0.1	Special District	1.53	1.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	181.91	180.57	12.58	17.80

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,700	85,300		-0.5	1,130	1,158	29	2.5	1.32	1.36
Res Hmstd:Avg Val	128,500	127,800		-0.5	2,032	2,070	38	1.9	1.58	1.62
Res Hmstd: Hi Val	171,200	170,300		-0.5	2,932	2,982	50	1.7	1.71	1.75
Res Hmstd: Ex-Hi Val	256,900	255,600		-0.5	4,740	4,813	74	1.6	1.84	1.88
Apartment	300,000	299,000		-0.3	7,199	7,281	82	1.1	2.4	2.44
Comm/Ind: Lo Val	150,000	145,300		-3.1	5,457	5,329	-129	-2.4	3.64	3.67
Comm/Ind: Med Val	300,000	290,600		-3.1	12,671	12,292	-379	-3.0	4.22	4.23
Comm/Ind: Hi Val	1,000,000	968,500		-3.2	46,335	45,038	-1,298	-2.8	4.63	4.65

Chisago County

Wyoming city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	396,900	395,509	-1,391	-0.4	6,607	6,556	-51	-0.8	1.66	1.66
Res Non-Hm: exis	32,858	35,811	2,953	9.0	645	694	49	7.6	1.96	1.94
Apartments: exis	11,781	11,769	-12	-0.1	270	266	-4	-1.4	2.29	2.26
Low-inc Apts: ex	4,163	4,158	-4	-0.1	58	57	-1	-1.7	1.40	1.38
Seasnl Rec: exis	2,369	2,433	63	2.7	45	47	2	5.1	1.89	1.94
Com/Ind: Lo: exi	17,676	17,442	-234	-1.3	619	605	-14	-2.2	3.50	3.47
Com/Ind Hi: exis	83,399	80,946	-2,453	-2.9	3,366	3,254	-112	-3.3	4.04	4.02
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,907	7,914	7	0.1	363	363	0	0.0	4.59	4.58
Ag HGA: Exist	5,588	5,738	150	2.7	96	100	4	3.8	1.72	1.74
Ag Hmstd Land	7,769	7,236	-533	-6.9	63	57	-6	-9.9	0.81	0.79
Ag Non-Hmstd	6,513	6,365	-147	-2.3	111	109	-2	-1.8	1.70	1.71
ResHmstd: NewCon	0	793	793	0.0	0	13	13	0.0	0.00	1.66
All other NewCon	0	1,558	1,558	0.0	0	48	48	0.0	0.00	3.07
Total	576,923	577,672	749	0.1	12,243	12,170	-73	-0.6	2.12	2.11

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	6,088	6,086	-2	0.0	County	78.71	77.95	0.00	0.00	
(-) TIF Tax Capacity	48	33	-15	-31.9	City/Town	64.64	64.50	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.32	24.93	16.69	14.98	
(=) Taxable Tax Capacity	6,040	6,053	13	0.2	Special District	3.29	3.30	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	169.97	170.68	16.69	14.98	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	119,400	119,000		-0.3	1,778	1,757	-22	-1.2	1.49	1.48
Res Hmstd: Avg Val	179,000	178,400		-0.3	2,982	2,951	-32	-1.1	1.67	1.65
Res Hmstd: Hi Val	238,600	237,800		-0.3	4,186	4,145	-41	-1.0	1.75	1.74
Res Hmstd: Ex-Hi Val	358,000	356,700		-0.4	6,597	6,535	-62	-0.9	1.84	1.83
Apartment	300,000	299,700		-0.1	6,875	6,843	-32	-0.5	2.29	2.28
Comm/Ind: Lo Val	150,000	145,600		-2.9	5,251	5,083	-168	-3.2	3.50	3.49
Comm/Ind: Med Val	300,000	291,200		-2.9	12,168	11,738	-430	-3.5	4.06	4.03
Comm/Ind: Hi Val	1,000,000	970,600		-2.9	44,449	43,021	-1,428	-3.2	4.44	4.43

Clay County

Barnesville city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	99,412	96,913	-2,498	-2.5	1,269	1,132	-137	-10.8	1.28	1.17
Res Non-Hm: exis	7,029	8,831	1,802	25.6	109	125	16	14.4	1.55	1.41
Apartments: exis	3,339	4,610	1,271	38.1	62	78	16	26.3	1.85	1.69
Low-inc Apts: ex	621	736	115	18.6	7	8	1	8.4	1.15	1.05
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	5,124	4,576	-548	-10.7	151	127	-25	-16.4	2.95	2.77
Com/Ind Hi: exis	2,493	3,361	868	34.8	96	121	25	26.4	3.85	3.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	114	113	0	-0.3	1	1	0	-9.0	1.23	1.12
Ag Hmstd Land	343	330	-12	-3.6	2	2	0	-14.0	0.55	0.49
Ag Non-Hmstd	278	248	-30	-10.9	4	3	-1	-18.2	1.27	1.17
ResHmstd: NewCon	0	844	844	0.0	0	10	10	0.0	0.00	1.17
All other NewCon	0	1,309	1,309	0.0	0	37	37	0.0	0.00	2.79
Total	118,750	121,872	3,121	2.6	1,701	1,643	-58	-3.4	1.43	1.35

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,043	1,096	53	5.0	County	53.67	49.89	0.00	0.00
(-) TIF Tax Capacity	115	121	6	5.5	City/Town	63.95	60.91	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.37	4.12	26.20	23.56
(=) Taxable Tax Capacity	928	974	46	5.0	Special District	2.22	1.77	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.20	116.69	26.20	23.56

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	82,200	80,100	-2.6	881	773	-108	-12.3	1.07	0.97
Res Hmstd: Avg Val	123,300	120,200	-2.5	1,559	1,377	-181	-11.6	1.26	1.15
Res Hmstd: Hi Val	164,300	160,200	-2.5	2,235	1,981	-254	-11.4	1.36	1.24
Res Hmstd: Ex-Hi Val	246,500	240,300	-2.5	3,590	3,188	-402	-11.2	1.46	1.33
Apartment	300,000	414,200	38.1	5,556	7,018	1,462	26.3	1.85	1.69
Comm/Ind: Lo Val	150,000	202,200	34.8	4,431	6,035	1,604	36.2	2.95	2.98
Comm/Ind: Med Val	300,000	404,500	34.8	10,208	13,339	3,131	30.7	3.40	3.3
Comm/Ind: Hi Val	1,000,000	1,348,300	34.8	37,166	47,415	10,249	27.6	3.72	3.52

Clay County	Comstock city
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<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	3,932	3,923	-10	-0.2	38	34	-4	-9.3	0.96	0.87
Res Non-Hm: exis	427	410	-16	-3.8	5	5	-1	-14.1	1.26	1.13
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	427	625	198	46.5	11	15	4	37.5	2.50	2.34
Com/Ind Hi: exis	201	170	-31	-15.2	7	5	-1	-20.3	3.24	3.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	59	59	0	0.3	2	2	0	-5.8	3.24	3.04
Ag HGA: Exist	140	140	0	-0.2	1	1	0	-9.3	1.06	0.96
Ag Hmstd Land	184	231	46	25.2	1	1	0	49.8	0.29	0.34
Ag Non-Hmstd	184	189	5	2.7	2	2	0	-6.1	0.97	0.88
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,554	5,747	193	3.5	66	64	-2	-2.6	1.19	1.12

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	48	51	2	4.8	County	53.85	50.04	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.09	31.59	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.53	4.27	26.20	23.56
(=) Taxable Tax Capacity	48	51	2	4.8	Special District	2.22	2.47	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	96.68	88.37	26.20	23.56

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	59,600	59,500	-0.2	502	456	-46	-9.2	0.84	0.77
Res Hmstd: Avg Val	89,400	89,200	-0.2	816	740	-76	-9.3	0.91	0.83
Res Hmstd: Hi Val	119,100	118,800	-0.3	1,207	1,095	-112	-9.3	1.01	0.92
Res Hmstd: Ex-Hi Val	178,700	178,300	-0.2	1,991	1,808	-183	-9.2	1.11	1.01
Comm/Ind: Lo Val	150,000	127,200	-15.2	3,744	2,979	-765	-20.4	2.5	2.34
Comm/Ind: Med Val	300,000	254,400	-15.2	8,606	6,691	-1,915	-22.3	2.87	2.63
Comm/Ind: Hi Val	1,000,000	848,100	-15.2	31,293	24,763	-6,529	-20.9	3.13	2.92

Clay County

Dilworth city

<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	151,889	150,804	-1,085	-0.7	2,018	1,878	-140	-7.0	1.33	1.25
Res Non-Hm: exis	12,301	12,758	457	3.7	201	194	-7	-3.4	1.63	1.52
Apartments: exis	8,171	10,093	1,921	23.5	158	183	25	16.1	1.93	1.81
Low-inc Apts: ex	2,335	2,631	296	12.7	28	29	2	5.5	1.19	1.11
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	7,127	7,501	374	5.2	164	142	-22	-13.3	2.31	1.90
Com/Ind Hi: exis	42,389	44,777	2,389	5.6	978	849	-129	-13.2	2.31	1.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,700	1,698	-2	-0.1	39	32	-7	-18.0	2.32	1.90
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	369	500	131	35.6	4	5	1	25.8	1.16	1.07
Ag Non-Hmstd	2,798	4,069	1,271	45.4	39	54	14	36.5	1.41	1.32
ResHmstd: NewCon	0	2,445	2,445	0.0	0	30	30	0.0	0.00	1.25
All other NewCon	0	4,896	4,896	0.0	0	85	85	0.0	0.00	1.73
Total	229,080	242,172	13,093	5.7	3,631	3,483	-148	-4.1	1.58	1.44

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,536	2,718	182	7.2	County	53.66	49.89	0.00	0.00
(-) TIF Tax Capacity	62	100	38	60.9	City/Town	55.47	52.75	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.29	24.97	17.16	16.66
(=) Taxable Tax Capacity	2,474	2,618	144	5.8	Special District	2.22	2.47	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	139.63	130.08	17.16	16.66

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	95,800	95,100	-0.7	1,102	1,022	-80	-7.3	1.15	1.08
Res Hmstd: Avg Val	143,600	142,600	-0.7	1,912	1,775	-137	-7.2	1.33	1.24
Res Hmstd: Hi Val	191,400	190,000	-0.7	2,721	2,526	-195	-7.2	1.42	1.33
Res Hmstd: Ex-Hi Val	287,200	285,100	-0.7	4,344	4,033	-311	-7.2	1.51	1.41
Apartment	300,000	370,500	23.5	5,751	6,642	891	15.5	1.92	1.79
Comm/Ind: Lo Val	150,000	158,500	5.7	4,575	4,672	97	2.1	3.05	2.95
Comm/Ind: Med Val	300,000	316,900	5.6	10,589	10,706	117	1.1	3.53	3.38
Comm/Ind: Hi Val	1,000,000	1,056,300	5.6	38,655	38,872	217	0.6	3.87	3.68

Clay County

Felton city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,730	4,528	-202	-4.3	43	39	-4	-9.7	0.90	0.85
Res Non-Hm: exis	672	872	199	29.7	9	11	2	20.9	1.30	1.21
Apartments: exis	63	105	42	66.4	1	2	1	55.5	1.57	1.47
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	603	544	-59	-9.8	16	14	-2	-14.2	2.65	2.52
Com/Ind Hi: exis	142	301	160	112.7	5	10	5	101.9	3.48	3.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	78	79	0	0.3	3	3	0	-4.8	3.48	3.30
Ag HGA: Exist	202	125	-77	-38.1	2	1	-1	-36.8	0.97	0.99
Ag Hmstd Land	922	965	43	4.7	9	8	0	-3.3	0.92	0.85
Ag Non-Hmstd	750	772	22	3.0	9	8	0	-5.3	1.15	1.06
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.85
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	8,162	8,291	129	1.6	95	94	-1	-0.6	1.16	1.14

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	69	73	4	5.1	County	53.68	49.93	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.60	28.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.65	21.14	13.92	15.17
(=) Taxable Tax Capacity	69	73	4	5.1	Special District	5.87	6.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	114.81	105.58	13.92	15.17

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	45,800	43,800	-4.4	379	344	-35	-9.3	0.83	0.79
Res Hmstd:Avg Val	68,600	65,700	-4.2	568	516	-52	-9.2	0.83	0.79
Res Hmstd: Hi Val	91,400	87,500	-4.3	843	746	-97	-11.5	0.92	0.85
Res Hmstd: Ex-Hi Val	137,200	131,300	-4.3	1,480	1,317	-163	-11.0	1.08	1.00
Apartment	300,000	499,200	66.4	4,723	7,345	2,622	55.5	1.57	1.47
Comm/Ind: Lo Val	150,000	319,100	112.7	3,968	9,362	5,394	135.9	2.65	2.93
Comm/Ind: Med Val	300,000	638,100	112.7	9,189	19,903	10,714	116.6	3.06	3.12
Comm/Ind: Hi Val	1,000,000	2,127,100	112.7	33,553	69,104	35,551	106.0	3.36	3.25

Clay County

Georgetown city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,933	1,867	-66	-3.4	23	19	-3	-14.9	1.17	1.03
Res Non-Hm: exis	527	548	22	4.1	9	8	-1	-9.5	1.67	1.45
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	446	537	91	20.4	14	15	2	11.0	3.08	2.84
Com/Ind Hi: exis	132	268	136	103.6	5	10	5	87.9	4.04	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	71	71	0	-0.6	3	3	0	-8.2	4.04	3.73
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,110	1,290	181	16.3	11	11	1	6.0	0.97	0.89
Ag Non-Hmstd	56	209	153	273.3	1	3	2	235.9	1.39	1.25
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.03
All other NewCon	0	98	98	0.0	0	3	3	0.0	0.00	3.03
Total	4,274	4,894	619	14.5	65	72	7	11.1	1.52	1.48

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	38	46	8	21.1	County	53.32	49.61	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.60	44.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.68	28.60	21.58	18.60
(=) Taxable Tax Capacity	38	46	8	21.1	Special District	2.22	2.47	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	138.82	124.94	21.58	18.60

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	42,600	41,100	-3.5	447	385	-62	-13.9	1.05	0.94
Res Hmstd: Avg Val	63,800	61,600	-3.4	669	576	-93	-13.9	1.05	0.94
Res Hmstd: Hi Val	85,100	82,200	-3.4	954	807	-147	-15.4	1.12	0.98
Res Hmstd: Ex-Hi Val	127,700	123,300	-3.4	1,691	1,443	-248	-14.6	1.32	1.17
Comm/Ind: Lo Val	150,000	305,400	103.6	4,623	10,051	5,428	117.4	3.08	3.29
Comm/Ind: Med Val	300,000	610,700	103.6	10,679	21,426	10,747	100.6	3.56	3.51
Comm/Ind: Hi Val	1,000,000	2,035,700	103.6	38,941	74,520	35,579	91.4	3.89	3.66

Clay County

Glyndon city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	48,628	47,912	-716	-1.5	772	723	-49	-6.4	1.59	1.51
Res Non-Hm: exis	2,969	4,175	1,206	40.6	62	80	18	28.9	2.09	1.91
Apartments: exis	1,021	1,328	307	30.1	24	29	5	22.5	2.33	2.20
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,007	2,872	-135	-4.5	107	97	-10	-9.0	3.55	3.39
Com/Ind Hi: exis	1,242	1,172	-70	-5.7	58	52	-6	-10.3	4.69	4.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	428	429	1	0.3	20	19	-1	-4.6	4.69	4.46
Ag HGA: Exist	147	147	-1	-0.3	2	2	0	-5.8	1.61	1.52
Ag Hmstd Land	1,226	1,034	-192	-15.7	14	8	-6	-42.7	1.17	0.80
Ag Non-Hmstd	471	1,291	820	174.0	8	21	13	155.5	1.75	1.64
ResHmstd: NewCon	0	58	58	0.0	0	1	1	0.0	0.00	1.51
All other NewCon	0	296	296	0.0	0	8	8	0.0	0.00	2.87
Total	59,139	60,712	1,574	2.7	1,068	1,042	-26	-2.5	1.81	1.72

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	540	558	18	3.4	County	53.52	49.75	0.00	0.00
(-) TIF Tax Capacity	72	76	3	4.8	City/Town	93.22	90.38	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.46	20.96	13.92	15.17
(=) Taxable Tax Capacity	468	483	15	3.1	Special District	2.22	2.47	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	175.41	163.56	13.92	15.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	91,800	90,400	-1.5	1,230	1,140	-90	-7.3	1.34	1.26	
Res Hmstd: Avg Val	137,600	135,600	-1.5	2,169	2,014	-155	-7.2	1.58	1.49	
Res Hmstd: Hi Val	183,400	180,700	-1.5	3,109	2,886	-222	-7.1	1.7	1.6	
Res Hmstd: Ex-Hi Val	275,200	271,100	-1.5	4,992	4,635	-356	-7.1	1.81	1.71	
Apartment	300,000	390,300	30.1	6,996	8,572	1,576	22.5	2.33	2.2	
Comm/Ind: Lo Val	150,000	141,500	-5.7	5,332	4,791	-541	-10.1	3.55	3.39	
Comm/Ind: Med Val	300,000	283,000	-5.7	12,371	11,016	-1,355	-11.0	4.12	3.89	
Comm/Ind: Hi Val	1,000,000	943,300	-5.7	45,220	40,491	-4,729	-10.5	4.52	4.29	

Clay County

Hawley city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	69,941	69,804	-137	-0.2	866	772	-95	-10.9	1.24	1.11
Res Non-Hm: exis	6,625	7,828	1,203	18.2	102	107	5	4.8	1.55	1.37
Apartments: exis	5,063	6,464	1,401	27.7	93	106	13	14.0	1.84	1.64
Low-inc Apts: ex	1,305	1,492	187	14.3	15	15	0	1.9	1.12	1.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	7,459	7,565	106	1.4	221	206	-14	-6.6	2.96	2.73
Com/Ind Hi: exis	5,250	8,585	3,335	63.5	205	309	104	50.9	3.90	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	72	65	-7	-9.9	3	2	0	-16.8	3.90	3.60
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	628	682	55	8.7	9	8	0	-1.9	1.36	1.23
Ag Non-Hmstd	687	778	92	13.3	9	10	0	2.3	1.36	1.23
ResHmstd: NewCon	0	607	607	0.0	0	7	7	0.0	0.00	1.11
All other NewCon	0	688	688	0.0	0	13	13	0.0	0.00	1.86
Total	97,030	104,558	7,529	7.8	1,523	1,555	33	2.1	1.57	1.49

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	941	1,057	116	12.3	County	54.38	50.04	0.00	0.00
(-) TIF Tax Capacity	30	39	9	30.4	City/Town	46.07	43.30	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.63	27.21	13.16	10.12
(=) Taxable Tax Capacity	912	1,018	107	11.7	Special District	2.22	2.47	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	136.31	123.03	13.16	10.12

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,600	85,400	-0.2	877	773	-103	-11.8	1.02	0.91
Res Hmstd: Avg Val	128,400	128,100	-0.2	1,569	1,389	-180	-11.5	1.22	1.08
Res Hmstd: Hi Val	171,100	170,800	-0.2	2,260	2,005	-254	-11.3	1.32	1.17
Res Hmstd: Ex-Hi Val	256,800	256,300	-0.2	3,646	3,238	-407	-11.2	1.42	1.26
Apartment	300,000	383,000	27.7	5,506	6,277	771	14.0	1.84	1.64
Comm/Ind: Lo Val	150,000	245,300	63.5	4,440	7,525	3,084	69.5	2.96	3.07
Comm/Ind: Med Val	300,000	490,600	63.5	10,295	16,362	6,068	58.9	3.43	3.34
Comm/Ind: Hi Val	1,000,000	1,635,200	63.5	37,615	57,600	19,985	53.1	3.76	3.52

Clay County

Hitterdal city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,778	5,517	-260	-4.5	82	73	-9	-10.5	1.41	1.33
Res Non-Hm: exis	259	375	116	44.7	5	7	2	31.4	1.97	1.79
Apartments: exis	112	153	41	36.3	2	3	1	27.6	2.17	2.04
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	657	723	67	10.2	22	23	1	4.8	3.29	3.13
Com/Ind Hi: exis	178	298	120	67.1	8	12	4	59.1	4.21	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	156	161	5	3.1	7	6	0	-1.8	4.21	4.01
Ag HGA: Exist	660	665	5	0.8	10	10	-1	-5.6	1.55	1.45
Ag Hmstd Land	607	884	277	45.7	3	4	1	45.6	0.48	0.48
Ag Non-Hmstd	126	188	63	49.9	2	2	1	41.0	1.33	1.25
ResHmstd: NewCon	0	24	24	0.0	0	0	0	0.0	0.00	1.33
All other NewCon	0	21	21	0.0	0	0	0	0.0	0.00	1.53
Total	8,533	9,010	477	5.6	140	141	1	0.8	1.64	1.56

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	69	75	6	8.5	County	53.36	49.61	0.00	0.00
(-) TIF Tax Capacity	4	4	0	-0.3	City/Town	45.72	46.13	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.70	22.51	51.47	47.61
(=) Taxable Tax Capacity	66	72	6	9.0	Special District	5.87	6.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	132.65	124.73	51.47	47.61

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,200	46,000	-4.6	632	563	-68	-10.8	1.31	1.22
Res Hmstd: Avg Val	72,200	68,900	-4.6	946	844	-103	-10.8	1.31	1.22
Res Hmstd: Hi Val	96,300	92,000	-4.5	1,394	1,224	-170	-12.2	1.45	1.33
Res Hmstd: Ex-Hi Val	144,400	137,900	-4.5	2,337	2,067	-270	-11.6	1.62	1.5
Apartment	300,000	408,800	36.3	6,518	8,320	1,802	27.6	2.17	2.04
Comm/Ind: Lo Val	150,000	250,700	67.1	4,932	8,732	3,799	77.0	3.29	3.48
Comm/Ind: Med Val	300,000	501,300	67.1	11,252	18,785	7,533	67.0	3.75	3.75
Comm/Ind: Hi Val	1,000,000	1,671,200	67.1	40,742	65,719	24,977	61.3	4.07	3.93

Clay County

Moorhead city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,280,000	1,287,981	7,981	0.6	15,863	15,303	-560	-3.5	1.24	1.19
Res Non-Hm: exis	179,244	182,375	3,131	1.7	2,729	2,654	-75	-2.8	1.52	1.46
Apartments: exis	208,879	212,256	3,377	1.6	3,637	3,553	-83	-2.3	1.74	1.67
Low-inc Apts: ex	22,978	23,239	261	1.1	247	240	-8	-3.1	1.08	1.03
Seasnl Rec: exis	2,183	2,199	16	0.7	44	43	-1	-2.8	2.02	1.95
Com/Ind: Lo: exi	76,000	75,497	-503	-0.7	1,751	1,431	-320	-18.3	2.30	1.90
Com/Ind Hi: exis	308,778	314,007	5,228	1.7	6,987	5,819	-1,168	-16.7	2.26	1.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,364	7,367	3	0.0	170	140	-31	-18.1	2.31	1.89
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	2,001	1,657	-345	-17.2	14	10	-3	-23.8	0.68	0.63
Ag Non-Hmstd	16,082	18,180	2,098	13.0	196	216	20	10.2	1.22	1.19
ResHmstd: NewCon	0	13,958	13,958	0.0	0	166	166	0.0	0.00	1.19
All other NewCon	0	13,368	13,368	0.0	0	214	214	0.0	0.00	1.60
Total	2,103,509	2,152,083	48,575	2.3	31,638	29,788	-1,849	-5.8	1.50	1.38

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	22,969	23,554	585	2.5	County	52.87	49.21	0.00	0.00
(-) TIF Tax Capacity	853	891	38	4.4	City/Town	35.33	37.23	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.49	29.27	21.57	18.59
(=) Taxable Tax Capacity	22,116	22,663	547	2.5	Special District	3.33	3.31	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	122.02	119.03	21.57	18.59

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	98,600	99,200	600	0.6	1,070	1,028	-41	-3.9	1.08	1.04
Res Hmstd: Avg Val	147,800	148,700	900	0.6	1,830	1,762	-68	-3.7	1.24	1.19
Res Hmstd: Hi Val	197,100	198,300	1,200	0.6	2,592	2,498	-94	-3.6	1.32	1.26
Res Hmstd: Ex-Hi Val	295,700	297,500	1,800	0.6	4,116	3,970	-146	-3.6	1.39	1.33
Apartment	300,000	304,900	4,900	1.6	5,223	5,103	-119	-2.3	1.74	1.67
Comm/Ind: Lo Val	150,000	152,500	2,500	1.7	4,245	4,218	-26	-0.6	2.83	2.77
Comm/Ind: Med Val	300,000	305,100	5,100	1.7	9,797	9,724	-73	-0.7	3.27	3.19
Comm/Ind: Hi Val	1,000,000	1,016,900	16,900	1.7	35,705	35,402	-303	-0.8	3.57	3.48

Clay County

Sabin city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	22,999	21,517	-1,482	-6.4	326	301	-25	-7.6	1.42	1.40
Res Non-Hm: exis	1,547	1,593	46	3.0	27	28	1	3.0	1.74	1.74
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	680	690	10	1.5	22	22	0	2.0	3.22	3.24
Com/Ind Hi: exis	239	395	156	65.4	10	17	7	66.7	4.22	4.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	153	154	1	0.3	6	7	0	1.1	4.22	4.25
Ag HGA: Exist	125	116	-10	-7.8	2	2	0	-10.5	1.39	1.35
Ag Hmstd Land	292	374	81	27.8	2	3	1	34.4	0.66	0.69
Ag Non-Hmstd	123	156	33	26.9	2	2	1	29.8	1.48	1.51
ResHmstd: NewCon	0	770	770	0.0	0	11	11	0.0	0.00	1.41
All other NewCon	0	60	60	0.0	0	1	1	0.0	0.00	1.83
Total	26,159	25,824	-335	-1.3	397	393	-4	-1.0	1.52	1.52

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	225	222	-3	-1.3	County	52.25	48.46	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	65.10	73.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.34	27.11	21.58	18.60
(=) Taxable Tax Capacity	225	222	-3	-1.3	Special District	2.22	2.47	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	147.91	151.23	21.58	18.60

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,700	80,200	-6.4	1,016	908	-108	-10.6	1.19	1.13	
Res Hmstd:Avg Val	128,500	120,200	-6.5	1,798	1,642	-156	-8.7	1.4	1.37	
Res Hmstd: Hi Val	171,300	160,300	-6.4	2,581	2,377	-203	-7.9	1.51	1.48	
Res Hmstd: Ex-Hi Val	257,000	240,400	-6.5	4,147	3,847	-301	-7.2	1.61	1.60	
Comm/Ind: Lo Val	150,000	248,100	65.4	4,828	9,024	4,196	86.9	3.22	3.64	
Comm/Ind: Med Val	300,000	496,200	65.4	11,156	19,572	8,415	75.4	3.72	3.94	
Comm/Ind: Hi Val	1,000,000	1,654,000	65.4	40,691	68,796	28,105	69.1	4.07	4.16	

Clay County

Ulen city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,807	13,067	261	2.0	170	161	-8	-4.9	1.33	1.24
Res Non-Hm: exis	2,089	2,084	-4	-0.2	35	32	-3	-8.8	1.66	1.52
Apartments: exis	387	488	101	26.2	7	9	1	15.8	1.93	1.77
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,299	1,937	-362	-15.7	69	54	-14	-21.0	3.00	2.81
Com/Ind Hi: exis	6,560	8,602	2,042	31.1	251	309	58	23.0	3.83	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	694	760	66	9.6	26	27	1	2.8	3.78	3.55
Ag HGA: Exist	229	133	-96	-42.0	3	2	-1	-44.8	1.38	1.31
Ag Hmstd Land	291	451	160	54.8	1	2	1	81.1	0.41	0.48
Ag Non-Hmstd	789	673	-117	-14.8	9	7	-2	-22.0	1.13	1.04
ResHmstd: NewCon	0	26	26	0.0	0	0	0	0.0	0.00	1.24
All other NewCon	0	631	631	0.0	0	17	17	0.0	0.00	2.69
Total	26,143	28,852	2,708	10.4	571	620	49	8.5	2.19	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	308	359	51	16.5	County	53.05	49.39	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	26.98	25.47	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.40	22.28	51.47	47.61
(=) Taxable Tax Capacity	308	359	51	16.5	Special District	5.87	6.48	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	113.31	103.63	51.47	47.61

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,600	57,800	2.1	676	635	-41	-6.1	1.19	1.1
Res Hmstd: Avg Val	84,800	86,500	2.0	1,062	1,003	-59	-5.5	1.25	1.16
Res Hmstd: Hi Val	113,100	115,400	2.0	1,557	1,467	-90	-5.8	1.38	1.27
Res Hmstd: Ex-Hi Val	169,600	173,100	2.1	2,546	2,394	-152	-6.0	1.50	1.38
Apartment	300,000	378,600	26.2	5,793	6,707	914	15.8	1.93	1.77
Comm/Ind: Lo Val	150,000	196,700	31.1	4,497	5,894	1,396	31.0	3	3
Comm/Ind: Med Val	300,000	393,400	31.1	10,236	12,955	2,718	26.6	3.41	3.29
Comm/Ind: Hi Val	1,000,000	1,311,300	31.1	37,019	45,905	8,886	24.0	3.70	3.50

Clearwater County

Bagley city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	25,530	25,902	372	1.5	377	388	10	2.8	1.48	1.50
Res Non-Hm: exis	6,846	6,566	-280	-4.1	147	140	-7	-4.8	2.15	2.14
Apartments: exis	2,771	2,800	28	1.0	71	72	1	1.0	2.58	2.58
Low-inc Apts: ex	492	492	0	0.0	8	8	0	0.3	1.55	1.56
Seasnl Rec: exis	272	262	-10	-3.8	8	7	0	-3.1	2.83	2.85
Com/Ind: Lo: exi	8,063	8,023	-40	-0.5	312	310	-2	-0.7	3.87	3.86
Com/Ind Hi: exis	4,490	4,617	128	2.8	207	214	7	3.4	4.62	4.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	413	374	-39	-9.5	21	19	-2	-9.8	5.15	5.12
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	35	0	-35	-100.0	0	0	0	-100.0	0.72	0.00
Ag Non-Hmstd	6	34	28	467.8	0	1	1	461.6	2.03	2.01
ResHmstd: NewCon	0	17	17	0.0	0	0	0	0.0	0.00	1.50
All other NewCon	0	183	183	0.0	0	7	7	0.0	0.00	3.95
Total	48,919	49,269	350	0.7	1,153	1,167	14	1.2	2.36	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	504	509	5	1.0	County	49.05	54.83	0.00	0.00
(-) TIF Tax Capacity	16	14	-2	-11.5	City/Town	116.88	119.74	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.17	20.22	4.17	6.91
(=) Taxable Tax Capacity	488	495	7	1.4	Special District	5.83	5.95	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	202.94	200.73	4.17	6.91

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,200	51,900	1.4	645	661	16	2.5	1.26	1.27
Res Hmstd:Avg Val	76,800	77,900	1.4	975	1,011	36	3.7	1.27	1.3
Res Hmstd: Hi Val	102,400	103,900	1.5	1,552	1,598	46	2.9	1.52	1.54
Res Hmstd: Ex-Hi Val	153,600	155,800	1.4	2,706	2,769	63	2.3	1.76	1.78
Apartment	300,000	303,100	1.0	7,735	7,815	79	1.0	2.58	2.58
Comm/Ind: Lo Val	150,000	154,300	2.9	5,805	6,012	207	3.6	3.87	3.9
Comm/Ind: Med Val	300,000	308,500	2.8	13,523	13,914	391	2.9	4.51	4.51
Comm/Ind: Hi Val	1,000,000	1,028,400	2.8	49,543	50,809	1,265	2.6	4.95	4.94

Clearwater County

Clearbrook city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	10,056	9,816	-240	-2.4	150	145	-5	-3.4	1.49	1.48
Res Non-Hm: exis	1,610	1,826	216	13.4	36	41	4	11.6	2.26	2.23
Apartments: exis	266	323	57	21.5	7	9	1	20.7	2.68	2.66
Low-inc Apts: ex	583	583	0	0.0	9	9	0	-1.0	1.63	1.61
Seasnl Rec: exis	31	0	-31	-100.0	1	0	-1	-100.0	2.14	0.00
Com/Ind: Lo: exi	2,013	2,028	15	0.8	80	80	0	0.4	3.98	3.96
Com/Ind Hi: exis	564	554	-10	-1.8	30	29	-1	-2.0	5.27	5.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	384	461	77	20.1	20	24	4	19.8	5.27	5.26
Ag HGA: Exist	297	295	-2	-0.7	5	5	0	-2.2	1.84	1.81
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	84	84	0	0.0	2	2	0	0.8	2.05	2.07
ResHmstd: NewCon	0	52	52	0.0	0	1	1	0.0	0.00	1.48
All other NewCon	0	38	38	0.0	0	2	2	0.0	0.00	4.24
Total	15,887	16,060	173	1.1	341	347	6	1.7	2.15	2.16

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	145	149	4	2.7	County	50.84	56.61	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	133.88	131.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.77	13.35	11.50	7.81
(=) Taxable Tax Capacity	145	149	4	2.7	Special District	5.83	5.95	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	205.33	206.91	11.50	7.81

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,700	42,700		-2.3	589	563	-25	-4.3	1.35	1.32
Res Hmstd:Avg Val	65,600	64,000		-2.4	884	844	-39	-4.4	1.35	1.32
Res Hmstd: Hi Val	87,400	85,300		-2.4	1,292	1,220	-72	-5.6	1.48	1.43
Res Hmstd: Ex-Hi Val	131,200	128,100		-2.4	2,323	2,218	-104	-4.5	1.77	1.73
Apartment	300,000	364,600		21.5	8,045	9,714	1,670	20.8	2.68	2.66
Comm/Ind: Lo Val	150,000	147,300		-1.8	5,968	5,837	-132	-2.2	3.98	3.96
Comm/Ind: Med Val	300,000	294,600		-1.8	13,868	13,546	-323	-2.3	4.62	4.6
Comm/Ind: Hi Val	1,000,000	981,900		-1.8	50,736	49,679	-1,057	-2.1	5.07	5.06

Clearwater County

Gonvick city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,690	4,621	-69	-1.5	68	67	-1	-1.4	1.44	1.44
Res Non-Hm: exis	772	829	57	7.4	18	19	1	8.4	2.31	2.34
Apartments: exis	23	93	70	301.7	1	3	2	307.4	2.79	2.82
Low-inc Apts: ex	185	115	-70	-37.7	3	2	-1	-37.0	1.69	1.71
Seasnl Rec: exis	12	12	0	0.0	0	0	0	1.7	3.32	3.37
Com/Ind: Lo: exi	858	869	11	1.3	35	36	1	2.6	4.10	4.15
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	236	258	21	9.0	13	14	1	10.6	5.43	5.51
Ag HGA: Exist	69	69	0	0.0	1	1	0	0.0	1.40	1.40
Ag Hmstd Land	366	366	0	0.0	3	3	0	1.0	0.89	0.90
Ag Non-Hmstd	132	132	0	0.0	3	3	0	2.9	2.14	2.20
ResHmstd: NewCon	0	28	28	0.0	0	0	0	0.0	0.00	1.44
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,343	7,391	48	0.7	145	149	4	2.9	1.97	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	60	61	1	2.1	County	43.29	49.20	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	155.60	157.01	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.88	7.57	11.50	7.81
(=) Taxable Tax Capacity	60	61	1	2.1	Special District	5.83	5.95	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	213.61	219.74	11.50	7.81

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	31,600	31,100	-1.6	441	434	-7	-1.6	1.4	1.4
Res Hmstd:Avg Val	47,400	46,700	-1.5	662	652	-10	-1.5	1.4	1.4
Res Hmstd: Hi Val	63,200	62,300	-1.4	883	870	-13	-1.4	1.4	1.4
Res Hmstd: Ex-Hi Val	94,800	93,400	-1.5	1,521	1,492	-29	-1.9	1.60	1.6
Apartment	300,000	1,205,200	301.7	8,355	34,044	25,689	307.5	2.79	2.82

Clearwater County

Leonard city

<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	621	620	-1	-0.1	4	4	0	-1.8	0.71	0.70
Res Non-Hm: exis	217	216	-1	-0.3	2	2	0	0.6	1.14	1.15
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	186	183	-2	-1.3	4	4	0	-0.1	2.42	2.45
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	89	91	2	2.0	3	3	0	3.7	3.19	3.24
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	153	132	-21	-13.5	1	0	0	-19.2	0.40	0.38
Ag Non-Hmstd	36	36	0	0.0	0	0	0	4.5	1.02	1.06
ResHmstd: NewCon	0	8	8	0.0	0	0	0	0.0	0.00	0.71
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,301	1,286	-15	-1.2	15	15	0	-0.1	1.17	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	12	11	0	-0.7	County	51.88	57.63	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.18	28.37	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.67	14.23	11.50	7.80
(=) Taxable Tax Capacity	12	11	0	-0.7	Special District	5.83	5.95	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	101.57	106.18	11.50	7.80

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	35,000	34,900	-0.3	254	250	-4	-1.6	0.72	0.72
Res Hmstd:Avg Val	52,400	52,300	-0.2	380	374	-6	-1.5	0.72	0.72
Res Hmstd: Hi Val	69,900	69,800	-0.1	506	499	-7	-1.4	0.72	0.72
Res Hmstd: Ex-Hi Val	104,800	104,600	-0.2	903	897	-6	-0.6	0.86	0.86

Clearwater County

Shevlin city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,114	2,911	-203	-6.5	29	29	-1	-2.2	0.94	0.99
Res Non-Hm: exis	449	520	71	15.8	6	8	1	20.7	1.43	1.49
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	759	742	-18	-2.3	22	22	0	0.3	2.90	2.98
Com/Ind Hi: exis	365	381	16	4.4	14	15	1	6.9	3.85	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	106	115	9	8.3	4	5	0	10.9	3.85	3.95
Ag HGA: Exist	270	358	88	32.7	3	4	1	39.5	1.00	1.05
Ag Hmstd Land	198	223	25	12.9	1	1	0	21.8	0.46	0.49
Ag Non-Hmstd	30	30	0	0.0	0	0	0	2.5	1.38	1.42
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	81	81	0.0	0	2	2	0.0	0.00	2.60
Total	5,291	5,361	70	1.3	80	86	6	6.9	1.51	1.60

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	49	50	1	2.8	County	50.92	56.69	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	54.52	62.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.61	21.98	4.17	6.91
(=) Taxable Tax Capacity	49	50	1	2.8	Special District	0.31	0.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	138.36	141.83	4.17	6.91

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,300	34,900	-6.4	325	321	-4	-1.3	0.87	0.92	
Res Hmstd:Avg Val	55,900	52,300	-6.4	487	481	-6	-1.3	0.87	0.92	
Res Hmstd: Hi Val	74,600	69,700	-6.6	650	641	-9	-1.4	0.87	0.92	
Res Hmstd: Ex-Hi Val	111,900	104,600	-6.5	1,219	1,161	-58	-4.7	1.09	1.11	
Comm/Ind: Lo Val	150,000	156,600	4.4	4,352	4,727	375	8.6	2.90	3.02	
Comm/Ind: Med Val	300,000	313,200	4.4	10,133	10,907	774	7.6	3.38	3.48	
Comm/Ind: Hi Val	1,000,000	1,044,000	4.4	37,112	39,750	2,638	7.1	3.71	3.81	

Cook County

Grand Marais city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	75,274	75,534	260	0.3	571	567	-4	-0.6	0.76	0.75
Res Non-Hm: exis	15,399	16,005	605	3.9	166	171	5	2.8	1.08	1.07
Apartments: exis	1,370	795	-575	-42.0	17	10	-7	-42.4	1.27	1.26
Low-inc Apts: ex	1,902	3,514	1,612	84.8	15	27	12	82.9	0.78	0.77
Seasnl Rec: exis	38,013	30,995	-7,018	-18.5	452	354	-98	-21.7	1.19	1.14
Com/Ind: Lo: exi	13,323	14,116	793	6.0	347	350	3	0.7	2.60	2.48
Com/Ind Hi: exis	12,055	17,633	5,578	46.3	415	578	163	39.2	3.44	3.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	17	17	0	-2.1	1	1	0	-6.8	3.45	3.28
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	0	81	81	0.0	0	1	1	0.0	0.00	0.95
ResHmstd: NewCon	0	422	422	0.0	0	3	3	0.0	0.00	0.75
All other NewCon	0	144	144	0.0	0	2	2	0.0	0.00	1.16
Total	157,353	159,255	1,902	1.2	1,984	2,062	79	4.0	1.26	1.30

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,693	1,757	64	3.8	County	36.06	36.12	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	50.19	49.31	0.00	0.00
(-) FD Contrib Tax Cap	123	123	1	0.7	School District	3.21	3.70	8.09	7.00
(=) Taxable Tax Capacity	1,570	1,633	63	4.0	Special District	5.93	6.31	0.00	0.00
FD Distrib Tax Cap	36	38	2	5.1	Total	95.40	95.43	8.09	7.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	119,100	119,500		0.3	690	681	-8	-1.2	0.58	0.57
Res Hmstd: Avg Val	178,600	179,200		0.3	1,357	1,344	-12	-0.9	0.76	0.75
Res Hmstd: Hi Val	238,100	238,900		0.3	2,024	2,007	-17	-0.8	0.85	0.84
Res Hmstd: Ex-Hi Val	357,200	358,400		0.3	3,358	3,334	-25	-0.7	0.94	0.93
Apartment	300,000	174,100		-42.0	3,820	2,199	-1,622	-42.4	1.27	1.26
Seas Rec: Lo Val	75,000	61,200		-18.4	782	639	-142	-18.2	1.04	1.04
Seas Rec: Hi Val	200,000	163,100		-18.5	2,249	1,822	-428	-19.0	1.12	1.12
Comm/Ind: Lo Val	150,000	219,400		46.3	3,907	5,991	2,084	53.3	2.60	2.73
Comm/Ind: Med Val	300,000	438,800		46.3	9,076	13,185	4,109	45.3	3.03	3.00
Comm/Ind: Hi Val	1,000,000	1,462,700		46.3	33,197	46,759	13,562	40.9	3.32	3.2

Cottonwood County

Bingham Lake city

<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	3,116	3,194	78	2.5	42	39	-2	-5.4	1.34	1.24
Res Non-Hm: exis	810	899	89	11.0	16	16	0	3.1	1.94	1.80
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	66	66	0	-0.2	1	1	0	-7.8	1.43	1.32
Com/Ind: Lo: exi	698	576	-122	-17.5	22	17	-5	-22.6	3.18	2.98
Com/Ind Hi: exis	2,474	2,699	225	9.1	102	104	2	2.4	4.11	3.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	382	379	-3	-0.8	16	15	-1	-6.9	4.11	3.86
Ag HGA: Exist	53	53	0	-0.8	1	1	0	-8.3	1.18	1.09
Ag Hmstd Land	984	1,232	248	25.2	8	11	2	29.2	0.83	0.85
Ag Non-Hmstd	819	1,122	304	37.1	11	14	3	25.7	1.34	1.23
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.24
All other NewCon	0	646	646	0.0	0	24	24	0.0	0.00	3.68
Total	9,401	10,867	1,466	15.6	218	241	24	10.8	2.32	2.22

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	115	137	22	19.4	County	36.12	26.48	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	78.46	80.35	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.70	16.32	37.77	35.38
(=) Taxable Tax Capacity	115	137	22	19.4	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	134.44	123.26	37.77	35.38

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	41,600	42,600	2.4	493	466	-27	-5.5	1.18	1.09
Res Hmstd:Avg Val	62,300	63,900	2.6	738	699	-39	-5.3	1.18	1.09
Res Hmstd: Hi Val	83,100	85,200	2.5	1,031	987	-44	-4.2	1.24	1.16
Res Hmstd: Ex-Hi Val	124,600	127,700	2.5	1,796	1,708	-87	-4.9	1.44	1.34
Comm/Ind: Lo Val	150,000	163,700	9.1	4,767	5,004	237	5.0	3.18	3.06
Comm/Ind: Med Val	300,000	327,300	9.1	10,935	11,319	385	3.5	3.64	3.46
Comm/Ind: Hi Val	1,000,000	1,091,100	9.1	39,716	40,803	1,087	2.7	3.97	3.74

Cottonwood County

Jeffers city

<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	5,743	5,626	-117	-2.0	81	76	-4	-5.4	1.41	1.36
Res Non-Hm: exis	1,094	1,207	113	10.3	23	24	2	7.1	2.06	2.00
Apartments: exis	139	139	0	-0.3	3	3	0	-3.1	2.46	2.39
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,345	1,299	-47	-3.5	49	46	-3	-5.6	3.65	3.57
Com/Ind Hi: exis	1,066	1,112	45	4.3	51	52	1	2.1	4.74	4.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,066	1,235	168	15.8	51	57	7	13.4	4.74	4.65
Ag HGA: Exist	213	215	2	1.0	3	3	0	-1.5	1.42	1.38
Ag Hmstd Land	10	12	2	20.0	-1	0	1	0.0	#####	0.53
Ag Non-Hmstd	255	368	113	44.5	4	6	2	41.7	1.65	1.62
ResHmstd: NewCon	0	9	9	0.0	0	0	0	0.0	0.00	1.36
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	10,932	11,220	288	2.6	264	268	5	1.8	2.41	2.39

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	115	120	5	4.6	County	35.94	26.27	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	127.23	133.52	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.04	2.30	38.94	36.04
(=) Taxable Tax Capacity	115	120	5	4.6	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	165.36	162.21	38.94	36.04

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	27,800	27,200	-2.2	384	363	-21	-5.5	1.38	1.33
Res Hmstd:Avg Val	41,600	40,800	-1.9	575	544	-31	-5.3	1.38	1.33
Res Hmstd: Hi Val	55,500	54,400	-2.0	767	725	-41	-5.4	1.38	1.33
Res Hmstd: Ex-Hi Val	83,200	81,500	-2.0	1,208	1,131	-77	-6.4	1.45	1.39
Apartment	300,000	299,100	-0.3	7,369	7,142	-226	-3.1	2.46	2.39
Comm/Ind: Lo Val	150,000	156,400	4.3	5,480	5,659	178	3.3	3.65	3.62
Comm/Ind: Med Val	300,000	312,800	4.3	12,593	12,925	332	2.6	4.2	4.13
Comm/Ind: Hi Val	1,000,000	1,042,600	4.3	45,785	46,829	1,043	2.3	4.58	4.49

Cottonwood County

Mountain Lake city

<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	38,345	38,031	-314	-0.8	597	553	-44	-7.3	1.56	1.45
Res Non-Hm: exis	5,639	5,895	256	4.5	117	114	-3	-2.6	2.07	1.93
Apartments: exis	1,770	1,819	49	2.8	43	41	-2	-4.1	2.43	2.27
Low-inc Apts: ex	331	254	-77	-23.3	5	4	-1	-28.4	1.54	1.44
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,850	4,880	30	0.6	174	161	-13	-7.7	3.59	3.29
Com/Ind Hi: exis	3,460	3,566	107	3.1	160	135	-25	-15.6	4.61	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	177	661	484	272.8	8	29	21	252.8	4.61	4.36
Ag HGA: Exist	223	222	0	-0.2	4	3	0	-6.8	1.68	1.57
Ag Hmstd Land	439	528	89	20.3	5	6	1	24.4	1.16	1.19
Ag Non-Hmstd	853	1,159	306	35.9	13	16	3	26.2	1.51	1.41
ResHmstd: NewCon	0	135	135	0.0	0	2	2	0.0	0.00	1.46
All other NewCon	0	874	874	0.0	0	19	19	0.0	0.00	2.18
Total	56,088	58,025	1,937	3.5	1,125	1,083	-42	-3.8	2.01	1.87

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	500	516	16	3.2	County	33.71	24.03	0.00	0.00
(-) TIF Tax Capacity	12	21	8	68.0	City/Town	116.67	116.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.89	0.13	53.67	50.76
(=) Taxable Tax Capacity	487	495	8	1.6	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	151.43	140.71	53.67	50.76

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	43,600	43,200	-0.9	630	584	-46	-7.3	1.45	1.35
Res Hmstd: Avg Val	65,400	64,900	-0.8	945	877	-68	-7.2	1.45	1.35
Res Hmstd: Hi Val	87,100	86,400	-0.8	1,341	1,240	-101	-7.6	1.54	1.43
Res Hmstd: Ex-Hi Val	130,700	129,600	-0.8	2,295	2,122	-173	-7.6	1.76	1.64
Apartment	300,000	308,300	2.8	7,289	6,987	-301	-4.1	2.43	2.27
Comm/Ind: Lo Val	150,000	154,600	3.1	5,388	5,299	-89	-1.6	3.59	3.43
Comm/Ind: Med Val	300,000	309,200	3.1	12,304	12,044	-260	-2.1	4.10	3.9
Comm/Ind: Hi Val	1,000,000	1,030,800	3.1	44,578	43,527	-1,051	-2.4	4.46	4.22

Cottonwood County

Storden city

<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	3,642	3,701	60	1.6	72	79	6	8.7	1.98	2.12
Res Non-Hm: exis	1,009	950	-58	-5.8	31	32	1	2.2	3.12	3.38
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	26	23	-2	-8.4	1	1	0	-0.6	4.68	5.07
Com/Ind: Lo: exi	739	723	-16	-2.2	38	40	2	5.1	5.13	5.51
Com/Ind Hi: exis	1,194	1,194	0	0.0	80	86	6	7.8	6.71	7.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	187	208	21	11.5	13	15	3	20.1	6.71	7.23
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	22	0	-22	-100.0	1	0	-1	-100.0	2.64	0.00
Ag Non-Hmstd	229	351	122	53.3	6	10	4	69.5	2.64	2.92
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	2.13
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,046	7,152	106	1.5	242	263	21	8.8	3.44	3.68

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	74	75	1	1.2	County	34.14	24.51	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	229.46	266.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.02	0.26	38.94	36.04
(=) Taxable Tax Capacity	74	75	1	1.2	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	263.78	291.51	38.94	36.04

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	27,700	28,200	1.8	546	595	49	8.9	1.97	2.11
Res Hmstd: Avg Val	41,500	42,200	1.7	818	890	72	8.8	1.97	2.11
Res Hmstd: Hi Val	55,300	56,200	1.6	1,091	1,185	95	8.7	1.97	2.11
Res Hmstd: Ex-Hi Val	83,000	84,400	1.7	1,727	1,900	173	10.0	2.08	2.25
Comm/Ind: Lo Val	150,000	150,000	0.0	7,695	8,271	576	7.5	5.13	5.51
Comm/Ind: Med Val	300,000	300,000	0.0	17,760	19,118	1,358	7.6	5.92	6.37
Comm/Ind: Hi Val	1,000,000	999,900	0.0	64,731	69,733	5,002	7.7	6.47	6.97

Cottonwood County

Westbrook city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	13,597	13,455	-142	-1.0	185	176	-9	-5.1	1.36	1.31
Res Non-Hm: exis	2,253	2,187	-66	-2.9	45	43	-3	-6.2	2.02	1.95
Apartments: exis	1,323	1,323	0	0.0	33	32	-1	-3.1	2.47	2.39
Low-inc Apts: ex	180	181	1	0.7	3	3	0	-2.6	1.51	1.46
Seasnl Rec: exis	23	24	1	4.4	1	1	0	1.6	2.21	2.15
Com/Ind: Lo: exi	1,914	1,890	-24	-1.3	71	68	-3	-3.6	3.71	3.62
Com/Ind Hi: exis	430	421	-9	-2.1	21	20	-1	-4.3	4.88	4.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	53	56	4	7.0	3	3	0	4.6	4.88	4.77
Ag HGA: Exist	619	617	-2	-0.4	9	9	0	-3.8	1.52	1.47
Ag Hmstd Land	501	656	155	30.8	4	7	3	66.4	0.78	0.99
Ag Non-Hmstd	426	575	149	35.0	8	10	2	32.1	1.83	1.79
ResHmstd: NewCon	0	46	46	0.0	0	1	1	0.0	0.00	1.31
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.38
Total	21,319	21,432	114	0.5	382	371	-11	-3.0	1.79	1.73

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	179	179	0	0.3	County	35.53	25.85	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	144.67	151.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.15	1.35	18.52	15.83
(=) Taxable Tax Capacity	179	179	0	0.3	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	182.50	178.58	18.52	15.83

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,700	33,300	-1.2	431	410	-22	-5.1	1.28	1.23	
Res Hmstd:Avg Val	50,600	50,100	-1.0	648	616	-32	-4.9	1.28	1.23	
Res Hmstd: Hi Val	67,400	66,700	-1.0	863	820	-43	-4.9	1.28	1.23	
Res Hmstd: Ex-Hi Val	101,100	100,000	-1.1	1,519	1,440	-79	-5.2	1.50	1.44	
Apartment	300,000	300,000	0.0	7,399	7,172	-228	-3.1	2.47	2.39	
Comm/Ind: Lo Val	150,000	146,900	-2.1	5,560	5,314	-246	-4.4	3.71	3.62	
Comm/Ind: Med Val	300,000	293,700	-2.1	12,881	12,282	-598	-4.6	4.29	4.18	
Comm/Ind: Hi Val	1,000,000	979,100	-2.1	47,044	44,982	-2,062	-4.4	4.70	4.59	

Cottonwood County

Windom city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	132,944	134,131	1,188	0.9	1,951	1,776	-175	-9.0	1.47	1.32
Res Non-Hm: exis	20,094	18,092	-2,002	-10.0	377	306	-71	-18.9	1.88	1.69
Apartments: exis	5,106	5,085	-21	-0.4	112	100	-12	-10.7	2.20	1.97
Low-inc Apts: ex	1,991	1,991	0	0.0	27	25	-3	-10.2	1.38	1.24
SeasnI Rec: exis	331	329	-2	-0.5	5	5	-1	-10.1	1.64	1.48
Com/Ind: Lo: exi	16,352	15,994	-358	-2.2	548	492	-55	-10.1	3.35	3.08
Com/Ind Hi: exis	21,917	22,711	794	3.6	951	905	-46	-4.8	4.34	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	628	710	82	13.1	27	28	1	3.9	4.34	3.99
Ag HGA: Exist	204	214	9	4.5	3	3	0	-4.3	1.70	1.56
Ag Hmstd Land	566	432	-134	-23.7	4	3	-1	-31.0	0.65	0.58
Ag Non-Hmstd	1,430	2,198	768	53.7	21	28	8	36.6	1.46	1.30
ResHmstd: NewCon	0	346	346	0.0	0	5	5	0.0	0.00	1.33
All other NewCon	0	1,357	1,357	0.0	0	47	47	0.0	0.00	3.43
Total	201,563	203,590	2,028	1.0	4,027	3,723	-304	-7.6	2.00	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	1,999	2,035	36	1.8	County	34.91	25.26	0.00	0.00
(-) TIF Tax Capacity	214	185	-29	-13.5	City/Town	92.67	89.47	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.06	14.69	37.77	35.38
(=) Taxable Tax Capacity	1,785	1,850	65	3.7	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	145.79	129.54	37.77	35.38

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	62,500	63,100	600	1.0	783	714	-69	-8.8	1.25	1.13
Res Hmstd: Avg Val	93,700	94,500	800	0.9	1,300	1,186	-114	-8.7	1.39	1.26
Res Hmstd: Hi Val	124,900	126,000	1,100	0.9	1,914	1,742	-171	-8.9	1.53	1.38
Res Hmstd: Ex-Hi Val	187,400	189,100	1,700	0.9	3,143	2,857	-286	-9.1	1.68	1.51
Apartment	300,000	298,800	-1,200	-0.4	6,600	5,896	-705	-10.7	2.20	1.97
Comm/Ind: Lo Val	150,000	155,400	5,400	3.6	5,023	4,832	-191	-3.8	3.35	3.11
Comm/Ind: Med Val	300,000	310,900	10,900	3.6	11,531	11,030	-501	-4.3	3.84	3.55
Comm/Ind: Hi Val	1,000,000	1,036,200	36,200	3.6	41,902	39,938	-1,964	-4.7	4.19	3.85

Cottonwood County

Comfrey city (part)

<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	299	362	63	20.9	5	6	1	17.2	1.60	1.55
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	216	210	-6	-2.6	9	8	0	-4.1	3.96	3.90
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: 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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	515	572	57	11.1	13	14	0	3.5	2.59	2.41

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5	5	0	4.8	County	35.12	25.57	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	140.87	147.29	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.03	2.42	47.32	48.49
(=) Taxable Tax Capacity	5	5	0	4.8	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	180.17	175.40	47.32	48.49

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	48,600	58,800	21.0	755	904	149	19.7	1.55	1.54
Res Hmstd:Avg Val	72,800	88,000	20.9	1,131	1,456	324	28.7	1.55	1.65
Res Hmstd: Hi Val	97,000	117,300	20.9	1,693	2,158	465	27.5	1.75	1.84
Res Hmstd: Ex-Hi Val	145,600	176,100	20.9	2,877	3,567	690	24.0	1.98	2.03

Crow Wing County

Baxter city

<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	372,613	369,906	-2,707	-0.7	4,042	4,088	46	1.1	1.08	1.11
Res Non-Hm: exis	51,887	48,762	-3,125	-6.0	696	662	-34	-4.8	1.34	1.36
Apartments: exis	38,134	38,645	512	1.3	577	597	19	3.4	1.51	1.54
Low-inc Apts: ex	4,927	4,707	-220	-4.5	46	44	-1	-2.6	0.92	0.94
Seasnl Rec: exis	4,014	3,931	-83	-2.1	51	51	0	-0.2	1.27	1.30
Com/Ind: Lo: exi	50,166	48,390	-1,776	-3.5	1,294	1,264	-30	-2.3	2.58	2.61
Com/Ind Hi: exis	261,041	249,825	-11,216	-4.3	8,844	8,569	-275	-3.1	3.39	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,964	7,691	1,727	29.0	202	264	62	30.8	3.38	3.43
Ag HGA: Exist	459	386	-73	-15.9	5	4	-1	-13.1	0.99	1.02
Ag Hmstd Land	870	784	-86	-9.9	4	4	0	-10.5	0.47	0.46
Ag Non-Hmstd	8,236	7,959	-277	-3.4	90	88	-2	-1.7	1.09	1.11
ResHmstd: NewCon	0	1,466	1,466	0.0	0	16	16	0.0	0.00	1.11
All other NewCon	0	12,138	12,138	0.0	0	372	372	0.0	0.00	3.07
Total	798,311	794,592	-3,719	-0.5	15,849	16,023	173	1.1	1.99	2.02

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	10,513	10,466	-47	-0.4	County	34.27	35.18	0.00	0.00
(-) TIF Tax Capacity	345	348	3	1.0	City/Town	53.60	54.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.42	24.94	10.83	10.98
(=) Taxable Tax Capacity	10,168	10,117	-51	-0.5	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	112.48	114.77	10.83	10.98

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	111,300	110,500	-0.7	1,066	1,076	10	0.9	0.96	0.97
Res Hmstd:Avg Val	166,800	165,600	-0.7	1,807	1,826	19	1.1	1.08	1.10
Res Hmstd: Hi Val	222,400	220,800	-0.7	2,549	2,577	28	1.1	1.15	1.17
Res Hmstd: Ex-Hi Val	333,700	331,300	-0.7	4,034	4,081	47	1.2	1.21	1.23
Apartment	300,000	304,000	1.3	4,543	4,695	152	3.3	1.51	1.54
Comm/Ind: Lo Val	150,000	143,600	-4.3	3,869	3,751	-118	-3.1	2.58	2.61
Comm/Ind: Med Val	300,000	287,100	-4.3	8,974	8,643	-331	-3.7	2.99	3.01
Comm/Ind: Hi Val	1,000,000	957,000	-4.3	32,796	31,729	-1,067	-3.3	3.28	3.32

Crow Wing County

Brainerd city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	285,763	292,653	6,890	2.4	2,838	3,061	223	7.9	0.99	1.05
Res Non-Hm: exis	84,600	90,053	5,453	6.4	1,189	1,321	132	11.1	1.41	1.47
Apartments: exis	37,211	34,235	-2,976	-8.0	596	575	-21	-3.5	1.60	1.68
Low-inc Apts: ex	13,368	13,042	-326	-2.4	131	134	3	2.3	0.98	1.02
Seasnl Rec: exis	2,013	1,649	-364	-18.1	34	30	-4	-10.4	1.69	1.85
Com/Ind: Lo: exi	53,179	53,114	-65	-0.1	1,423	1,474	50	3.5	2.68	2.77
Com/Ind Hi: exis	137,843	136,568	-1,275	-0.9	4,440	4,891	451	10.2	3.22	3.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,543	1,956	-587	-23.1	90	72	-18	-20.5	3.54	3.66
Ag HGA: Exist	110	106	-4	-3.8	1	1	0	-0.9	1.01	1.04
Ag Hmstd Land	77	74	-3	-3.4	0	0	0	0.9	0.16	0.17
Ag Non-Hmstd	2,954	2,833	-121	-4.1	27	28	0	1.0	0.93	0.97
ResHmstd: NewCon	0	424	424	0.0	0	4	4	0.0	0.00	1.05
All other NewCon	0	343	343	0.0	0	8	8	0.0	0.00	2.21
Total	619,660	627,049	7,388	1.2	10,769	11,598	829	7.7	1.74	1.85

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	7,002	7,240	237	3.4	County	33.62	34.43	0.00	0.00	
(-) TIF Tax Capacity	332	335	3	1.0	City/Town	59.28	64.51	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.82	24.86	10.83	10.98	
(=) Taxable Tax Capacity	6,670	6,905	234	3.5	Special District	1.75	1.80	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	119.47	125.60	10.83	10.98	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	65,400	67,000	2.4	540	578	39	7.2	0.83	0.86	
Res Hmstd:Avg Val	98,000	100,400	2.4	937	1,017	80	8.5	0.96	1.01	
Res Hmstd: Hi Val	130,600	133,700	2.4	1,397	1,509	112	8.0	1.07	1.13	
Res Hmstd: Ex-Hi Val	196,000	200,700	2.4	2,320	2,500	181	7.8	1.18	1.25	
Apartment	300,000	276,000	-8.0	4,805	4,636	-169	-3.5	1.60	1.68	
Comm/Ind: Lo Val	150,000	148,600	-0.9	4,026	4,123	97	2.4	2.68	2.77	
Comm/Ind: Med Val	300,000	297,200	-0.9	9,341	9,554	213	2.3	3.11	3.21	
Comm/Ind: Hi Val	1,000,000	990,700	-0.9	34,141	34,956	815	2.4	3.41	3.53	

Crow Wing County

Crosby city

<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	49,991	50,278	287	0.6	480	482	1	0.3	0.96	0.96
Res Non-Hm: exis	10,819	12,231	1,412	13.0	203	226	23	11.1	1.88	1.85
Apartments: exis	12,576	12,639	63	0.5	281	280	-1	-0.4	2.24	2.22
Low-inc Apts: ex	389	347	-43	-10.9	5	5	-1	-11.8	1.36	1.34
Seasn1 Rec: exis	5,098	5,008	-90	-1.8	90	87	-2	-2.5	1.76	1.74
Com/Ind: Lo: exi	9,902	9,428	-473	-4.8	340	316	-24	-7.0	3.43	3.35
Com/Ind Hi: exis	7,017	6,771	-246	-3.5	318	300	-17	-5.4	4.53	4.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,639	2,651	12	0.5	118	116	-2	-1.6	4.48	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	573	532	-41	-7.1	10	9	-1	-7.5	1.72	1.71
ResHmstd: NewCon	0	43	43	0.0	0	0	0	0.0	0.00	0.96
All other NewCon	0	19	19	0.0	0	0	0	0.0	0.00	2.44
Total	99,003	99,946	944	1.0	1,845	1,823	-22	-1.2	1.86	1.82

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,027	1,032	6	0.6	County	33.26	34.18	0.00	0.00
(-) TIF Tax Capacity	141	141	0	0.1	City/Town	123.16	120.72	0.00	0.00
(-) FD Contrib Tax Cap	84	79	-6	-6.6	School District	14.10	14.89	9.00	7.88
(=) Taxable Tax Capacity	801	812	11	1.4	Special District	1.25	1.31	0.00	0.00
FD Distrib Tax Cap	196	206	10	4.9	Total	171.77	171.10	9.00	7.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	54,400	54,700	0.6	295	290	-5	-1.7	0.54	0.53
Res Hmstd:Avg Val	81,600	82,100	0.6	646	644	-3	-0.4	0.79	0.78
Res Hmstd: Hi Val	108,700	109,300	0.6	1,178	1,172	-6	-0.5	1.08	1.07
Res Hmstd: Ex-Hi Val	163,200	164,100	0.6	2,248	2,238	-10	-0.5	1.38	1.36
Apartment	300,000	301,500	0.5	6,711	6,686	-25	-0.4	2.24	2.22
Seas Rec: Lo Val	75,000	73,700	-1.7	1,355	1,328	-27	-2.0	1.81	1.80
Seas Rec: Hi Val	200,000	196,500	-1.8	3,777	3,703	-74	-2.0	1.89	1.88
Comm/Ind: Lo Val	150,000	144,700	-3.5	5,163	4,872	-291	-5.6	3.44	3.37
Comm/Ind: Med Val	300,000	289,500	-3.5	12,002	11,277	-725	-6.0	4.00	3.9
Comm/Ind: Hi Val	1,000,000	965,000	-3.5	43,919	41,427	-2,492	-5.7	4.39	4.29

Crow Wing County

Cuyuna city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	15,948	14,693	-1,255	-7.9	129	121	-9	-6.6	0.81	0.82
Res Non-Hm: exis	2,807	2,558	-250	-8.9	36	34	-3	-6.9	1.30	1.32
Apartments: exis	151	148	-3	-2.0	2	2	0	1.4	1.39	1.44
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	6,921	6,605	-316	-4.6	83	82	-1	-0.8	1.19	1.24
Com/Ind: Lo: exi	237	228	-8	-3.5	6	6	0	-3.6	2.62	2.62
Com/Ind Hi: exis	5	5	0	0.0	0	0	0	2.5	3.22	3.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	178	177	-2	-0.9	6	6	0	-0.8	3.47	3.47
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	1,055	972	-84	-7.9	11	10	0	-3.8	1.03	1.07
ResHmstd: NewCon	0	276	276	0.0	0	2	2	0.0	0.00	0.82
All other NewCon	0	107	107	0.0	0	1	1	0.0	0.00	1.25
Total	27,303	25,769	-1,534	-5.6	274	265	-9	-3.2	1.00	1.03

Tax Base

Tax Rates

	Market Value				Tax Rates				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		Base	Alter
					Base	Alter	Base	Alter		
Total Tax Capacity	259	243	-16	-6.3	County	34.29	35.21	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.91	56.91	0.00	0.00	
(-) FD Contrib Tax Cap	1	1	0	-3.9	School District	14.64	15.42	9.00	7.88	
(=) Taxable Tax Capacity	258	242	-16	-6.3	Special District	1.31	1.38	0.00	0.00	
FD Distrib Tax Cap	12	13	2	13.9	Total	104.16	108.92	9.00	7.88	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,400	91,600	-7.8	540	464	-76	-14.1	0.54	0.51
Res Hmstd:Avg Val	149,100	137,400	-7.8	1,149	1,044	-105	-9.1	0.77	0.76
Res Hmstd: Hi Val	198,700	183,100	-7.9	1,757	1,623	-134	-7.6	0.88	0.89
Res Hmstd: Ex-Hi Val	298,100	274,600	-7.9	2,975	2,781	-194	-6.5	1	1.01
Apartment	300,000	294,100	-2.0	4,176	4,236	60	1.4	1.39	1.44
Seas Rec: Lo Val	75,000	71,600	-4.5	847	845	-3	-0.4	1.13	1.18
Seas Rec: Hi Val	200,000	190,900	-4.6	2,424	2,407	-17	-0.7	1.21	1.26
Comm/Ind: Lo Val	150,000	150,000	0.0	3,933	3,932	-1	0.0	2.62	2.62
Comm/Ind: Med Val	300,000	300,000	0.0	9,133	9,136	3	0.0	3.04	3.05
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	33,396	33,419	23	0.1	3.34	3.34

Crow Wing County**Deerwood city**

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	24,435	22,959	-1,475	-6.0	292	275	-17	-5.9	1.19	1.20
Res Non-Hm: exis	3,685	3,843	158	4.3	58	61	3	5.1	1.58	1.59
Apartments: exis	670	662	-8	-1.2	13	12	0	-0.1	1.87	1.89
Low-inc Apts: ex	686	681	-4	-0.6	8	8	0	0.3	1.13	1.14
Seasnl Rec: exis	11,076	10,978	-98	-0.9	179	181	2	1.1	1.62	1.65
Com/Ind: Lo: exi	4,565	4,548	-17	-0.4	142	139	-3	-1.9	3.11	3.06
Com/Ind Hi: exis	4,460	4,383	-76	-1.7	184	178	-6	-3.1	4.12	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,030	1,087	57	5.5	42	44	2	4.2	4.08	4.03
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	31	28	-3	-9.0	0	0	0	-7.4	0.71	0.72
Ag Non-Hmstd	117	111	-7	-5.7	2	2	0	-4.0	1.42	1.45
ResHmstd: NewCon	0	31	31	0.0	0	0	0	0.0	0.00	1.20
All other NewCon	0	261	261	0.0	0	4	4	0.0	0.00	1.67
Total	50,755	49,573	-1,181	-2.3	919	905	-14	-1.5	1.81	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	563	552	-11	-1.9	County	34.21	35.12	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	92.04	92.81	0.00	0.00
(-) FD Contrib Tax Cap	46	42	-4	-9.5	School District	14.54	15.33	9.00	7.88
(=) Taxable Tax Capacity	517	510	-7	-1.3	Special District	1.31	1.38	0.00	0.00
FD Distrib Tax Cap	17	19	2	9.1	Total	142.11	144.64	9.00	7.88

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,000	108,100	-6.0	1,066	961	-105	-9.8	0.93	0.89
Res Hmstd: Avg Val	172,500	162,100	-6.0	2,008	1,855	-153	-7.6	1.16	1.14
Res Hmstd: Hi Val	229,900	216,000	-6.0	2,949	2,747	-202	-6.8	1.28	1.27
Res Hmstd: Ex-Hi Val	344,900	324,100	-6.0	4,834	4,537	-297	-6.2	1.40	1.4
Apartment	300,000	296,300	-1.2	5,599	5,590	-9	-0.2	1.87	1.89
Seas Rec: Lo Val	75,000	74,300	-0.9	1,132	1,142	10	0.8	1.51	1.54
Seas Rec: Hi Val	200,000	198,200	-0.9	3,184	3,211	28	0.9	1.59	1.62
Comm/Ind: Lo Val	150,000	147,400	-1.7	4,667	4,517	-150	-3.2	3.11	3.06
Comm/Ind: Med Val	300,000	294,900	-1.7	10,846	10,480	-366	-3.4	3.62	3.55
Comm/Ind: Hi Val	1,000,000	982,900	-1.7	39,677	38,412	-1,265	-3.2	3.97	3.91

Crow Wing County

Fifty Lakes city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	56,571	55,171	-1,400	-2.5	382	392	10	2.6	0.68	0.71
Res Non-Hm: exis	2,726	2,483	-243	-8.9	20	19	-1	-3.5	0.72	0.77
Apartments: exis	168	165	-3	-1.8	1	1	0	3.2	0.85	0.90
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	124,624	121,173	-3,451	-2.8	1,039	1,042	3	0.3	0.83	0.86
Com/Ind: Lo: exi	637	619	-19	-2.9	11	11	0	-0.4	1.80	1.85
Com/Ind Hi: exis	576	572	-4	-0.7	14	14	0	1.7	2.38	2.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	999	1,033	34	3.4	24	25	1	5.8	2.38	2.44
Ag HGA: Exist	994	941	-53	-5.4	5	5	0	-0.1	0.54	0.57
Ag Hmstd Land	3,064	2,918	-146	-4.8	8	8	0	-0.8	0.25	0.26
Ag Non-Hmstd	11,476	10,575	-901	-7.8	71	68	-3	-4.6	0.62	0.64
ResHmstd: NewCon	0	457	457	0.0	0	3	3	0.0	0.00	0.71
All other NewCon	0	422	422	0.0	0	4	4	0.0	0.00	0.86
Total	201,837	196,530	-5,307	-2.6	1,575	1,593	18	1.1	0.78	0.81

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	2,019	1,965	-54	-2.7	County	34.29	35.21	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	24.17	24.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.02	6.32	4.36	5.92
(=) Taxable Tax Capacity	2,019	1,965	-54	-2.7	Special District	1.31	1.38	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	64.80	67.06	4.36	5.92

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	204,400	199,300		-2.5	1,292	1,325	33	2.6	0.63	0.66
Res Hmstd:Avg Val	306,400	298,800		-2.5	2,057	2,111	54	2.6	0.67	0.71
Res Hmstd: Hi Val	408,400	398,300		-2.5	2,822	2,897	76	2.7	0.69	0.73
Res Hmstd: Ex-Hi Val	612,800	597,600		-2.5	4,421	4,524	103	2.3	0.72	0.76
Apartment	300,000	294,600		-1.8	2,561	2,644	83	3.2	0.85	0.9
Seas Rec: Lo Val	75,000	72,900		-2.8	552	555	2	0.4	0.74	0.76
Seas Rec: Hi Val	200,000	194,500		-2.8	1,637	1,641	3	0.2	0.82	0.84
Comm/Ind: Lo Val	150,000	149,000		-0.7	2,699	2,750	51	1.9	1.8	1.85
Comm/Ind: Med Val	300,000	297,900		-0.7	6,277	6,380	103	1.6	2.09	2.14
Comm/Ind: Hi Val	1,000,000	993,100		-0.7	22,971	23,352	381	1.7	2.3	2.35

Crow Wing County

Fort Ripley city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,554	3,470	-84	-2.4	28	28	0	1.1	0.78	0.81
Res Non-Hm: exis	540	492	-48	-8.8	6	5	0	-5.7	1.04	1.07
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	223	206	-17	-7.5	2	2	0	-4.9	1.00	1.03
Com/Ind: Lo: exi	595	584	-11	-1.9	13	13	0	-0.4	2.15	2.19
Com/Ind Hi: exis	128	118	-10	-7.8	4	3	0	-6.3	2.83	2.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	162	161	-1	-0.5	5	5	0	1.1	2.83	2.88
Ag HGA: Exist	382	370	-12	-3.2	3	3	0	-1.7	0.78	0.79
Ag Hmstd Land	721	754	32	4.5	2	2	0	10.1	0.31	0.33
Ag Non-Hmstd	760	638	-122	-16.1	6	6	-1	-13.7	0.84	0.86
ResHmstd: NewCon	0	19	19	0.0	0	0	0	0.0	0.00	0.81
All other NewCon	0	14	14	0.0	0	0	0	0.0	0.00	1.03
Total	7,065	6,825	-240	-3.4	68	67	-1	-1.1	0.96	0.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	66	63	-2	-3.6	County	34.29	35.21	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.17	26.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.38	24.90	10.83	10.98
(=) Taxable Tax Capacity	66	63	-2	-3.6	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	84.03	86.41	10.83	10.98

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	81,700	79,800	-2.3	524	517	-6	-1.2	0.64	0.65
Res Hmstd:Avg Val	122,500	119,600	-2.4	942	936	-6	-0.6	0.77	0.78
Res Hmstd: Hi Val	163,400	159,500	-2.4	1,361	1,356	-5	-0.4	0.83	0.85
Res Hmstd: Ex-Hi Val	245,100	239,300	-2.4	2,198	2,195	-3	-0.1	0.9	0.92
Comm/Ind: Lo Val	150,000	138,400	-7.7	3,229	3,027	-203	-6.3	2.15	2.19
Comm/Ind: Med Val	300,000	276,700	-7.8	7,480	6,928	-552	-7.4	2.49	2.50
Comm/Ind: Hi Val	1,000,000	922,500	-7.8	27,320	25,521	-1,799	-6.6	2.73	2.77

Crow Wing County

Garrison city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,247	3,911	-336	-7.9	55	49	-5	-10.0	1.29	1.26
Res Non-Hm: exis	2,887	2,948	61	2.1	51	52	1	1.6	1.76	1.76
Apartments: exis	224	202	-23	-10.1	4	4	0	-10.5	2.00	1.99
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	5,835	6,011	176	3.0	103	107	4	4.0	1.77	1.79
Com/Ind: Lo: exi	4,456	4,289	-166	-3.7	141	135	-6	-4.2	3.16	3.15
Com/Ind Hi: exis	4,106	3,773	-333	-8.1	171	157	-15	-8.5	4.18	4.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	472	458	-14	-3.0	20	19	-1	-3.5	4.18	4.16
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	203	123	-80	-39.4	3	2	-1	-39.8	1.51	1.50
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	22,429	21,714	-715	-3.2	548	525	-23	-4.3	2.44	2.42

Tax Base

Tax Rates

	Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alter	Base	Alter	Base	Alter
Total Tax Capacity	289	279	-10	-3.6	County	34.29	35.21	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	71.50	68.34	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.38	24.90	10.83	10.98	
(=) Taxable Tax Capacity	289	279	-10	-3.6	Special District	20.95	21.85	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	151.13	150.30	10.83	10.98	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,700	72,500	-7.9	819	733	-85	-10.4	1.04	1.01
Res Hmstd:Avg Val	118,000	108,700	-7.9	1,509	1,340	-168	-11.2	1.28	1.23
Res Hmstd: Hi Val	157,300	144,800	-7.9	2,199	1,971	-227	-10.3	1.4	1.36
Res Hmstd: Ex-Hi Val	236,000	217,300	-7.9	3,581	3,239	-342	-9.5	1.52	1.49
Apartment	300,000	269,600	-10.1	5,992	5,361	-631	-10.5	2	1.99
Seas Rec: Lo Val	75,000	77,300	3.1	1,200	1,233	34	2.8	1.6	1.6
Seas Rec: Hi Val	200,000	206,000	3.0	3,364	3,458	94	2.8	1.68	1.68
Comm/Ind: Lo Val	150,000	137,800	-8.1	4,739	4,334	-405	-8.5	3.16	3.15
Comm/Ind: Med Val	300,000	275,700	-8.1	11,003	9,943	-1,061	-9.6	3.67	3.61
Comm/Ind: Hi Val	1,000,000	918,900	-8.1	40,237	36,680	-3,558	-8.8	4.02	3.99

Crow Wing County

Ironton city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,353	12,803	450	3.6	119	118	-1	-0.6	0.96	0.92
Res Non-Hm: exis	2,876	2,643	-233	-8.1	63	56	-7	-11.3	2.19	2.11
Apartments: exis	570	551	-19	-3.3	15	14	-1	-6.6	2.62	2.53
Low-inc Apts: ex	1,476	1,471	-5	-0.3	23	22	-1	-3.9	1.58	1.53
Seasnl Rec: exis	269	94	-175	-65.2	8	2	-6	-76.0	2.97	2.05
Com/Ind: Lo: exi	2,398	2,432	34	1.4	90	88	-2	-1.7	3.74	3.63
Com/Ind Hi: exis	721	697	-24	-3.3	36	34	-2	-6.2	4.96	4.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	409	409	0	-0.1	20	20	-1	-3.1	4.96	4.81
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	182	183	1	0.4	4	4	0	-2.7	2.02	1.96
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	0.93
All other NewCon	0	10	10	0.0	0	0	0	0.0	0.00	2.11
Total	21,252	21,294	42	0.2	378	358	-20	-5.3	1.78	1.68

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	193	191	-2	-1.1	County	33.38	34.30	0.00	0.00
(-) TIF Tax Capacity	5	5	0	0.3	City/Town	153.87	145.68	0.00	0.00
(-) FD Contrib Tax Cap	19	16	-4	-18.1	School District	13.55	14.35	9.00	7.88
(=) Taxable Tax Capacity	169	170	1	0.8	Special District	1.31	1.38	0.00	0.00
FD Distrib Tax Cap	54	60	6	11.2	Total	202.12	195.71	9.00	7.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,300	49,000		3.6	301	299	-2	-0.7	0.64	0.61
Res Hmstd: Avg Val	71,000	73,600		3.7	610	607	-3	-0.4	0.86	0.82
Res Hmstd: Hi Val	94,600	98,000		3.6	1,102	1,124	22	2.0	1.16	1.15
Res Hmstd: Ex-Hi Val	142,000	147,200		3.7	2,188	2,212	24	1.1	1.54	1.50
Apartment	300,000	290,200		-3.3	7,850	7,328	-522	-6.6	2.62	2.53
Comm/Ind: Lo Val	150,000	145,100		-3.3	5,615	5,264	-351	-6.2	3.74	3.63
Comm/Ind: Med Val	300,000	290,100		-3.3	13,057	12,183	-874	-6.7	4.35	4.2
Comm/Ind: Hi Val	1,000,000	967,100		-3.3	47,785	44,755	-3,029	-6.3	4.78	4.63

Crow Wing County

Jenkins city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	18,124	17,747	-377	-2.1	161	163	1	0.9	0.89	0.92
Res Non-Hm: exis	6,290	4,802	-1,488	-23.7	76	59	-17	-22.5	1.21	1.22
Apartments: exis	39	43	4	10.0	1	1	0	14.0	1.32	1.37
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasn1 Rec: exis	1,671	1,485	-186	-11.1	22	20	-2	-7.0	1.29	1.35
Com/Ind: Lo: exi	5,746	5,678	-68	-1.2	136	137	1	1.1	2.36	2.42
Com/Ind Hi: exis	5,278	5,008	-270	-5.1	166	161	-5	-3.0	3.14	3.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	797	810	14	1.7	25	26	1	4.0	3.14	3.21
Ag HGA: Exist	649	782	132	20.4	6	7	1	25.2	0.87	0.91
Ag Hmstd Land	980	1,065	85	8.7	4	4	0	7.6	0.37	0.37
Ag Non-Hmstd	1,106	880	-226	-20.4	11	9	-3	-22.0	1.03	1.01
ResHmstd: NewCon	0	103	103	0.0	0	1	1	0.0	0.00	0.92
All other NewCon	0	171	171	0.0	0	3	3	0.0	0.00	1.56
Total	40,679	38,572	-2,108	-5.2	606	590	-17	-2.8	1.49	1.53

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	471	443	-28	-6.0	County	34.29	35.21	0.00	0.00
(-) TIF Tax Capacity	28	25	-2	-7.7	City/Town	54.03	56.76	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.65	14.79	3.07	3.07
(=) Taxable Tax Capacity	<u>443</u>	<u>417</u>	<u>-26</u>	<u>-5.9</u>	Special District	<u>0.19</u>	<u>0.20</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	103.16	106.95	3.07	3.07

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	89,900	88,000	-2.1	654	655	0	0.1	0.73	0.74	
Res Hmstd:Avg Val	134,800	132,000	-2.1	1,173	1,181	8	0.7	0.87	0.89	
Res Hmstd: Hi Val	179,600	175,900	-2.1	1,690	1,706	16	0.9	0.94	0.97	
Res Hmstd: Ex-Hi Val	269,500	263,900	-2.1	2,729	2,759	30	1.1	1.01	1.05	
Apartment	300,000	330,100	10.0	3,961	4,514	554	14.0	1.32	1.37	
Comm/Ind: Lo Val	150,000	142,300	-5.1	3,543	3,438	-105	-3.0	2.36	2.42	
Comm/Ind: Med Val	300,000	284,600	-5.1	8,252	7,945	-306	-3.7	2.75	2.79	
Comm/Ind: Hi Val	1,000,000	948,800	-5.1	30,226	29,272	-954	-3.2	3.02	3.09	

Crow Wing County

Manhattan Beach city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,410	9,468	58	0.6	66	70	4	5.9	0.71	0.74
Res Non-Hm: exis	522	470	-52	-9.9	4	3	0	-7.1	0.72	0.74
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	13,354	13,456	102	0.8	115	119	4	3.9	0.86	0.88
Com/Ind: Lo: exi	229	225	-4	-1.7	4	4	0	0.7	1.82	1.86
Com/Ind Hi: exis	1,718	1,778	60	3.5	41	44	2	5.8	2.41	2.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	402	409	6	1.6	10	10	0	3.9	2.38	2.44
Ag HGA: Exist	99	95	-4	-4.3	1	1	0	-0.9	0.52	0.53
Ag Hmstd Land	167	130	-37	-22.3	0	0	0	-52.5	0.13	0.08
Ag Non-Hmstd	1,264	1,232	-32	-2.5	8	8	0	0.8	0.63	0.65
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	0.74
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	0.88
Total	27,165	27,273	108	0.4	249	260	11	4.4	0.92	0.95

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	295	297	2	0.7	County	34.29	35.21	0.00	0.00
(-) TIF Tax Capacity	32	33	1	3.1	City/Town	26.62	26.51	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.02	6.32	4.36	5.92
(=) Taxable Tax Capacity	<u>263</u>	<u>264</u>	<u>1</u>	<u>0.4</u>	Special District	<u>0.19</u>	<u>0.20</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	66.12	68.23	4.36	5.92

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	224,200	225,600		0.6	1,468	1,557	90	6.1	0.65	0.69
Res Hmstd:Avg Val	336,100	338,200		0.6	2,323	2,461	138	6.0	0.69	0.73
Res Hmstd: Hi Val	448,000	450,800		0.6	3,158	3,343	185	5.9	0.70	0.74
Res Hmstd: Ex-Hi Val	672,100	676,200		0.6	5,022	5,314	292	5.8	0.75	0.79
Seas Rec: Lo Val	75,000	75,600		0.8	562	584	22	3.9	0.75	0.77
Seas Rec: Hi Val	200,000	201,500		0.8	1,664	1,727	63	3.8	0.83	0.86
Comm/Ind: Lo Val	150,000	155,200		3.5	2,729	2,923	194	7.1	1.82	1.88
Comm/Ind: Med Val	300,000	310,400		3.5	6,346	6,749	403	6.3	2.12	2.17
Comm/Ind: Hi Val	1,000,000	1,034,700		3.5	23,226	24,602	1,376	5.9	2.32	2.38

Crow Wing County

Nisswa city

<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	215,949	208,138	-7,811	-3.6	2,080	2,069	-10	-0.5	0.96	0.99
Res Non-Hm: exis	44,630	43,535	-1,095	-2.5	463	467	4	0.9	1.04	1.07
Apartments: exis	1,319	1,301	-18	-1.4	16	16	0	2.2	1.21	1.25
Low-inc Apts: ex	277	274	-3	-1.1	2	2	0	2.5	0.74	0.77
Seasnl Rec: exis	281,919	277,143	-4,776	-1.7	3,224	3,272	48	1.5	1.14	1.18
Com/Ind: Lo: exi	14,785	14,715	-69	-0.5	327	332	6	1.7	2.21	2.26
Com/Ind Hi: exis	30,172	29,819	-353	-1.2	879	888	9	1.0	2.91	2.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,443	3,491	48	1.4	99	103	4	3.7	2.88	2.94
Ag HGA: Exist	0	179	179	0.0	0	2	2	0.0	0.00	0.91
Ag Hmstd Land	0	157	157	0.0	0	0	0	0.0	0.00	0.25
Ag Non-Hmstd	5,705	5,474	-230	-4.0	49	49	0	-0.6	0.86	0.90
ResHmstd: NewCon	0	854	854	0.0	0	8	8	0.0	0.00	0.99
All other NewCon	0	1,941	1,941	0.0	0	24	24	0.0	0.00	1.23
Total	598,197	587,021	-11,176	-1.9	7,138	7,233	95	1.3	1.19	1.23

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	6,538	6,409	-129	-2.0	County	34.29	35.21	0.00	0.00
(-) TIF Tax Capacity	179	178	-1	-0.5	City/Town	29.05	30.98	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.17	24.68	10.52	10.65
(=) Taxable Tax Capacity	<u>6,360</u>	<u>6,231</u>	<u>-129</u>	<u>-2.0</u>	Special District	<u>0.19</u>	<u>0.20</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	87.70	91.06	10.52	10.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	202,700	195,400	-3.6	1,824	1,808	-16	-0.9	0.9	0.93
Res Hmstd:Avg Val	303,900	292,900	-3.6	2,898	2,880	-18	-0.6	0.95	0.98
Res Hmstd: Hi Val	405,000	390,400	-3.6	3,971	3,951	-19	-0.5	0.98	1.01
Res Hmstd: Ex-Hi Val	607,700	585,700	-3.6	6,205	6,152	-53	-0.9	1.02	1.05
Apartment	300,000	295,900	-1.4	3,604	3,683	79	2.2	1.20	1.24
Seas Rec: Lo Val	75,000	73,700	-1.7	724	738	14	1.9	0.97	1.00
Seas Rec: Hi Val	200,000	196,600	-1.7	2,095	2,131	36	1.7	1.05	1.08
Comm/Ind: Lo Val	150,000	148,200	-1.2	3,307	3,339	32	1.0	2.20	2.25
Comm/Ind: Med Val	300,000	296,500	-1.2	7,664	7,729	65	0.9	2.55	2.61
Comm/Ind: Hi Val	1,000,000	988,300	-1.2	27,995	28,266	272	1.0	2.8	2.86

Crow Wing County

Breezy Point city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
	Res Hmstd: exist	156,774	151,357	-5,417	-3.5	1,328	1,317	-10	-0.8	0.85
Res Non-Hm: exis	19,947	19,726	-221	-1.1	206	210	4	2.1	1.03	1.07
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	204,077	197,716	-6,361	-3.1	2,175	2,177	2	0.1	1.07	1.10
Com/Ind: Lo: exi	5,353	5,454	101	1.9	117	122	5	4.1	2.18	2.23
Com/Ind Hi: exis	12,605	11,516	-1,088	-8.6	365	341	-24	-6.7	2.90	2.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,198	2,168	-30	-1.3	63	63	1	0.9	2.86	2.93
Ag HGA: Exist	153	148	-5	-2.9	1	1	0	-0.3	0.80	0.82
Ag Hmstd Land	108	96	-13	-11.8	0	0	0	-2.0	0.16	0.17
Ag Non-Hmstd	2,961	2,833	-128	-4.3	27	26	-1	-2.2	0.90	0.91
ResHmstd: NewCon	0	414	414	0.0	0	4	4	0.0	0.00	0.87
All other NewCon	0	1,305	1,305	0.0	0	14	14	0.0	0.00	1.10
Total	404,175	392,733	-11,442	-2.8	4,281	4,276	-5	-0.1	1.06	1.09

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	4,087	3,954	-133	-3.3	County	34.29	35.21	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.00	44.29	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.65	14.79	3.07	3.07
(=) Taxable Tax Capacity	4,087	3,954	-133	-3.3	Special District	0.19	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	91.13	94.48	3.07	3.07

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	125,600	121,300		-3.4	947	935	-12	-1.3	0.75	0.77
Res Hmstd:Avg Val	188,300	181,800		-3.5	1,589	1,576	-12	-0.8	0.84	0.87
Res Hmstd: Hi Val	250,900	242,200		-3.5	2,230	2,217	-13	-0.6	0.89	0.92
Res Hmstd: Ex-Hi Val	376,500	363,500		-3.5	3,516	3,503	-13	-0.4	0.93	0.96
Seas Rec: Lo Val	75,000	72,700		-3.1	750	753	3	0.4	1	1.04
Seas Rec: Hi Val	200,000	193,800		-3.1	2,164	2,166	2	0.1	1.08	1.12
Comm/Ind: Lo Val	150,000	137,000		-8.7	3,272	3,053	-219	-6.7	2.18	2.23
Comm/Ind: Med Val	300,000	274,100		-8.6	7,620	7,018	-602	-7.9	2.54	2.56
Comm/Ind: Hi Val	1,000,000	913,600		-8.6	27,910	25,957	-1,953	-7.0	2.79	2.84

Crow Wing County

Pequot Lakes city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	92,689	91,352	-1,337	-1.4	863	883	19	2.2	0.93	0.97
Res Non-Hm: exis	28,019	26,200	-1,819	-6.5	333	323	-10	-2.9	1.19	1.23
Apartments: exis	3,869	3,844	-25	-0.6	52	54	2	3.5	1.34	1.40
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	70,383	67,336	-3,046	-4.3	853	846	-7	-0.8	1.21	1.26
Com/Ind: Lo: exi	18,026	17,503	-523	-2.9	430	429	-1	-0.3	2.39	2.45
Com/Ind Hi: exis	23,897	19,910	-3,987	-16.7	758	648	-110	-14.5	3.17	3.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,852	3,921	68	1.8	121	127	5	4.4	3.15	3.23
Ag HGA: Exist	1,127	1,227	101	8.9	10	11	1	14.0	0.85	0.89
Ag Hmstd Land	2,340	2,371	31	1.3	9	10	1	7.7	0.38	0.41
Ag Non-Hmstd	8,050	7,943	-107	-1.3	82	78	-4	-5.4	1.02	0.98
ResHmstd: NewCon	0	261	261	0.0	0	3	3	0.0	0.00	0.97
All other NewCon	0	137	137	0.0	0	2	2	0.0	0.00	1.37
Total	252,252	242,006	-10,247	-4.1	3,510	3,411	-99	-2.8	1.39	1.41

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
					Base	Alter	Base	Alter	
Total Tax Capacity	2,788	2,632	-156	-5.6	County	34.29	35.21	0.00	0.00
(-) TIF Tax Capacity	48	46	-2	-5.0	City/Town	54.24	57.54	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.65	14.79	3.07	3.07
(=) Taxable Tax Capacity	<u>2,740</u>	<u>2,586</u>	<u>-154</u>	<u>-5.6</u>	Special District	<u>1.52</u>	<u>1.61</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	104.70	109.15	3.07	3.07

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	108,100	106,500	-1.5	877	893	16	1.9	0.81	0.84	
Res Hmstd:Avg Val	162,000	159,700	-1.4	1,509	1,543	34	2.3	0.93	0.97	
Res Hmstd: Hi Val	216,000	212,900	-1.4	2,141	2,192	50	2.4	0.99	1.03	
Res Hmstd: Ex-Hi Val	324,000	319,300	-1.5	3,407	3,490	83	2.4	1.05	1.09	
Apartment	300,000	298,100	-0.6	4,018	4,159	140	3.5	1.34	1.4	
Seas Rec: Lo Val	75,000	71,800	-4.3	852	849	-3	-0.4	1.14	1.18	
Seas Rec: Hi Val	200,000	191,300	-4.4	2,435	2,417	-18	-0.8	1.22	1.26	
Comm/Ind: Lo Val	150,000	125,000	-16.7	3,578	3,061	-517	-14.4	2.39	2.45	
Comm/Ind: Med Val	300,000	249,900	-16.7	8,333	6,925	-1,408	-16.9	2.78	2.77	
Comm/Ind: Hi Val	1,000,000	833,100	-16.7	30,523	25,906	-4,616	-15.1	3.05	3.11	

Crow Wing County

Riverton city

<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	3,535	3,308	-227	-6.4	15	14	-1	-7.4	0.41	0.41
Res Non-Hm: exis	481	472	-8	-1.7	5	5	0	2.7	1.05	1.10
Apartments: exis	184	179	-5	-2.5	2	2	0	1.4	1.26	1.31
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	795	753	-41	-5.2	9	9	0	-0.6	1.09	1.14
Com/Ind: Lo: exi	53	49	-4	-7.3	1	1	0	-5.0	2.37	2.43
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,087	2,109	22	1.1	64	67	2	3.8	3.09	3.17
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	291	276	-14	-5.0	3	3	0	0.1	0.94	0.99
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,425	7,147	-277	-3.7	99	100	1	1.4	1.33	1.41

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	85	82	-2	-2.9	County	34.29	35.21	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.46	46.64	0.00	0.00
(-) FD Contrib Tax Cap	3	5	1	36.1	School District	14.64	15.42	9.00	7.88
(=) Taxable Tax Capacity	81	78	-4	-4.5	Special District	1.31	1.38	0.00	0.00
FD Distrib Tax Cap	7	6	0	-6.8	Total	93.70	98.65	9.00	7.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,500	56,600	-6.4	134	129	-5	-3.8	0.22	0.23
Res Hmstd:Avg Val	90,600	84,800	-6.4	343	296	-47	-13.6	0.38	0.35
Res Hmstd: Hi Val	120,800	113,100	-6.4	678	623	-56	-8.2	0.56	0.55
Res Hmstd: Ex-Hi Val	181,300	169,700	-6.4	1,351	1,276	-75	-5.5	0.75	0.75
Apartment	300,000	292,400	-2.5	3,784	3,836	52	1.4	1.26	1.31
Seas Rec: Lo Val	75,000	71,100	-5.2	769	766	-4	-0.5	1.03	1.08
Seas Rec: Hi Val	200,000	189,600	-5.2	2,215	2,195	-20	-0.9	1.11	1.16

Crow Wing County

Trommald city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,735	3,604	-132	-3.5	22	21	-1	-4.8	0.60	0.59
Res Non-Hm: exis	797	779	-18	-2.3	9	9	0	-0.1	1.13	1.16
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,116	1,072	-44	-4.0	12	11	0	-0.8	1.03	1.07
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	1.6	3.03	3.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	168	168	0	0.1	5	5	0	0.7	3.16	3.17
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	61	61	0	0.0	0	0	0	1.4	0.25	0.25
Ag Non-Hmstd	1,431	1,320	-111	-7.8	14	13	-1	-4.6	0.95	0.98
ResHmstd: NewCon	0	14	14	0.0	0	0	0	0.0	0.00	0.59
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,308	7,017	-291	-4.0	62	60	-2	-2.7	0.85	0.86

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	68	65	-3	-4.5	County	34.29	35.21	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	44.39	45.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	1.0	School District	14.64	15.42	9.00	7.88
(=) Taxable Tax Capacity	67	64	-3	-4.5	Special District	1.31	1.38	0.00	0.00
FD Distrib Tax Cap	4	4	0	10.6	Total	94.63	97.87	9.00	7.88

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	66,400	64,100	-3.5	149	145	-3	-2.3	0.22	0.23
Res Hmstd:Avg Val	99,600	96,100	-3.5	449	421	-28	-6.3	0.45	0.44
Res Hmstd: Hi Val	132,700	128,000	-3.5	821	787	-34	-4.1	0.62	0.61
Res Hmstd: Ex-Hi Val	199,100	192,100	-3.5	1,565	1,521	-44	-2.8	0.79	0.79
Seas Rec: Lo Val	75,000	72,000	-4.0	776	770	-6	-0.8	1.03	1.07
Seas Rec: Hi Val	200,000	192,100	-4.0	2,234	2,211	-23	-1.0	1.12	1.15
Comm/Ind: Lo Val	150,000	150,000	0.0	3,586	3,603	17	0.5	2.39	2.40
Comm/Ind: Med Val	300,000	300,000	0.0	8,322	8,368	46	0.6	2.77	2.79
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,424	30,605	181	0.6	3.04	3.06

Crow Wing County

Crosslake city

<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	335,839	323,220	-12,619	-3.8	2,494	2,462	-32	-1.3	0.74	0.76
Res Non-Hm: exis	17,523	18,928	1,405	8.0	144	159	15	10.5	0.82	0.84
Apartments: exis	3,088	2,849	-239	-7.8	29	27	-2	-5.3	0.93	0.96
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	703,246	700,938	-2,308	-0.3	6,578	6,741	163	2.5	0.94	0.96
Com/Ind: Lo: exi	24,688	23,455	-1,233	-5.0	468	451	-17	-3.7	1.89	1.92
Com/Ind Hi: exis	22,276	23,265	989	4.4	561	594	33	5.9	2.52	2.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,436	4,525	89	2.0	126	127	1	0.6	2.85	2.81
Ag HGA: Exist	362	214	-148	-40.9	2	1	-1	-42.2	0.57	0.56
Ag Hmstd Land	1,180	982	-198	-16.8	3	3	0	-8.1	0.28	0.31
Ag Non-Hmstd	12,219	11,346	-873	-7.1	86	82	-4	-4.3	0.70	0.72
ResHmstd: NewCon	0	1,618	1,618	0.0	0	12	12	0.0	0.00	0.76
All other NewCon	0	5,003	5,003	0.0	0	54	54	0.0	0.00	1.09
Total	1,124,856	1,116,343	-8,513	-0.8	10,491	10,714	223	2.1	0.93	0.96

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	11,880	11,804	-76	-0.6	County	34.29	35.21	0.00	0.00	
(-) TIF Tax Capacity	24	22	-2	-9.5	City/Town	22.89	23.79	0.00	0.00	
(-) FD Contrib Tax Cap	15	14	0	-2.7	School District	14.14	14.34	3.19	3.25	
(=) Taxable Tax Capacity	11,841	11,768	-73	-0.6	Special District	0.19	0.20	0.00	0.00	
FD Distrib Tax Cap	0	0	0	18.8	Total	71.51	73.54	3.19	3.25	

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	228,500	219,900	-3.8	1,588	1,560	-27	-1.7	0.69	0.71
Res Hmstd:Avg Val	342,600	329,700	-3.8	2,513	2,476	-37	-1.5	0.73	0.75
Res Hmstd: Hi Val	456,600	439,400	-3.8	3,411	3,374	-37	-1.1	0.75	0.77
Res Hmstd: Ex-Hi Val	685,100	659,400	-3.8	5,449	5,357	-92	-1.7	0.8	0.81
Apartment	300,000	276,700	-7.8	2,777	2,633	-144	-5.2	0.93	0.95
Seas Rec: Lo Val	75,000	74,800	-0.3	603	618	15	2.5	0.80	0.83
Seas Rec: Hi Val	200,000	199,300	-0.4	1,772	1,813	41	2.3	0.89	0.91
Comm/Ind: Lo Val	150,000	156,700	4.5	2,833	3,045	212	7.5	1.89	1.94
Comm/Ind: Med Val	300,000	313,300	4.4	6,594	7,030	436	6.6	2.2	2.24
Comm/Ind: Hi Val	1,000,000	1,044,400	4.4	24,145	25,631	1,486	6.2	2.41	2.45

Dakota County

Coates city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,297	6,380	83	1.3	62	61	-1	-2.4	0.99	0.95
Res Non-Hm: exis	2,243	2,100	-144	-6.4	26	23	-3	-10.1	1.16	1.11
Apartments: exis	248	248	0	0.0	3	3	0	-3.4	1.34	1.30
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,245	1,973	-273	-12.2	61	53	-7	-11.9	2.70	2.71
Com/Ind Hi: exis	4,685	4,939	254	5.4	165	174	9	5.5	3.52	3.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,243	1,437	194	15.6	44	51	7	15.7	3.52	3.52
Ag HGA: Exist	284	290	7	2.3	3	3	0	-0.3	1.08	1.06
Ag Hmstd Land	2,806	3,497	691	24.6	17	20	3	16.8	0.60	0.56
Ag Non-Hmstd	809	1,051	242	29.9	7	9	2	21.9	0.88	0.83
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	700	700	0.0	0	22	22	0.0	0.00	3.21
Total	20,861	22,615	1,755	8.4	388	420	31	8.1	1.86	1.86

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	263	286	23	8.7	County	33.38	31.78	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.78	19.49	0.00	0.00
(-) FD Contrib Tax Cap	55	60	5	8.4	School District	27.92	27.58	23.54	25.81
(=) Taxable Tax Capacity	208	226	18	8.8	Special District	4.37	4.11	0.00	0.00
FD Distrib Tax Cap	15	12	-3	-18.8	Total	88.46	82.96	23.54	25.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	107,700	109,100	1.3	963	959	-3	-0.3	0.89	0.88
Res Hmstd:Avg Val	161,500	163,600	1.3	1,608	1,593	-15	-0.9	1	0.97
Res Hmstd: Hi Val	215,200	218,000	1.3	2,252	2,225	-27	-1.2	1.05	1.02
Res Hmstd: Ex-Hi Val	322,900	327,100	1.3	3,544	3,493	-51	-1.4	1.1	1.07
Apartment	300,000	300,000	0.0	4,024	3,886	-138	-3.4	1.34	1.3
Comm/Ind: Lo Val	150,000	158,100	5.4	4,050	4,346	296	7.3	2.7	2.75
Comm/Ind: Med Val	300,000	316,200	5.4	9,332	9,917	585	6.3	3.11	3.14
Comm/Ind: Hi Val	1,000,000	1,054,200	5.4	33,981	35,921	1,940	5.7	3.4	3.41

Dakota County

Hampton city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	30,024	29,715	-309	-1.0	369	341	-28	-7.7	1.23	1.15
Res Non-Hm: exis	4,916	5,069	153	3.1	71	68	-3	-4.0	1.44	1.34
Apartments: exis	2,032	2,032	0	0.0	34	31	-2	-6.3	1.65	1.55
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,841	1,814	-28	-1.5	54	52	-2	-3.1	2.94	2.89
Com/Ind Hi: exis	961	961	0	0.0	37	36	0	-1.3	3.82	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	367	355	-13	-3.4	14	13	-1	-4.7	3.82	3.77
Ag HGA: Exist	146	148	2	1.5	2	2	0	-5.0	1.20	1.12
Ag Hmstd Land	1,203	1,497	294	24.5	8	9	2	19.1	0.66	0.63
Ag Non-Hmstd	1,516	1,803	288	19.0	16	19	2	12.9	1.09	1.03
ResHmstd: NewCon	0	9	9	0.0	0	0	0	0.0	0.00	1.15
All other NewCon	0	162	162	0.0	0	2	2	0.0	0.00	1.34
Total	43,007	43,565	558	1.3	604	574	-30	-5.0	1.41	1.32

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	414	419	5	1.1	County	33.38	31.78	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	46.96	44.11	0.00	0.00
(-) FD Contrib Tax Cap	18	18	0	-1.8	School District	23.82	22.93	29.28	25.84
(=) Taxable Tax Capacity	396	401	5	1.3	Special District	4.41	4.15	0.00	0.00
FD Distrib Tax Cap	117	112	-5	-4.3	Total	108.58	102.98	29.28	25.84

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	110,400	109,300	-1.0	1,226	1,126	-100	-8.1	1.11	1.03	
Res Hmstd: Avg Val	165,500	163,800	-1.0	2,039	1,878	-161	-7.9	1.23	1.15	
Res Hmstd: Hi Val	220,600	218,300	-1.0	2,852	2,631	-221	-7.8	1.29	1.21	
Res Hmstd: Ex-Hi Val	331,000	327,600	-1.0	4,482	4,140	-342	-7.6	1.35	1.26	
Apartment	300,000	300,000	0.0	4,950	4,637	-313	-6.3	1.65	1.55	
Comm/Ind: Lo Val	150,000	150,000	0.0	4,400	4,331	-69	-1.6	2.93	2.89	
Comm/Ind: Med Val	300,000	300,000	0.0	10,121	9,976	-144	-1.4	3.37	3.33	
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,816	36,322	-494	-1.3	3.68	3.63	

Dakota County

Inver Grove Heights city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,948,032	1,980,175	32,143	1.7	23,964	24,594	630	2.6	1.23	1.24
Res Non-Hm: exis	206,957	215,095	8,138	3.9	2,945	3,064	119	4.0	1.42	1.42
Apartments: exis	210,568	214,792	4,224	2.0	3,363	3,475	112	3.3	1.60	1.62
Low-inc Apts: ex	12,141	12,141	0	0.0	120	121	1	0.9	0.99	0.99
Seasnl Rec: exis	810	1,491	681	84.2	13	28	15	120.9	1.58	1.90
Com/Ind: Lo: exi	42,982	42,164	-818	-1.9	1,246	1,245	-1	-0.1	2.90	2.95
Com/Ind Hi: exis	346,251	345,540	-711	-0.2	13,158	13,398	240	1.8	3.80	3.88
Publ U: Elec Gen	24,057	24,664	607	2.5	663	701	39	5.8	2.76	2.84
Publ U: Other	76,271	83,605	7,333	9.6	2,919	3,256	337	11.5	3.83	3.89
Ag HGA: Exist	4,746	4,995	249	5.2	65	69	4	6.6	1.36	1.38
Ag Hmstd Land	6,302	6,178	-124	-2.0	30	29	-1	-2.3	0.48	0.48
Ag Non-Hmstd	15,302	16,509	1,207	7.9	173	184	11	6.5	1.13	1.11
ResHmstd: NewCon	0	13,601	13,601	0.0	0	169	169	0.0	0.00	1.24
All other NewCon	0	5,864	5,864	0.0	0	162	162	0.0	0.00	2.76
Total	2,894,418	2,966,814	72,396	2.5	48,658	50,497	1,838	3.8	1.68	1.70

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	32,612	33,519	906	2.8	County	33.38	31.78	0.00	0.00	
(-) TIF Tax Capacity	1,873	1,632	-241	-12.9	City/Town	46.73	46.58	0.00	0.00	
(-) FD Contrib Tax Cap	3,664	3,679	15	0.4	School District	27.55	31.79	19.44	17.97	
(=) Taxable Tax Capacity	27,075	28,208	1,133	4.2	Special District	5.33	4.99	0.00	0.00	
FD Distrib Tax Cap	4,188	4,098	-91	-2.2	Total	112.99	115.14	19.44	17.97	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	140,900	143,200		1.6	1,588	1,626	37	2.3	1.13	1.14
Res Hmstd:Avg Val	211,300	214,800		1.7	2,592	2,653	61	2.3	1.23	1.24
Res Hmstd: Hi Val	281,600	286,200		1.6	3,595	3,677	83	2.3	1.28	1.28
Res Hmstd: Ex-Hi Val	422,600	429,600		1.7	5,596	5,718	122	2.2	1.32	1.33
Apartment	300,000	306,000		2.0	4,820	4,954	134	2.8	1.61	1.62
Comm/Ind: Lo Val	150,000	149,700		-0.2	4,358	4,429	70	1.6	2.91	2.96
Comm/Ind: Med Val	300,000	299,400		-0.2	10,073	10,242	169	1.7	3.36	3.42
Comm/Ind: Hi Val	1,000,000	997,900		-0.2	36,738	37,377	639	1.7	3.67	3.75

Dakota County	Lakeville city
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<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	3,744,675	3,841,488	96,812	2.6	48,109	50,099	1,991	4.1	1.28	1.30
Res Non-Hm: exis	420,119	449,752	29,633	7.1	6,075	6,486	411	6.8	1.45	1.44
Apartments: exis	71,359	73,105	1,746	2.4	1,164	1,205	41	3.6	1.63	1.65
Low-inc Apts: ex	4,835	4,315	-521	-10.8	49	44	-4	-9.0	1.01	1.03
Seasnl Rec: exis	2,681	2,707	26	1.0	42	42	1	1.2	1.55	1.56
Com/Ind: Lo: exi	60,218	59,357	-861	-1.4	1,769	1,789	20	1.1	2.94	3.01
Com/Ind Hi: exis	599,289	589,499	-9,789	-1.6	23,061	23,171	111	0.5	3.85	3.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	48,266	47,628	-637	-1.3	1,865	1,875	10	0.5	3.86	3.94
Ag HGA: Exist	5,372	5,264	-108	-2.0	71	71	0	0.1	1.32	1.35
Ag Hmstd Land	10,473	12,362	1,889	18.0	64	77	14	21.1	0.61	0.63
Ag Non-Hmstd	48,620	63,107	14,487	29.8	585	741	155	26.6	1.20	1.17
ResHmstd: NewCon	0	54,351	54,351	0.0	0	709	709	0.0	0.00	1.30
All other NewCon	0	44,674	44,674	0.0	0	999	999	0.0	0.00	2.24
Total	5,015,907	5,247,608	231,701	4.6	82,852	87,309	4,457	5.4	1.65	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	54,810	57,311	2,501	4.6	County	33.38	31.78	0.00	0.00
(-) TIF Tax Capacity	864	861	-3	-0.3	City/Town	41.27	40.59	0.84	0.68
(-) FD Contrib Tax Cap	5,494	5,439	-55	-1.0	School District	34.88	34.28	20.04	24.63
(=) Taxable Tax Capacity	48,452	51,011	2,559	5.3	Special District	5.75	5.41	0.00	0.00
FD Distrib Tax Cap	6,825	6,316	-509	-7.5	Total	115.28	112.06	20.88	25.31

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	158,600	162,700	2.6	1,895	1,982	87	4.6	1.19	1.22
Res Hmstd: Avg Val	237,800	243,900	2.6	3,055	3,179	124	4.1	1.28	1.30
Res Hmstd: Hi Val	317,100	325,300	2.6	4,217	4,379	162	3.8	1.33	1.35
Res Hmstd: Ex-Hi Val	475,700	488,000	2.6	6,477	6,704	227	3.5	1.36	1.37
Apartment	300,000	307,300	2.4	4,949	5,082	133	2.7	1.65	1.65
Comm/Ind: Lo Val	150,000	147,500	-1.7	4,424	4,446	22	0.5	2.95	3.01
Comm/Ind: Med Val	300,000	295,100	-1.6	10,218	10,231	13	0.1	3.41	3.47
Comm/Ind: Hi Val	1,000,000	983,700	-1.6	37,257	37,326	69	0.2	3.73	3.79

Dakota County	Mendota city
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<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	15,511	15,462	-49	-0.3	196	193	-3	-1.5	1.27	1.25
Res Non-Hm: exis	6,004	6,567	563	9.4	84	91	7	7.8	1.40	1.38
Apartments: exis	602	602	0	0.0	9	9	0	-2.0	1.57	1.54
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	385	0	-385	-100.0	8	0	-8	-100.0	2.18	0.00
Com/Ind: Lo: exi	1,480	1,630	150	10.1	42	47	5	10.9	2.87	2.89
Com/Ind Hi: exis	4,317	4,688	372	8.6	162	178	15	9.3	3.76	3.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	518	529	11	2.0	19	20	1	2.7	3.76	3.79
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	87	87	0.0	0	1	1	0.0	0.00	1.25
All other NewCon	0	204	204	0.0	0	3	3	0.0	0.00	1.38
Total	28,816	29,769	953	3.3	523	542	19	3.7	1.81	1.82

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	349	364	14	4.1	County	33.32	31.72	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.33	46.52	0.00	0.00
(-) FD Contrib Tax Cap	44	46	2	5.4	School District	24.27	23.75	18.51	19.37
(=) Taxable Tax Capacity	305	317	12	3.9	Special District	5.95	5.72	0.00	0.00
FD Distrib Tax Cap	16	15	-1	-5.8	Total	110.88	107.70	18.51	19.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	175,300	174,800	-0.3	2,030	1,990	-41	-2.0	1.16	1.14
Res Hmstd: Avg Val	262,900	262,100	-0.3	3,251	3,184	-68	-2.1	1.24	1.21
Res Hmstd: Hi Val	350,400	349,300	-0.3	4,471	4,376	-94	-2.1	1.28	1.25
Res Hmstd: Ex-Hi Val	525,800	524,200	-0.3	6,875	6,726	-149	-2.2	1.31	1.28
Apartment	300,000	300,000	0.0	4,713	4,620	-93	-2.0	1.57	1.54
Comm/Ind: Lo Val	150,000	162,900	8.6	4,303	4,822	519	12.1	2.87	2.96
Comm/Ind: Med Val	300,000	325,800	8.6	9,947	10,991	1,044	10.5	3.32	3.37
Comm/Ind: Hi Val	1,000,000	1,086,100	8.6	36,287	39,786	3,499	9.6	3.63	3.66

Dakota County	New Trier city
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<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	4,468	4,372	-96	-2.2	57	55	-2	-3.1	1.27	1.25
Res Non-Hm: exis	237	335	98	41.2	4	5	1	36.0	1.65	1.58
Apartments: exis	350	350	0	0.0	6	6	0	-0.4	1.77	1.76
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	310	302	-8	-2.7	9	9	0	-1.6	3.05	3.08
Com/Ind Hi: exis	70	72	3	3.6	3	3	0	5.2	3.96	4.02
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	30	29	-1	-3.7	1	1	0	-2.3	3.96	4.02
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	280	336	56	20.2	2	3	1	23.6	0.79	0.81
Ag Non-Hmstd	21	26	4	20.8	0	0	0	23.1	1.18	1.20
ResHmstd: NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.25
All other NewCon	0	10	10	0.0	0	0	0	0.0	0.00	3.26
Total	5,765	5,835	69	1.2	83	83	1	0.7	1.43	1.42

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	53	54	1	1.6	County	33.38	31.78	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	56.66	61.66	0.00	0.00
(-) FD Contrib Tax Cap	2	2	0	-0.2	School District	23.91	23.04	29.48	26.00
(=) Taxable Tax Capacity	50	51	1	1.7	Special District	3.87	3.61	0.00	0.00
FD Distrib Tax Cap	23	24	1	3.9	Total	117.82	120.09	29.48	26.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	93,100	91,100	-2.1	1,031	982	-49	-4.8	1.11	1.08
Res Hmstd: Avg Val	139,600	136,600	-2.1	1,766	1,696	-70	-3.9	1.26	1.24
Res Hmstd: Hi Val	186,100	182,100	-2.1	2,500	2,410	-90	-3.6	1.34	1.32
Res Hmstd: Ex-Hi Val	279,200	273,200	-2.1	3,970	3,839	-131	-3.3	1.42	1.41
Apartment	300,000	300,000	0.0	5,303	5,283	-19	-0.4	1.77	1.76
Comm/Ind: Lo Val	150,000	155,500	3.7	4,570	4,844	273	6.0	3.05	3.11
Comm/Ind: Med Val	300,000	310,900	3.6	10,516	11,094	578	5.5	3.51	3.57
Comm/Ind: Hi Val	1,000,000	1,036,400	3.6	38,265	40,274	2,010	5.3	3.83	3.89

Dakota County	Randolph city
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<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	19,849	20,750	901	4.5	172	184	11	6.5	0.87	0.89
Res Non-Hm: exis	3,720	3,784	65	1.7	39	40	1	3.1	1.04	1.06
Apartments: exis	185	185	0	0.0	2	2	0	1.3	1.23	1.24
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,339	1,339	0	0.0	33	35	2	5.0	2.50	2.62
Com/Ind Hi: exis	994	1,070	76	7.6	28	32	4	12.4	2.85	2.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	863	979	116	13.5	28	34	5	19.2	3.29	3.46
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	332	1,061	729	219.9	2	5	3	203.1	0.46	0.43
Ag Non-Hmstd	1,316	917	-400	-30.4	12	8	-3	-29.5	0.89	0.90
ResHmstd: NewCon	0	116	116	0.0	0	1	1	0.0	0.00	0.89
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	28,598	30,201	1,603	5.6	317	341	24	7.5	1.11	1.13

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	282	296	14	5.0	County	33.38	31.78	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	32.74	36.80	0.00	0.00
(-) FD Contrib Tax Cap	16	21	5	33.5	School District	19.09	18.00	11.22	11.37
(=) Taxable Tax Capacity	266	275	9	3.3	Special District	3.87	3.61	0.00	0.00
FD Distrib Tax Cap	72	71	-1	-1.0	Total	89.09	90.20	11.22	11.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,600	107,300	4.6	780	841	61	7.9	0.76	0.78
Res Hmstd: Avg Val	153,900	160,900	4.5	1,335	1,429	94	7.0	0.87	0.89
Res Hmstd: Hi Val	205,100	214,400	4.5	1,890	2,016	126	6.7	0.92	0.94
Res Hmstd: Ex-Hi Val	307,700	321,700	4.5	3,002	3,193	191	6.4	0.98	0.99
Apartment	300,000	300,000	0.0	3,678	3,724	46	1.3	1.23	1.24
Comm/Ind: Lo Val	150,000	161,400	7.6	3,744	4,326	581	15.5	2.5	2.68
Comm/Ind: Med Val	300,000	322,800	7.6	8,681	9,905	1,224	14.1	2.89	3.07
Comm/Ind: Hi Val	1,000,000	1,076,000	7.6	31,718	35,942	4,224	13.3	3.17	3.34

Dakota County	Rosemount city
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<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	1,440,007	1,478,526	38,520	2.7	18,747	19,221	474	2.5	1.30	1.30
Res Non-Hm: exis	139,960	150,654	10,693	7.6	2,039	2,175	136	6.6	1.46	1.44
Apartments: exis	21,093	21,338	245	1.2	355	355	0	0.0	1.69	1.67
Low-inc Apts: ex	10,969	11,084	115	1.0	115	115	0	0.2	1.05	1.04
Seasnl Rec: exis	2,874	2,801	-74	-2.6	54	52	-2	-2.8	1.87	1.86
Com/Ind: Lo: exi	18,136	18,044	-92	-0.5	539	543	5	0.9	2.97	3.01
Com/Ind Hi: exis	254,939	253,150	-1,789	-0.7	9,844	9,919	75	0.8	3.86	3.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	42,664	44,645	1,982	4.6	1,650	1,750	99	6.0	3.87	3.92
Ag HGA: Exist	4,346	4,298	-48	-1.1	57	56	-1	-1.5	1.30	1.30
Ag Hmstd Land	12,498	13,324	826	6.6	73	78	5	7.0	0.58	0.59
Ag Non-Hmstd	38,781	41,180	2,399	6.2	450	464	14	3.2	1.16	1.13
ResHmstd: NewCon	0	15,749	15,749	0.0	0	205	205	0.0	0.00	1.30
All other NewCon	0	7,626	7,626	0.0	0	221	221	0.0	0.00	2.90
Total	1,986,268	2,062,419	76,151	3.8	33,921	35,154	1,232	3.6	1.71	1.70

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	21,818	22,680	862	3.9	County	33.38	31.78	0.00	0.00	
(-) TIF Tax Capacity	569	572	4	0.7	City/Town	48.83	47.69	0.00	0.00	
(-) FD Contrib Tax Cap	2,358	2,371	13	0.6	School District	27.89	28.02	23.23	25.20	
(=) Taxable Tax Capacity	18,891	19,736	845	4.5	Special District	5.86	5.52	0.00	0.00	
FD Distrib Tax Cap	2,629	2,473	-156	-5.9	Total	115.95	113.01	23.23	25.20	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	146,000	149,900	2.7	1,753	1,803	51	2.9	1.20	1.20
Res Hmstd: Avg Val	218,900	224,800	2.7	2,843	2,915	71	2.5	1.3	1.3
Res Hmstd: Hi Val	291,800	299,600	2.7	3,934	4,025	91	2.3	1.35	1.34
Res Hmstd: Ex-Hi Val	437,700	449,400	2.7	6,092	6,211	119	2.0	1.39	1.38
Apartment	300,000	303,500	1.2	5,045	5,052	7	0.1	1.68	1.66
Comm/Ind: Lo Val	150,000	148,900	-0.7	4,453	4,482	29	0.6	2.97	3.01
Comm/Ind: Med Val	300,000	297,900	-0.7	10,275	10,327	52	0.5	3.43	3.47
Comm/Ind: Hi Val	1,000,000	993,000	-0.7	37,443	37,641	198	0.5	3.74	3.79

Dakota County	South St. Paul city
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<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	808,417	796,849	-11,568	-1.4	10,969	10,525	-444	-4.0	1.36	1.32
Res Non-Hm: exis	107,898	113,020	5,123	4.7	1,819	1,870	52	2.8	1.69	1.65
Apartments: exis	61,907	62,048	141	0.2	1,192	1,186	-7	-0.6	1.93	1.91
Low-inc Apts: ex	6,785	6,832	47	0.7	81	80	-1	-1.0	1.20	1.18
Seasnl Rec: exis	8,723	8,722	-1	0.0	204	204	0	-0.2	2.34	2.34
Com/Ind: Lo: exi	36,098	35,362	-736	-2.0	1,129	1,110	-19	-1.7	3.13	3.14
Com/Ind Hi: exis	165,232	162,850	-2,382	-1.4	6,769	6,735	-35	-0.5	4.10	4.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,474	16,791	317	1.9	674	694	19	2.9	4.09	4.13
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	791	791	0.0	0	10	10	0.0	0.00	1.32
All other NewCon	0	6,437	6,437	0.0	0	242	242	0.0	0.00	3.76
Total	1,211,532	1,209,702	-1,830	-0.2	22,837	22,655	-182	-0.8	1.88	1.87

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	12,978	12,995	16	0.1	County	30.45	28.98	0.00	0.00
(-) TIF Tax Capacity	1,445	1,557	111	7.7	City/Town	63.19	60.76	0.00	0.00
(-) FD Contrib Tax Cap	1,087	1,086	0	0.0	School District	35.36	44.33	21.79	14.87
(=) Taxable Tax Capacity	10,446	10,352	-95	-0.9	Special District	8.45	7.68	0.00	0.00
FD Distrib Tax Cap	3,618	3,722	103	2.9	Total	137.46	141.74	21.79	14.87

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	95,600	94,200	-1.5	1,129	1,068	-61	-5.4	1.18	1.13
Res Hmstd: Avg Val	143,300	141,200	-1.5	1,947	1,864	-84	-4.3	1.36	1.32
Res Hmstd: Hi Val	191,000	188,300	-1.4	2,766	2,661	-105	-3.8	1.45	1.41
Res Hmstd: Ex-Hi Val	286,600	282,500	-1.4	4,407	4,257	-150	-3.4	1.54	1.51
Apartment	300,000	300,700	0.2	5,809	5,775	-34	-0.6	1.94	1.92
Comm/Ind: Lo Val	150,000	147,800	-1.5	4,690	4,638	-52	-1.1	3.13	3.14
Comm/Ind: Med Val	300,000	295,700	-1.4	10,833	10,730	-103	-0.9	3.61	3.63
Comm/Ind: Hi Val	1,000,000	985,600	-1.4	39,504	39,253	-251	-0.6	3.95	3.98

Dakota County	Vermillion city
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<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	23,556	23,966	410	1.7	299	285	-14	-4.8	1.27	1.19
Res Non-Hm: exis	1,772	2,052	280	15.8	26	28	2	7.4	1.49	1.38
Apartments: exis	425	425	0	0.0	7	7	0	-6.7	1.71	1.59
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,063	924	-139	-13.1	32	27	-5	-15.8	2.98	2.89
Com/Ind Hi: exis	635	788	153	24.1	25	30	5	20.5	3.88	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	219	217	-1	-0.6	8	8	0	-3.5	3.88	3.77
Ag HGA: Exist	147	153	5	3.7	2	2	0	-2.9	1.24	1.16
Ag Hmstd Land	2,304	2,409	105	4.6	19	19	-1	-3.6	0.83	0.77
Ag Non-Hmstd	107	667	560	522.1	1	7	6	487.1	1.13	1.07
ResHmstd: NewCon	0	74	74	0.0	0	1	1	0.0	0.00	1.19
All other NewCon	0	260	260	0.0	0	9	9	0.0	0.00	3.33
Total	30,228	31,935	1,707	5.6	420	421	2	0.4	1.39	1.32

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	280	301	20	7.3	County	33.38	31.78	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	51.24	47.62	0.00	0.00
(-) FD Contrib Tax Cap	11	11	0	-0.5	School District	23.91	23.04	29.48	26.00
(=) Taxable Tax Capacity	269	289	20	7.6	Special District	4.41	4.15	0.00	0.00
FD Distrib Tax Cap	59	59	-1	-1.0	Total	112.95	106.59	29.48	26.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	110,000	111,900	1.7	1,258	1,194	-64	-5.1	1.14	1.07
Res Hmstd:Avg Val	164,900	167,800	1.8	2,096	1,989	-107	-5.1	1.27	1.19
Res Hmstd: Hi Val	219,800	223,600	1.7	2,933	2,782	-151	-5.2	1.33	1.24
Res Hmstd: Ex-Hi Val	329,800	335,500	1.7	4,612	4,373	-239	-5.2	1.4	1.30
Apartment	300,000	300,000	0.0	5,120	4,777	-343	-6.7	1.71	1.59
Comm/Ind: Lo Val	150,000	186,200	24.1	4,476	5,700	1,224	27.3	2.98	3.06
Comm/Ind: Med Val	300,000	372,300	24.1	10,296	12,711	2,414	23.4	3.43	3.41
Comm/Ind: Hi Val	1,000,000	1,241,100	24.1	37,458	45,441	7,983	21.3	3.75	3.66

Dakota County	West St. Paul city
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<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	796,506	790,636	-5,871	-0.7	10,630	10,499	-130	-1.2	1.33	1.33
Res Non-Hm: exis	80,543	71,089	-9,454	-11.7	1,271	1,119	-151	-11.9	1.58	1.57
Apartments: exis	172,864	175,520	2,657	1.5	3,220	3,252	32	1.0	1.86	1.85
Low-inc Apts: ex	9,197	8,621	-576	-6.3	105	98	-7	-6.6	1.15	1.14
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	34,517	34,257	-260	-0.8	1,066	1,074	7	0.7	3.09	3.13
Com/Ind Hi: exis	231,291	228,319	-2,971	-1.3	9,384	9,393	9	0.1	4.06	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,101	11,183	83	0.7	450	460	10	2.2	4.06	4.11
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1,224	1,224	0.0	0	16	16	0.0	0.00	1.33
All other NewCon	0	12,845	12,845	0.0	0	238	238	0.0	0.00	1.86
Total	1,336,019	1,333,694	-2,325	-0.2	26,126	26,150	24	0.1	1.96	1.96

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	15,256	15,233	-23	-0.2	County	33.38	31.78	0.00	0.00
(-) TIF Tax Capacity	1,137	1,268	131	11.6	City/Town	69.36	70.88	0.00	0.00
(-) FD Contrib Tax Cap	1,986	1,963	-24	-1.2	School District	24.35	23.82	18.51	19.37
(=) Taxable Tax Capacity	12,133	12,002	-131	-1.1	Special District	7.10	6.23	0.00	0.00
FD Distrib Tax Cap	3,093	3,153	60	1.9	Total	134.19	132.71	18.51	19.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	107,100	106,300	-0.7	1,265	1,249	-16	-1.2	1.18	1.18
Res Hmstd:Avg Val	160,600	159,400	-0.7	2,147	2,120	-26	-1.2	1.34	1.33
Res Hmstd: Hi Val	214,100	212,500	-0.7	3,028	2,991	-37	-1.2	1.41	1.41
Res Hmstd: Ex-Hi Val	321,200	318,800	-0.7	4,793	4,735	-58	-1.2	1.49	1.49
Apartment	300,000	304,600	1.5	5,588	5,643	55	1.0	1.86	1.85
Comm/Ind: Lo Val	150,000	148,100	-1.3	4,634	4,641	8	0.2	3.09	3.13
Comm/Ind: Med Val	300,000	296,100	-1.3	10,719	10,711	-8	-0.1	3.57	3.62
Comm/Ind: Hi Val	1,000,000	987,200	-1.3	39,119	39,142	23	0.1	3.91	3.96

Dakota County	Lilydale city
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<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	82,416	83,994	1,578	1.9	935	933	-2	-0.2	1.13	1.11
Res Non-Hm: exis	12,821	13,021	200	1.6	152	151	-1	-0.8	1.19	1.16
Apartments: exis	16,656	16,656	0	0.0	236	230	-6	-2.4	1.42	1.38
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,651	1,651	0	0.0	45	46	0	0.5	2.75	2.76
Com/Ind Hi: exis	11,706	11,706	0	0.0	421	423	2	0.4	3.60	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,487	1,527	40	2.7	54	55	2	3.2	3.60	3.62
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	64	64	0.0	0	1	1	0.0	0.00	1.11
All other NewCon	0	14,287	14,287	0.0	0	198	198	0.0	0.00	1.38
Total	126,736	142,905	16,169	12.8	1,844	2,037	193	10.5	1.45	1.43

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	1,420	1,618	198	13.9	County	33.38	31.78	0.00	0.00	
(-) TIF Tax Capacity	5	183	178	#####	City/Town	35.52	34.53	0.00	0.00	
(-) FD Contrib Tax Cap	104	102	-3	-2.6	School District	24.35	23.82	18.51	19.37	
(=) Taxable Tax Capacity	1,311	1,334	22	1.7	Special District	5.40	5.07	0.00	0.00	
FD Distrib Tax Cap	30	44	14	47.9	Total	98.65	95.21	18.51	19.37	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	179,400	182,800	1.9	1,894	1,897	3	0.1	1.06	1.04
Res Hmstd: Avg Val	269,000	274,100	1.9	3,023	3,021	-2	-0.1	1.12	1.10
Res Hmstd: Hi Val	358,600	365,500	1.9	4,152	4,146	-6	-0.1	1.16	1.13
Res Hmstd: Ex-Hi Val	538,000	548,300	1.9	6,397	6,397	0	0.0	1.19	1.17
Apartment	300,000	300,000	0.0	4,255	4,151	-103	-2.4	1.42	1.38
Comm/Ind: Lo Val	150,000	150,000	0.0	4,119	4,140	21	0.5	2.75	2.76
Comm/Ind: Med Val	300,000	300,000	0.0	9,518	9,564	45	0.5	3.17	3.19
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,715	34,873	158	0.5	3.47	3.49

Dakota County	Miesville city
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<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	8,017	7,925	-92	-1.1	91	84	-7	-7.5	1.13	1.06
Res Non-Hm: exis	462	476	14	3.0	6	6	-1	-8.2	1.38	1.23
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,004	1,037	33	3.3	28	29	0	1.7	2.81	2.77
Com/Ind Hi: exis	559	550	-9	-1.7	20	20	-1	-3.0	3.65	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	472	459	-13	-2.8	17	17	-1	-4.1	3.65	3.60
Ag HGA: Exist	659	671	12	1.8	7	7	0	-4.5	1.12	1.05
Ag Hmstd Land	5,310	6,780	1,471	27.7	37	46	10	27.1	0.69	0.68
Ag Non-Hmstd	149	181	31	21.0	1	2	0	15.4	0.96	0.91
ResHmstd: NewCon	0	134	134	0.0	0	1	1	0.0	0.00	1.06
All other NewCon	0	73	73	0.0	0	2	2	0.0	0.00	3.07
Total	16,632	18,286	1,654	9.9	208	213	5	2.5	1.25	1.17

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	157	172	15	9.4	County	33.38	31.78	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.67	32.96	0.00	0.00	
(-) FD Contrib Tax Cap	12	12	0	0.2	School District	23.91	23.04	29.48	26.00	
(=) Taxable Tax Capacity	145	159	15	10.2	Special District	3.87	3.61	0.00	0.00	
FD Distrib Tax Cap	10	9	-1	-12.2	Total	95.84	91.39	29.48	26.00	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	113,800	112,500	-1.1	1,167	1,073	-94	-8.1	1.03	0.95
Res Hmstd: Avg Val	170,600	168,600	-1.2	1,928	1,778	-151	-7.8	1.13	1.05
Res Hmstd: Hi Val	227,400	224,800	-1.1	2,689	2,484	-205	-7.6	1.18	1.10
Res Hmstd: Ex-Hi Val	341,100	337,200	-1.1	4,212	3,896	-316	-7.5	1.23	1.16
Comm/Ind: Lo Val	150,000	147,500	-1.7	4,215	4,079	-137	-3.2	2.81	2.77
Comm/Ind: Med Val	300,000	295,000	-1.7	9,688	9,368	-320	-3.3	3.23	3.18
Comm/Ind: Hi Val	1,000,000	983,400	-1.7	35,227	34,151	-1,076	-3.1	3.52	3.47

Dakota County

Mendota Heights city

<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	1,190,674	1,230,356	39,682	3.3	13,708	14,044	335	2.4	1.15	1.14
Res Non-Hm: exis	100,797	104,615	3,818	3.8	1,214	1,244	30	2.4	1.20	1.19
Apartments: exis	15,400	17,061	1,661	10.8	219	239	20	9.2	1.42	1.40
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	674	699	25	3.8	8	8	0	2.2	1.12	1.11
Com/Ind: Lo: exi	18,680	18,872	192	1.0	518	532	14	2.6	2.77	2.82
Com/Ind Hi: exis	296,382	291,460	-4,922	-1.7	10,760	10,746	-14	-0.1	3.63	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	28,335	28,273	-63	-0.2	1,029	1,042	14	1.3	3.63	3.69
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	309	318	9	3.0	1	1	0	1.0	0.41	0.40
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	2,436	2,436	0.0	0	28	28	0.0	0.00	1.14
All other NewCon	0	1,662	1,662	0.0	0	24	24	0.0	0.00	1.44
Total	1,651,251	1,695,752	44,501	2.7	27,458	27,908	451	1.6	1.66	1.65

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	19,573	20,025	452	2.3	County	33.38	31.78	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.75	34.91	1.62	1.56
(-) FD Contrib Tax Cap	2,601	2,600	-1	0.0	School District	24.35	23.82	18.51	19.37
(=) Taxable Tax Capacity	16,972	17,424	453	2.7	Special District	5.34	5.00	0.00	0.00
FD Distrib Tax Cap	787	744	-43	-5.4	Total	97.82	95.51	20.13	20.93

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	207,200	214,100	3.3	2,262	2,321	59	2.6	1.09	1.08
Res Hmstd:Avg Val	310,600	321,000	3.3	3,573	3,658	85	2.4	1.15	1.14
Res Hmstd: Hi Val	414,100	427,900	3.3	4,884	4,983	98	2.0	1.18	1.16
Res Hmstd: Ex-Hi Val	621,200	641,900	3.3	7,624	7,813	190	2.5	1.23	1.22
Apartment	300,000	332,400	10.8	4,272	4,664	392	9.2	1.42	1.40
Comm/Ind: Lo Val	150,000	147,500	-1.7	4,160	4,156	-4	-0.1	2.77	2.82
Comm/Ind: Med Val	300,000	295,000	-1.7	9,606	9,573	-33	-0.3	3.20	3.24
Comm/Ind: Hi Val	1,000,000	983,400	-1.7	35,019	34,954	-65	-0.2	3.50	3.55

Dakota County	Sunfish Lake city
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<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	116,972	110,708	-6,264	-5.4	1,360	1,255	-105	-7.7	1.16	1.13
Res Non-Hm: exis	17,683	28,220	10,537	59.6	216	336	119	55.1	1.22	1.19
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	101	101	0	0.0	3	3	0	-2.2	3.05	2.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,274	1,278	4	0.3	39	38	-1	-1.8	3.05	2.98
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	456	471	14	3.2	4	4	0	-0.8	0.91	0.87
ResHmstd: NewCon	0	402	402	0.0	0	5	5	0.0	0.00	1.13
All other NewCon	0	21	21	0.0	0	0	0	0.0	0.00	1.19
Total	136,486	141,201	4,715	3.5	1,622	1,641	18	1.1	1.19	1.16

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,492	1,550	57	3.8	County	33.38	31.78	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.80	26.77	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.35	23.82	18.51	19.37
(=) Taxable Tax Capacity	1,492	1,550	57	3.8	Special District	5.33	4.99	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	90.86	87.36	18.51	19.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	456,800	432,300	-5.4	4,996	4,614	-382	-7.6	1.09	1.07
Res Hmstd: Avg Val	684,900	648,200	-5.4	7,911	7,242	-669	-8.5	1.16	1.12
Res Hmstd: Hi Val	913,000	864,100	-5.4	10,924	10,018	-906	-8.3	1.2	1.16
Res Hmstd: Ex-Hi Val	1,369,800	1,296,500	-5.4	16,958	15,578	-1,380	-8.1	1.24	1.20
Comm/Ind: Lo Val	150,000	150,000	0.0	3,498	3,427	-71	-2.0	2.33	2.28
Comm/Ind: Med Val	300,000	300,000	0.0	8,069	7,901	-169	-2.1	2.69	2.63
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	29,403	28,775	-628	-2.1	2.94	2.88

Dakota County

Burnsville city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,894,955	2,950,139	55,183	1.9	37,320	37,224	-96	-0.3	1.29	1.26
Res Non-Hm: exis	312,983	333,968	20,985	6.7	4,539	4,706	167	3.7	1.45	1.41
Apartments: exis	448,095	460,297	12,202	2.7	7,600	7,601	1	0.0	1.70	1.65
Low-inc Apts: ex	43,422	43,863	441	1.0	461	450	-11	-2.4	1.06	1.02
Seasnl Rec: exis	1,333	1,355	22	1.6	21	21	0	-1.3	1.56	1.52
Com/Ind: Lo: exi	94,113	93,345	-768	-0.8	2,821	2,795	-26	-0.9	3.00	2.99
Com/Ind Hi: exis	1,192,186	1,176,790	-15,396	-1.3	46,426	45,983	-443	-1.0	3.89	3.91
Publ U: Elec Gen	70,255	70,022	-233	-0.3	2,011	2,002	-8	-0.4	2.86	2.86
Publ U: Other	95,666	102,705	7,038	7.4	3,730	4,008	278	7.5	3.90	3.90
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	5,043	5,043	0.0	0	64	64	0.0	0.00	1.26
All other NewCon	0	16,280	16,280	0.0	0	543	543	0.0	0.00	3.33
Total	5,153,009	5,253,806	100,797	2.0	104,928	105,396	467	0.4	2.04	2.01

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	63,569	64,790	1,221	1.9	County	33.38	31.78	0.00	0.00
(-) TIF Tax Capacity	2,867	851	-2,017	-70.3	City/Town	46.93	46.63	0.00	0.00
(-) FD Contrib Tax Cap	10,842	10,694	-148	-1.4	School District	27.16	26.63	27.42	26.15
(=) Taxable Tax Capacity	49,860	53,246	3,386	6.8	Special District	6.36	6.01	0.00	0.00
FD Distrib Tax Cap	8,304	7,705	-599	-7.2	Total	113.84	111.05	27.42	26.15

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	124,500	126,900		1.9	1,462	1,454	-8	-0.5	1.17	1.15
Res Hmstd:Avg Val	186,600	190,200		1.9	2,403	2,386	-17	-0.7	1.29	1.25
Res Hmstd: Hi Val	248,800	253,500		1.9	3,345	3,318	-27	-0.8	1.34	1.31
Res Hmstd: Ex-Hi Val	373,300	380,400		1.9	5,231	5,186	-46	-0.9	1.40	1.36
Apartment	300,000	308,200		2.7	5,091	5,084	-7	-0.1	1.7	1.65
Comm/Ind: Lo Val	150,000	148,100		-1.3	4,487	4,443	-44	-1.0	2.99	3
Comm/Ind: Med Val	300,000	296,100		-1.3	10,333	10,216	-117	-1.1	3.44	3.45
Comm/Ind: Hi Val	1,000,000	987,100		-1.3	37,612	37,251	-361	-1.0	3.76	3.77

Dakota County	Apple Valley city
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<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	3,026,809	3,089,175	62,366	2.1	39,589	40,276	687	1.7	1.31	1.30
Res Non-Hm: exis	302,151	316,656	14,505	4.8	4,395	4,554	159	3.6	1.45	1.44
Apartments: exis	184,224	185,737	1,513	0.8	3,150	3,134	-16	-0.5	1.71	1.69
Low-inc Apts: ex	22,016	22,084	68	0.3	234	233	-1	-0.6	1.06	1.05
Seasnl Rec: exis	1,671	1,676	5	0.3	34	34	0	-1.0	2.03	2.00
Com/Ind: Lo: exi	34,897	35,336	439	1.3	1,051	1,075	23	2.2	3.01	3.04
Com/Ind Hi: exis	459,974	456,599	-3,375	-0.7	18,082	18,088	6	0.0	3.93	3.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	44,294	45,291	997	2.3	1,740	1,793	53	3.0	3.93	3.96
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	426	454	28	6.5	2	3	0	8.0	0.58	0.59
Ag Non-Hmstd	9,101	8,569	-532	-5.8	106	97	-9	-8.8	1.16	1.13
ResHmstd: NewCon	0	10,728	10,728	0.0	0	140	140	0.0	0.00	1.30
All other NewCon	0	8,398	8,398	0.0	0	221	221	0.0	0.00	2.64
Total	4,085,564	4,180,702	95,139	2.3	68,384	69,646	1,262	1.8	1.67	1.67

<i>Tax Base</i>					<i>Tax Rates</i>				
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	43,665	44,747	1,082	2.5	County	33.38	31.78	0.00	0.00
(-) TIF Tax Capacity	1,209	1,279	70	5.8	City/Town	49.16	47.83	2.12	2.12
(-) FD Contrib Tax Cap	4,332	4,094	-239	-5.5	School District	27.91	27.56	23.60	25.82
(=) Taxable Tax Capacity	38,124	39,374	1,251	3.3	Special District	5.79	5.45	0.00	0.00
FD Distrib Tax Cap	6,363	6,115	-248	-3.9	Total	116.24	112.63	25.72	27.94

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	133,500	136,300	2.1	1,602	1,635	33	2.0	1.2	1.2
Res Hmstd: Avg Val	200,100	204,200	2.0	2,617	2,658	41	1.6	1.31	1.30
Res Hmstd: Hi Val	266,800	272,300	2.1	3,634	3,684	50	1.4	1.36	1.35
Res Hmstd: Ex-Hi Val	400,300	408,500	2.0	5,669	5,737	68	1.2	1.42	1.40
Apartment	300,000	302,500	0.8	5,131	5,104	-27	-0.5	1.71	1.69
Comm/Ind: Lo Val	150,000	148,900	-0.7	4,519	4,528	8	0.2	3.01	3.04
Comm/Ind: Med Val	300,000	297,800	-0.7	10,417	10,416	-1	0.0	3.47	3.5
Comm/Ind: Hi Val	1,000,000	992,700	-0.7	37,938	37,943	5	0.0	3.79	3.82

Dakota County	Eagan city
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<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	4,144,851	4,192,490	47,639	1.1	50,413	50,885	472	0.9	1.22	1.21
Res Non-Hm: exis	342,332	355,787	13,454	3.9	4,515	4,640	125	2.8	1.32	1.30
Apartments: exis	370,023	380,029	10,006	2.7	5,666	5,737	72	1.3	1.53	1.51
Low-inc Apts: ex	5,755	5,853	97	1.7	57	57	-1	-0.9	0.99	0.97
Seasnl Rec: exis	2,174	817	-1,358	-62.4	34	12	-21	-63.7	1.54	1.49
Com/Ind: Lo: exi	86,577	86,596	19	0.0	2,481	2,509	28	1.1	2.87	2.90
Com/Ind Hi: exis	1,494,924	1,485,889	-9,035	-0.6	55,823	56,099	276	0.5	3.73	3.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	65,479	63,770	-1,708	-2.6	2,471	2,431	-40	-1.6	3.77	3.81
Ag HGA: Exist	84	86	2	2.1	1	1	0	4.0	0.93	0.95
Ag Hmstd Land	542	661	119	22.0	3	3	0	10.7	0.48	0.44
Ag Non-Hmstd	1,857	1,925	67	3.6	19	19	0	1.2	1.02	1.00
ResHmstd: NewCon	0	25,804	25,804	0.0	0	313	313	0.0	0.00	1.21
All other NewCon	0	12,751	12,751	0.0	0	328	328	0.0	0.00	2.57
Total	6,514,599	6,612,458	97,858	1.5	121,483	123,034	1,551	1.3	1.86	1.86

<i>Tax Base</i>					Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	78,973	80,053	1,079	1.4	County	33.38	31.78	0.00	0.00	
(-) TIF Tax Capacity	983	1,028	45	4.6	City/Town	38.18	38.21	1.72	1.70	
(-) FD Contrib Tax Cap	12,951	12,564	-386	-3.0	School District	26.84	26.43	23.06	24.37	
(=) Taxable Tax Capacity	65,040	66,461	1,421	2.2	Special District	5.34	5.00	0.00	0.00	
FD Distrib Tax Cap	6,862	6,726	-136	-2.0	Total	103.74	101.43	24.79	26.07	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	147,800	149,500	1.2	1,651	1,665	14	0.8	1.12	1.11
Res Hmstd:Avg Val	221,500	224,000	1.1	2,667	2,683	15	0.6	1.20	1.2
Res Hmstd: Hi Val	295,300	298,700	1.2	3,685	3,703	19	0.5	1.25	1.24
Res Hmstd: Ex-Hi Val	443,000	448,100	1.2	5,694	5,713	19	0.3	1.29	1.27
Apartment	300,000	308,100	2.7	4,634	4,709	76	1.6	1.54	1.53
Comm/Ind: Lo Val	150,000	149,100	-0.6	4,328	4,356	28	0.7	2.89	2.92
Comm/Ind: Med Val	300,000	298,200	-0.6	9,974	10,026	52	0.5	3.32	3.36
Comm/Ind: Hi Val	1,000,000	994,000	-0.6	36,325	36,526	201	0.6	3.63	3.67

Dakota County	Hastings city (part)
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<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	1,033,624	1,014,845	-18,779	-1.8	14,862	13,783	-1,080	-7.3	1.44	1.36
Res Non-Hm: exis	136,838	135,140	-1,697	-1.2	2,332	2,184	-147	-6.3	1.70	1.62
Apartments: exis	68,984	69,078	94	0.1	1,338	1,274	-64	-4.8	1.94	1.84
Low-inc Apts: ex	6,880	6,880	0	0.0	83	79	-4	-5.2	1.21	1.15
Seasnl Rec: exis	605	605	0	0.0	14	13	-1	-4.5	2.27	2.17
Com/Ind: Lo: exi	39,684	39,083	-601	-1.5	1,260	1,231	-30	-2.4	3.18	3.15
Com/Ind Hi: exis	158,574	157,338	-1,235	-0.8	6,559	6,469	-91	-1.4	4.14	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,739	15,248	-492	-3.1	651	627	-24	-3.7	4.14	4.11
Ag HGA: Exist	505	505	0	0.1	7	7	0	-5.2	1.44	1.36
Ag Hmstd Land	1,579	1,853	274	17.4	15	18	3	17.9	0.96	0.97
Ag Non-Hmstd	2,049	2,033	-16	-0.8	27	26	-1	-4.4	1.32	1.27
ResHmstd: NewCon	0	6,609	6,609	0.0	0	90	90	0.0	0.00	1.36
All other NewCon	0	2,017	2,017	0.0	0	47	47	0.0	0.00	2.33
Total	1,465,060	1,451,235	-13,825	-0.9	27,149	25,846	-1,303	-4.8	1.85	1.78

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	15,488	15,326	-162	-1.0	County	33.38	31.78	0.00	0.00
(-) TIF Tax Capacity	35	35	0	0.0	City/Town	68.46	66.18	0.00	0.00
(-) FD Contrib Tax Cap	1,534	1,532	-2	-0.1	School District	23.91	23.04	29.48	26.00
(=) Taxable Tax Capacity	13,919	13,759	-160	-1.2	Special District	5.83	5.76	0.00	0.00
FD Distrib Tax Cap	3,678	3,624	-54	-1.5	Total	131.59	126.76	29.48	26.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	112,400	110,400	-1.8	1,453	1,340	-113	-7.8	1.29	1.21
Res Hmstd: Avg Val	168,600	165,500	-1.8	2,425	2,245	-180	-7.4	1.44	1.36
Res Hmstd: Hi Val	224,700	220,600	-1.8	3,395	3,150	-246	-7.2	1.51	1.43
Res Hmstd: Ex-Hi Val	337,100	331,000	-1.8	5,339	4,962	-377	-7.1	1.58	1.5
Apartment	300,000	300,400	0.1	5,819	5,541	-278	-4.8	1.94	1.84
Comm/Ind: Lo Val	150,000	148,800	-0.8	4,764	4,685	-79	-1.7	3.18	3.15
Comm/Ind: Med Val	300,000	297,700	-0.8	10,969	10,795	-173	-1.6	3.66	3.63
Comm/Ind: Hi Val	1,000,000	992,200	-0.8	39,924	39,348	-575	-1.4	3.99	3.97

Dakota County

Northfield city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	84,168	85,972	1,804	2.1	1,366	1,358	-7	-0.5	1.62	1.58
Res Non-Hm: exis	10,228	10,373	145	1.4	182	178	-4	-1.9	1.78	1.72
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	300	300	0	0.0	10	9	0	-2.7	3.20	3.12
Com/Ind Hi: exis	4,928	4,956	28	0.6	204	199	-5	-2.3	4.14	4.02
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	108	109	1	0.6	4	4	0	-2.2	4.14	4.02
Ag HGA: Exist	184	192	8	4.2	3	3	0	-7.1	1.74	1.55
Ag Hmstd Land	2,375	3,047	672	28.3	19	24	5	28.1	0.79	0.79
Ag Non-Hmstd	1,096	1,251	155	14.1	15	16	1	9.1	1.36	1.30
ResHmstd: NewCon	0	91	91	0.0	0	1	1	0.0	0.00	1.58
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.72
Total	103,387	106,295	2,907	2.8	1,803	1,794	-8	-0.4	1.74	1.69

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,005	1,034	29	2.9	County	30.43	28.95	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	60.96	58.77	2.11	2.10
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.42	36.34	36.47	37.08
(=) Taxable Tax Capacity	1,005	1,034	29	2.9	Special District	5.72	5.51	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	135.52	129.57	38.59	39.18

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	141,200	144,200		2.1	2,126	2,119	-7	-0.3	1.51	1.47
Res Hmstd:Avg Val	211,700	216,200		2.1	3,439	3,418	-21	-0.6	1.62	1.58
Res Hmstd: Hi Val	282,200	288,300		2.2	4,753	4,719	-34	-0.7	1.68	1.64
Res Hmstd: Ex-Hi Val	423,400	432,500		2.1	7,372	7,299	-73	-1.0	1.74	1.69
Comm/Ind: Lo Val	150,000	150,900		0.6	4,804	4,711	-93	-1.9	3.20	3.12
Comm/Ind: Med Val	300,000	301,700		0.6	11,016	10,779	-237	-2.2	3.67	3.57
Comm/Ind: Hi Val	1,000,000	1,005,700		0.6	40,008	39,111	-896	-2.2	4.00	3.89

Dodge County	Claremont city
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<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	11,557	9,882	-1,675	-14.5	173	132	-41	-23.7	1.50	1.34
Res Non-Hm: exis	1,694	1,552	-142	-8.4	39	33	-6	-14.9	2.27	2.11
Apartments: exis	258	258	0	0.0	7	7	0	-4.7	2.68	2.55
Low-inc Apts: ex	185	185	0	0.0	3	3	0	-5.5	1.63	1.54
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,564	1,540	-23	-1.5	62	59	-3	-4.8	3.97	3.83
Com/Ind Hi: exis	4,979	4,867	-113	-2.3	260	247	-13	-5.0	5.23	5.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	940	910	-30	-3.2	48	45	-3	-6.0	5.10	4.95
Ag HGA: Exist	119	107	-12	-10.1	2	2	0	-19.8	1.73	1.55
Ag Hmstd Land	2,370	3,120	750	31.6	31	43	12	38.4	1.30	1.37
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	45	45	0.0	0	1	1	0.0	0.00	1.34
All other NewCon	0	25	25	0.0	0	1	1	0.0	0.00	2.09
Total	23,664	22,489	-1,175	-5.0	625	571	-54	-8.6	2.64	2.54

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	257	245	-12	-4.7	County	44.46	38.43	0.00	0.00
(-) TIF Tax Capacity	2	1	-2	-73.8	City/Town	142.24	150.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.92	9.98	17.27	7.21
(=) Taxable Tax Capacity	254	244	-10	-4.1	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	200.62	198.62	17.27	7.21

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,700	44,200	-7,500	-14.5	712	559	-153	-21.5	1.38	1.26
Res Hmstd: Avg Val	77,600	66,400	-11,200	-14.4	1,084	839	-245	-22.6	1.4	1.26
Res Hmstd: Hi Val	103,400	88,400	-15,000	-14.5	1,693	1,238	-455	-26.9	1.64	1.40
Res Hmstd: Ex-Hi Val	155,100	132,600	-22,500	-14.5	2,912	2,227	-686	-23.5	1.88	1.68
Apartment	300,000	300,000	0	0.0	8,041	7,664	-377	-4.7	2.68	2.55
Comm/Ind: Lo Val	150,000	146,600	-3,400	-2.3	5,949	5,618	-331	-5.6	3.97	3.83
Comm/Ind: Med Val	300,000	293,200	-6,800	-2.3	13,794	13,031	-764	-5.5	4.6	4.44
Comm/Ind: Hi Val	1,000,000	977,400	-22,600	-2.3	50,407	47,826	-2,581	-5.1	5.04	4.89

Dodge County

Dodge Center city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	82,373	82,118	-255	-0.3	1,145	986	-159	-13.9	1.39	1.20
Res Non-Hm: exis	12,573	12,675	101	0.8	230	203	-27	-11.8	1.83	1.60
Apartments: exis	2,069	2,396	327	15.8	44	45	1	2.3	2.12	1.87
Low-inc Apts: ex	1,612	1,306	-306	-19.0	21	15	-6	-29.2	1.30	1.13
Seasnl Rec: exis	423	416	-8	-1.8	11	9	-1	-12.7	2.50	2.22
Com/Ind: Lo: exi	8,643	7,930	-713	-8.2	284	239	-46	-16.0	3.29	3.01
Com/Ind Hi: exis	19,270	19,539	269	1.4	708	639	-69	-9.8	3.67	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,379	4,408	29	0.7	189	176	-14	-7.2	4.32	3.98
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	651	879	228	35.0	6	8	2	28.1	0.95	0.90
Ag Non-Hmstd	845	905	60	7.1	13	13	0	-1.0	1.56	1.44
ResHmstd: NewCon	0	814	814	0.0	0	10	10	0.0	0.00	1.20
All other NewCon	0	1,892	1,892	0.0	0	57	57	0.0	0.00	2.99
Total	132,838	135,277	2,439	1.8	2,651	2,398	-253	-9.5	2.00	1.77

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,380	1,403	23	1.7	County	46.44	40.65	0.00	0.00
(-) TIF Tax Capacity	22	12	-10	-45.6	City/Town	93.10	90.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.99	12.25	17.27	7.21
(=) Taxable Tax Capacity	1,358	1,391	33	2.4	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	155.54	143.80	17.27	7.21

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,100	77,900	-0.3	880	742	-138	-15.7	1.13	0.95
Res Hmstd:Avg Val	117,000	116,600	-0.3	1,606	1,376	-230	-14.3	1.37	1.18
Res Hmstd: Hi Val	156,000	155,500	-0.3	2,335	2,014	-321	-13.7	1.5	1.3
Res Hmstd: Ex-Hi Val	234,000	233,300	-0.3	3,792	3,290	-503	-13.3	1.62	1.41
Apartment	300,000	347,300	15.8	6,351	6,493	142	2.2	2.12	1.87
Comm/Ind: Lo Val	150,000	152,100	1.4	4,935	4,599	-336	-6.8	3.29	3.02
Comm/Ind: Med Val	300,000	304,200	1.4	11,428	10,666	-761	-6.7	3.81	3.51
Comm/Ind: Hi Val	1,000,000	1,014,000	1.4	41,729	38,982	-2,747	-6.6	4.17	3.84

Dodge County

Hayfield city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	39,249	38,693	-556	-1.4	508	470	-37	-7.4	1.29	1.22
Res Non-Hm: exis	5,019	5,416	397	7.9	87	88	1	1.0	1.73	1.62
Apartments: exis	1,598	1,600	2	0.1	32	30	-2	-5.6	2.00	1.88
Low-inc Apts: ex	571	569	-2	-0.4	7	7	0	-6.3	1.23	1.16
Seasnl Rec: exis	95	94	-1	-1.1	3	2	0	-5.7	2.68	2.56
Com/Ind: Lo: exi	4,962	4,509	-453	-9.1	155	135	-20	-13.0	3.13	3.00
Com/Ind Hi: exis	4,817	5,406	589	12.2	197	212	15	7.6	4.10	3.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	999	1,036	37	3.7	41	41	0	-0.6	4.09	3.92
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	559	749	191	34.2	8	10	2	27.6	1.37	1.30
Ag Non-Hmstd	1,189	1,528	339	28.5	17	20	4	22.2	1.41	1.34
ResHmstd: NewCon	0	72	72	0.0	0	1	1	0.0	0.00	1.22
All other NewCon	0	653	653	0.0	0	19	19	0.0	0.00	2.92
Total	59,057	60,326	1,269	2.1	1,054	1,035	-19	-1.8	1.78	1.72

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	581	603	22	3.7	County	44.70	39.00	0.00	0.00
(-) TIF Tax Capacity	27	27	0	0.1	City/Town	85.11	87.13	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.60	6.62	23.96	21.10
(=) Taxable Tax Capacity	554	575	22	3.9	Special District	1.19	0.97	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	140.61	133.73	23.96	21.10

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	70,900	69,900	-1.4	768	708	-60	-7.8	1.08	1.01	
Res Hmstd: Avg Val	106,300	104,800	-1.4	1,360	1,251	-110	-8.1	1.28	1.19	
Res Hmstd: Hi Val	141,700	139,700	-1.4	1,988	1,833	-155	-7.8	1.40	1.31	
Res Hmstd: Ex-Hi Val	212,600	209,600	-1.4	3,244	2,999	-245	-7.5	1.53	1.43	
Apartment	300,000	300,400	0.1	5,992	5,655	-336	-5.6	2	1.88	
Comm/Ind: Lo Val	150,000	168,300	12.2	4,699	5,215	516	11.0	3.13	3.1	
Comm/Ind: Med Val	300,000	336,700	12.2	10,844	11,828	983	9.1	3.61	3.51	
Comm/Ind: Hi Val	1,000,000	1,122,300	12.2	39,523	42,675	3,152	8.0	3.95	3.80	

Dodge County

Kasson city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	252,674	251,441	-1,233	-0.5	3,590	3,496	-94	-2.6	1.42	1.39
Res Non-Hm: exis	25,275	26,775	1,500	5.9	458	474	16	3.6	1.81	1.77
Apartments: exis	7,834	7,781	-53	-0.7	162	158	-5	-2.9	2.07	2.03
Low-inc Apts: ex	3,099	3,098	-1	0.0	39	38	-1	-2.3	1.26	1.23
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	12,953	12,903	-51	-0.4	421	412	-9	-2.2	3.25	3.19
Com/Ind Hi: exis	11,324	11,272	-52	-0.5	487	476	-11	-2.3	4.30	4.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,506	4,781	275	6.1	193	201	8	4.2	4.28	4.20
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	160	213	53	32.8	2	2	0	29.6	0.96	0.94
Ag Non-Hmstd	2,029	2,459	430	21.2	32	38	6	18.3	1.58	1.54
ResHmstd: NewCon	0	2,658	2,658	0.0	0	37	37	0.0	0.00	1.39
All other NewCon	0	652	652	0.0	0	12	12	0.0	0.00	1.85
Total	319,854	324,032	4,179	1.3	5,384	5,344	-40	-0.7	1.68	1.65

Tax Base

Tax Rates

	Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	3,040	3,084	44	1.5	County	47.29	41.46		0.00	0.00
(-) TIF Tax Capacity	90	89	-1	-0.9	City/Town	75.60	79.01		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.00	33.63		10.03	10.10
(=) Taxable Tax Capacity	2,950	2,995	45	1.5	Special District	0.00	0.00		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	157.90	154.10		10.03	10.10

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,500	97,000	-0.5	1,188	1,153	-34	-2.9	1.22	1.19
Res Hmstd: Avg Val	146,300	145,600	-0.5	2,077	2,019	-58	-2.8	1.42	1.39
Res Hmstd: Hi Val	195,000	194,000	-0.5	2,964	2,881	-83	-2.8	1.52	1.48
Res Hmstd: Ex-Hi Val	292,500	291,100	-0.5	4,740	4,610	-130	-2.7	1.62	1.58
Apartment	300,000	298,000	-0.7	6,222	6,041	-181	-2.9	2.07	2.03
Comm/Ind: Lo Val	150,000	149,300	-0.5	4,879	4,768	-111	-2.3	3.25	3.19
Comm/Ind: Med Val	300,000	298,600	-0.5	11,334	11,067	-267	-2.4	3.78	3.71
Comm/Ind: Hi Val	1,000,000	995,400	-0.5	41,459	40,500	-959	-2.3	4.15	4.07

Dodge County

Mantorville city

<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	56,877	56,466	-411	-0.7	809	765	-44	-5.4	1.42	1.35
Res Non-Hm: exis	3,380	3,390	10	0.3	59	55	-4	-6.1	1.75	1.63
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	270	270	0	0.0	3	3	0	-4.9	1.25	1.19
Seasnl Rec: exis	65	65	0	0.0	2	2	0	-4.3	2.74	2.62
Com/Ind: Lo: exi	1,836	1,829	-7	-0.4	59	57	-3	-4.3	3.23	3.10
Com/Ind Hi: exis	643	652	8	1.3	27	27	-1	-2.7	4.27	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	703	705	2	0.3	30	29	-1	-3.7	4.25	4.08
Ag HGA: Exist	162	162	0	0.0	2	2	0	-4.9	1.45	1.38
Ag Hmstd Land	678	844	166	24.5	5	7	2	36.8	0.75	0.82
Ag Non-Hmstd	108	121	13	11.6	2	2	0	5.7	1.56	1.48
ResHmstd: NewCon	0	316	316	0.0	0	4	4	0.0	0.00	1.36
All other NewCon	0	154	154	0.0	0	3	3	0.0	0.00	1.63
Total	64,724	64,975	251	0.4	999	955	-44	-4.4	1.54	1.47

*Tax Base**Tax Rates*

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	580	582	3	0.5	County	47.48	41.63	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	73.72	72.65	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.20	33.82	10.03	10.10
(=) Taxable Tax Capacity	580	582	3	0.5	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	156.40	148.10	10.03	10.10

*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	99,800	99,100	-700	-0.7	1,219	1,148	-71	-5.8	1.22	1.16
Res Hmstd:Avg Val	149,600	148,500	-1,100	-0.7	2,118	1,996	-122	-5.8	1.42	1.34
Res Hmstd: Hi Val	199,400	198,000	-1,400	-0.7	3,017	2,845	-172	-5.7	1.51	1.44
Res Hmstd: Ex-Hi Val	299,200	297,000	-2,200	-0.7	4,818	4,543	-276	-5.7	1.61	1.53
Comm/Ind: Lo Val	150,000	151,900	1,900	1.3	4,845	4,733	-113	-2.3	3.23	3.12
Comm/Ind: Med Val	300,000	303,800	3,800	1.3	11,256	10,967	-289	-2.6	3.75	3.61
Comm/Ind: Hi Val	1,000,000	1,012,700	12,700	1.3	41,171	40,061	-1,110	-2.7	4.12	3.96

Dodge County	West Concord city
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<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	20,481	17,839	-2,643	-12.9	417	348	-69	-16.5	2.04	1.95
Res Non-Hm: exis	3,567	2,904	-663	-18.6	106	88	-18	-17.1	2.98	3.03
Apartments: exis	872	806	-66	-7.6	32	30	-2	-5.5	3.62	3.70
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,336	2,285	-52	-2.2	119	119	0	0.0	5.09	5.21
Com/Ind Hi: exis	604	565	-38	-6.3	41	39	-2	-3.8	6.73	6.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	462	471	9	2.0	31	33	1	4.8	6.73	6.92
Ag HGA: Exist	243	209	-34	-13.9	7	6	-1	-15.0	2.76	2.72
Ag Hmstd Land	1,898	2,471	573	30.2	29	43	13	46.2	1.54	1.72
Ag Non-Hmstd	430	633	203	47.2	12	18	7	54.9	2.76	2.90
ResHmstd: NewCon	0	40	40	0.0	0	1	1	0.0	0.00	1.96
All other NewCon	0	114	114	0.0	0	3	3	0.0	0.00	3.03
Total	30,893	28,338	-2,555	-8.3	793	728	-66	-8.3	2.57	2.57

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	259	235	-25	-9.5	County	43.55	37.14	0.00	0.00	
(-) TIF Tax Capacity	10	10	0	-3.2	City/Town	219.13	244.32	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.11	8.83	17.27	7.21	
(=) Taxable Tax Capacity	249	225	-24	-9.7	Special District	0.00	0.00	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	275.79	290.29	17.27	7.21	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,100	45,400	-12.9	952	823	-129	-13.5	1.83	1.81
Res Hmstd: Avg Val	78,000	67,900	-12.9	1,452	1,232	-221	-15.2	1.86	1.81
Res Hmstd: Hi Val	104,000	90,600	-12.9	2,279	1,851	-428	-18.8	2.19	2.04
Res Hmstd: Ex-Hi Val	156,100	136,000	-12.9	3,935	3,320	-615	-15.6	2.52	2.44
Apartment	300,000	277,300	-7.6	10,860	10,262	-598	-5.5	3.62	3.70
Comm/Ind: Lo Val	150,000	140,500	-6.3	7,640	7,316	-324	-4.2	5.09	5.21
Comm/Ind: Med Val	300,000	281,000	-6.3	17,741	16,875	-866	-4.9	5.91	6.01
Comm/Ind: Hi Val	1,000,000	936,700	-6.3	64,878	62,243	-2,634	-4.1	6.49	6.64

Douglas County

Alexandria city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	509,648	510,997	1,349	0.3	5,747	5,815	68	1.2	1.13	1.14
Res Non-Hm: exis	113,557	111,171	-2,386	-2.1	1,564	1,546	-18	-1.2	1.38	1.39
Apartments: exis	79,684	81,214	1,530	1.9	1,265	1,301	36	2.9	1.59	1.60
Low-inc Apts: ex	12,263	12,138	-125	-1.0	119	118	0	-0.2	0.97	0.98
Seasnl Rec: exis	98,394	99,843	1,448	1.5	1,399	1,439	40	2.9	1.42	1.44
Com/Ind: Lo: exi	81,561	80,088	-1,473	-1.8	2,171	2,144	-27	-1.3	2.66	2.68
Com/Ind Hi: exis	266,467	267,500	1,033	0.4	9,003	9,100	98	1.1	3.38	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,129	16,483	2,354	16.7	497	584	86	17.4	3.52	3.54
Ag HGA: Exist	695	695	0	0.0	8	8	0	-0.3	1.16	1.16
Ag Hmstd Land	2,008	2,189	182	9.1	11	12	1	9.3	0.52	0.53
Ag Non-Hmstd	16,213	17,644	1,431	8.8	193	213	19	10.0	1.19	1.21
ResHmstd: NewCon	0	2,925	2,925	0.0	0	33	33	0.0	0.00	1.14
All other NewCon	0	7,488	7,488	0.0	0	184	184	0.0	0.00	2.46
Total	1,194,619	1,210,376	15,756	1.3	21,977	22,497	521	2.4	1.84	1.86

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	14,511	14,740	229	1.6	County	52.54	53.79	0.00	0.00
(-) TIF Tax Capacity	854	895	41	4.8	City/Town	41.68	41.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.77	22.89	9.65	9.42
(=) Taxable Tax Capacity	13,657	13,845	188	1.4	Special District	2.33	2.36	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	119.32	120.66	9.65	9.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	109,400	109,700		0.3	1,084	1,097	13	1.2	0.99	1
Res Hmstd:Avg Val	164,000	164,400		0.2	1,847	1,868	21	1.1	1.13	1.14
Res Hmstd: Hi Val	218,700	219,300		0.3	2,611	2,642	30	1.2	1.19	1.20
Res Hmstd: Ex-Hi Val	328,100	329,000		0.3	4,139	4,188	48	1.2	1.26	1.27
Apartment	300,000	305,800		1.9	4,764	4,900	136	2.9	1.59	1.60
Seas Rec: Lo Val	75,000	76,100		1.5	961	987	26	2.7	1.28	1.3
Seas Rec: Hi Val	200,000	202,900		1.5	2,728	2,803	76	2.8	1.36	1.38
Comm/Ind: Lo Val	150,000	150,600		0.4	4,005	4,049	43	1.1	2.67	2.69
Comm/Ind: Med Val	300,000	301,200		0.4	9,298	9,393	95	1.0	3.1	3.12
Comm/Ind: Hi Val	1,000,000	1,003,900		0.4	33,995	34,328	334	1.0	3.4	3.42

Douglas County

Brandon city

<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	15,710	13,808	-1,902	-12.1	188	167	-21	-11.1	1.20	1.21
Res Non-Hm: exis	2,469	2,578	109	4.4	41	44	3	7.1	1.65	1.69
Apartments: exis	864	952	88	10.2	16	18	2	14.1	1.85	1.92
Low-inc Apts: ex	152	153	1	0.3	2	2	0	4.0	1.14	1.18
Seasnl Rec: exis	40	35	-5	-12.2	1	1	0	-9.2	1.43	1.48
Com/Ind: Lo: exi	2,967	2,890	-77	-2.6	88	88	0	-0.1	2.97	3.05
Com/Ind Hi: exis	2,960	2,954	-7	-0.2	116	118	3	2.3	3.91	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	320	351	30	9.5	13	14	2	12.2	3.91	4.01
Ag HGA: Exist	156	143	-14	-8.7	2	2	0	-7.6	1.32	1.34
Ag Hmstd Land	58	35	-23	-39.3	0	0	0	-90.0	0.28	0.05
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	38	38	0.0	0	0	0	0.0	0.00	1.21
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	25,698	23,936	-1,762	-6.9	466	454	-12	-2.5	1.81	1.90

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	270	254	-16	-6.0	County	52.41	53.66	0.00	0.00
(-) TIF Tax Capacity	28	28	0	0.3	City/Town	73.23	76.73	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.15	7.23	17.62	18.27
(=) Taxable Tax Capacity	242	226	-16	-6.7	Special District	1.47	1.44	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	134.26	139.06	17.62	18.27

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	72,600	63,800		-12.1	713	649	-64	-9.0	0.98	1.02
Res Hmstd: Avg Val	108,900	95,700		-12.1	1,286	1,108	-178	-13.8	1.18	1.16
Res Hmstd: Hi Val	145,100	127,500		-12.1	1,879	1,648	-231	-12.3	1.3	1.29
Res Hmstd: Ex-Hi Val	217,800	191,400		-12.1	3,071	2,733	-338	-11.0	1.41	1.43
Apartment	300,000	330,500		10.2	5,563	6,349	786	14.1	1.85	1.92
Comm/Ind: Lo Val	150,000	149,700		-0.2	4,461	4,565	104	2.3	2.97	3.05
Comm/Ind: Med Val	300,000	299,300		-0.2	10,321	10,554	233	2.3	3.44	3.53
Comm/Ind: Hi Val	1,000,000	997,800		-0.2	37,668	38,530	862	2.3	3.77	3.86

Douglas County

Carlos city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	17,704	15,855	-1,850	-10.4	200	196	-4	-2.1	1.13	1.24
Res Non-Hm: exis	3,306	3,479	173	5.2	51	60	9	18.6	1.54	1.73
Apartments: exis	28	28	0	0.0	1	1	0	13.1	1.83	2.07
Low-inc Apts: ex	206	206	0	0.1	2	3	0	13.0	1.11	1.26
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,645	1,591	-54	-3.3	49	52	3	6.0	2.96	3.25
Com/Ind Hi: exis	552	607	55	10.0	22	26	4	20.7	3.92	4.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,192	1,249	57	4.7	47	54	7	14.9	3.92	4.30
Ag HGA: Exist	102	97	-5	-4.6	1	1	0	4.9	1.10	1.21
Ag Hmstd Land	56	76	20	35.8	0	1	1	558.8	0.16	0.78
Ag Non-Hmstd	82	67	-15	-18.4	1	1	0	-7.1	1.39	1.58
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	24,874	23,255	-1,619	-6.5	373	394	20	5.5	1.50	1.69

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	230	215	-14	-6.3	County	52.55	53.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	62.24	80.22	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.46	22.59	9.65	9.42
(=) Taxable Tax Capacity	230	215	-14	-6.3	Special District	1.47	1.44	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	138.72	158.05	9.65	9.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,300	63,000		-10.4	653	657	4	0.6	0.93	1.04
Res Hmstd:Avg Val	105,400	94,400		-10.4	1,179	1,127	-52	-4.4	1.12	1.19
Res Hmstd: Hi Val	140,500	125,800		-10.5	1,743	1,697	-46	-2.6	1.24	1.35
Res Hmstd: Ex-Hi Val	210,800	188,800		-10.4	2,874	2,842	-32	-1.1	1.36	1.51
Apartment	300,000	300,000		0.0	5,491	6,209	718	13.1	1.83	2.07
Comm/Ind: Lo Val	150,000	165,000		10.0	4,442	5,513	1,071	24.1	2.96	3.34
Comm/Ind: Med Val	300,000	330,000		10.0	10,316	12,602	2,286	22.2	3.44	3.82
Comm/Ind: Hi Val	1,000,000	1,100,000		10.0	37,728	45,683	7,955	21.1	3.77	4.15

Douglas County

Evansville city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	16,991	16,660	-331	-1.9	280	235	-46	-16.2	1.65	1.41
Res Non-Hm: exis	2,819	2,592	-228	-8.1	62	51	-11	-18.3	2.21	1.96
Apartments: exis	1,750	1,746	-3	-0.2	45	40	-5	-10.4	2.55	2.29
Low-inc Apts: ex	254	241	-13	-5.1	4	3	-1	-16.2	1.58	1.40
Seasnl Rec: exis	162	161	-1	-0.9	3	3	0	-3.9	1.83	1.77
Com/Ind: Lo: exi	2,332	2,174	-158	-6.8	88	76	-12	-13.6	3.77	3.49
Com/Ind Hi: exis	392	379	-13	-3.3	19	17	-2	-9.4	4.90	4.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	388	427	38	9.9	19	20	1	3.0	4.90	4.59
Ag HGA: Exist	260	270	10	3.9	5	5	0	-7.6	2.02	1.80
Ag Hmstd Land	228	290	62	27.2	2	2	0	26.6	0.77	0.77
Ag Non-Hmstd	117	93	-24	-20.3	2	2	0	-23.0	1.74	1.68
ResHmstd: NewCon	0	24	24	0.0	0	0	0	0.0	0.00	1.41
All other NewCon	0	60	60	0.0	0	1	1	0.0	0.00	1.60
Total	25,693	25,117	-576	-2.2	529	455	-75	-14.1	2.06	1.81

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	235	229	-7	-2.9	County	52.55	53.80	0.00	0.00
(-) TIF Tax Capacity	21	21	0	0.9	City/Town	112.45	105.68	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.61	7.38	37.06	18.27
(=) Taxable Tax Capacity	215	207	-7	-3.3	Special District	1.47	1.44	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	174.08	168.30	37.06	18.27

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	60,700	59,500	-2.0	859	710	-149	-17.4	1.42	1.19	
Res Hmstd:Avg Val	91,000	89,200	-2.0	1,416	1,173	-243	-17.2	1.56	1.31	
Res Hmstd: Hi Val	121,400	119,000	-2.0	2,105	1,774	-331	-15.7	1.73	1.49	
Res Hmstd: Ex-Hi Val	182,100	178,600	-1.9	3,482	2,976	-506	-14.5	1.91	1.67	
Apartment	300,000	299,400	-0.2	7,640	6,846	-794	-10.4	2.55	2.29	
Comm/Ind: Lo Val	150,000	145,000	-3.3	5,649	5,058	-591	-10.5	3.77	3.49	
Comm/Ind: Med Val	300,000	290,000	-3.3	12,995	11,658	-1,337	-10.3	4.33	4.02	
Comm/Ind: Hi Val	1,000,000	966,600	-3.3	47,278	42,713	-4,564	-9.7	4.73	4.42	

Douglas County

Forada city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,765	12,184	-581	-4.6	144	144	0	-0.3	1.13	1.18
Res Non-Hm: exis	1,815	1,751	-64	-3.5	24	25	0	1.9	1.33	1.40
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	11,383	9,896	-1,487	-13.1	148	135	-13	-8.6	1.30	1.36
Com/Ind: Lo: exi	630	629	-1	-0.1	17	17	1	3.7	2.64	2.74
Com/Ind Hi: exis	912	1,007	95	10.4	32	36	5	14.7	3.48	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	96	104	9	9.0	3	4	0	13.3	3.48	3.62
Ag HGA: Exist	110	104	-6	-5.7	1	1	0	-3.2	0.98	1.00
Ag Hmstd Land	204	205	1	0.6	1	1	0	12.9	0.36	0.40
Ag Non-Hmstd	59	55	-4	-6.4	1	1	0	-0.7	1.17	1.24
ResHmstd: NewCon	0	81	81	0.0	0	1	1	0.0	0.00	1.18
All other NewCon	0	59	59	0.0	0	1	1	0.0	0.00	1.42
Total	27,975	26,076	-1,899	-6.8	370	365	-5	-1.4	1.32	1.40

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	273	255	-18	-6.5	County	52.54	53.80	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	40.68	46.48	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.46	22.59	9.65	9.42
(=) Taxable Tax Capacity	273	255	-18	-6.5	Special District	1.47	1.44	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	117.15	124.31	9.65	9.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	119,900	114,400	-4.6	1,210	1,195	-15	-1.3	1.01	1.04	
Res Hmstd:Avg Val	179,800	171,600	-4.6	2,033	2,024	-9	-0.5	1.13	1.18	
Res Hmstd: Hi Val	239,700	228,800	-4.5	2,856	2,853	-3	-0.1	1.19	1.25	
Res Hmstd: Ex-Hi Val	359,600	343,200	-4.6	4,502	4,511	8	0.2	1.25	1.31	
Seas Rec: Lo Val	75,000	65,200	-13.1	945	869	-76	-8.0	1.26	1.33	
Seas Rec: Hi Val	200,000	173,900	-13.1	2,684	2,451	-233	-8.7	1.34	1.41	
Comm/Ind: Lo Val	150,000	165,600	10.4	3,956	4,674	718	18.1	2.64	2.82	
Comm/Ind: Med Val	300,000	331,200	10.4	9,183	10,672	1,488	16.2	3.06	3.22	
Comm/Ind: Hi Val	1,000,000	1,104,000	10.4	33,576	38,658	5,082	15.1	3.36	3.50	

Douglas County

Garfield city

<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	10,219	-764	-7.0	123	117	-6	-5.0	1.12	1.15
Res Non-Hm: exis	1,547	1,202	-345	-22.3	25	21	-4	-16.7	1.61	1.73
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	444	325	-119	-26.7	7	6	-1	-21.0	1.60	1.72
Com/Ind: Lo: exi	2,308	2,347	39	1.7	66	70	3	5.2	2.88	2.98
Com/Ind Hi: exis	2,181	2,187	6	0.3	65	68	3	5.1	2.98	3.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	272	339	67	24.6	10	13	3	29.0	3.81	3.94
Ag HGA: Exist	525	456	-68	-13.0	6	6	-1	-10.8	1.19	1.22
Ag Hmstd Land	482	618	136	28.2	3	4	2	62.3	0.53	0.66
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	17	17	0.0	0	0	0	0.0	0.00	1.15
All other NewCon	0	115	115	0.0	0	2	2	0.0	0.00	1.82
Total	18,742	17,826	-916	-4.9	306	307	1	0.4	1.63	1.72

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	188	179	-9	-4.7	County	52.54	53.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	55.18	60.80	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.37	23.52	9.65	9.42
(=) Taxable Tax Capacity	188	179	-9	-4.7	Special District	2.29	2.29	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	133.38	140.40	9.65	9.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,800	69,600	-7.0	671	652	-19	-2.8	0.9	0.94
Res Hmstd:Avg Val	112,100	104,300	-7.0	1,241	1,172	-70	-5.6	1.11	1.12
Res Hmstd: Hi Val	149,400	139,000	-7.0	1,819	1,735	-84	-4.6	1.22	1.25
Res Hmstd: Ex-Hi Val	224,100	208,500	-7.0	2,978	2,864	-113	-3.8	1.33	1.37
Comm/Ind: Lo Val	150,000	150,400	0.3	4,322	4,487	166	3.8	2.88	2.98
Comm/Ind: Med Val	300,000	300,800	0.3	10,036	10,418	383	3.8	3.35	3.46
Comm/Ind: Hi Val	1,000,000	1,002,800	0.3	36,701	38,101	1,400	3.8	3.67	3.8

Douglas County

Kensington city

<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	7,018	6,964	-55	-0.8	104	100	-3	-3.2	1.48	1.44
Res Non-Hm: exis	1,370	1,344	-26	-1.9	29	28	-1	-3.6	2.11	2.08
Apartments: exis	106	133	26	24.9	3	3	1	22.5	2.41	2.37
Low-inc Apts: ex	223	197	-25	-11.4	3	3	0	-13.2	1.51	1.48
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,440	1,416	-24	-1.7	52	50	-2	-3.1	3.60	3.54
Com/Ind Hi: exis	881	928	47	5.3	41	43	2	3.9	4.66	4.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	310	332	22	7.0	14	15	1	5.5	4.66	4.60
Ag HGA: Exist	151	150	-2	-1.0	3	3	0	-3.3	1.76	1.72
Ag Hmstd Land	115	151	36	31.4	1	1	1	77.7	0.57	0.78
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	8	8	0.0	0	0	0	0.0	0.00	1.44
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	11,614	11,621	7	0.1	249	246	-3	-1.2	2.14	2.12

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	112	112	1	0.8	County	52.18	53.44	0.00	0.00
(-) TIF Tax Capacity	3	4	0	2.0	City/Town	49.28	48.91	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.84	7.95	41.00	38.94
(=) Taxable Tax Capacity	108	109	1	0.8	Special District	45.97	48.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	160.28	158.30	41.00	38.94

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,300	49,900	-0.8	690	668	-22	-3.1	1.37	1.34
Res Hmstd:Avg Val	75,500	74,900	-0.8	1,036	1,003	-33	-3.1	1.37	1.34
Res Hmstd: Hi Val	100,600	99,800	-0.8	1,573	1,521	-52	-3.3	1.56	1.52
Res Hmstd: Ex-Hi Val	150,900	149,700	-0.8	2,658	2,576	-82	-3.1	1.76	1.72
Apartment	300,000	374,700	24.9	7,240	8,874	1,633	22.6	2.41	2.37
Comm/Ind: Lo Val	150,000	158,000	5.3	5,397	5,685	288	5.3	3.6	3.6
Comm/Ind: Med Val	300,000	316,000	5.3	12,388	12,947	559	4.5	4.13	4.1
Comm/Ind: Hi Val	1,000,000	1,053,500	5.4	45,014	46,847	1,833	4.1	4.50	4.45

Douglas County

Millerville city

<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	2,678	3,121	443	16.6	22	27	4	20.3	0.82	0.85
Res Non-Hm: exis	826	347	-479	-58.0	9	4	-5	-55.5	1.08	1.14
Apartments: exis	119	116	-3	-2.4	2	2	0	-0.2	1.28	1.31
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	45	71	25	56.2	1	1	0	39.3	1.50	1.34
Com/Ind: Lo: exi	700	666	-34	-4.8	16	15	-1	-3.6	2.28	2.31
Com/Ind Hi: exis	369	433	63	17.1	11	13	2	18.6	2.99	3.02
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	85	92	8	8.9	3	3	0	10.2	2.99	3.02
Ag HGA: Exist	500	481	-20	-3.9	4	4	0	-2.2	0.90	0.91
Ag Hmstd Land	766	991	225	29.3	2	3	1	47.8	0.30	0.35
Ag Non-Hmstd	156	198	42	26.7	1	2	0	29.3	0.88	0.90
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	87	87	0.0	0	2	2	0.0	0.00	2.55
Total	6,244	6,602	357	5.7	71	76	5	7.3	1.14	1.15

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	59	62	3	4.6	County	52.53	53.81	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	26.96	27.39	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.29	7.38	17.62	18.27
(=) Taxable Tax Capacity	59	62	3	4.6	Special District	1.47	1.44	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	88.25	90.03	17.62	18.27

**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	61,600	71,800	16.6	435	519	84	19.4	0.71	0.72	
Res Hmstd:Avg Val	92,300	107,600	16.6	722	917	195	27.1	0.78	0.85	
Res Hmstd: Hi Val	123,100	143,500	16.6	1,072	1,335	263	24.5	0.87	0.93	
Res Hmstd: Ex-Hi Val	184,700	215,300	16.6	1,773	2,171	398	22.4	0.96	1.01	
Apartment	300,000	292,900	-2.4	3,838	3,831	-6	-0.2	1.28	1.31	
Comm/Ind: Lo Val	150,000	175,600	17.1	3,426	4,245	819	23.9	2.28	2.42	
Comm/Ind: Med Val	300,000	351,300	17.1	7,905	9,559	1,654	20.9	2.64	2.72	
Comm/Ind: Hi Val	1,000,000	1,170,900	17.1	28,810	34,347	5,537	19.2	2.88	2.93	

Douglas County

Miltona city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	14,230	13,960	-269	-1.9	177	176	-1	-0.5	1.24	1.26
Res Non-Hm: exis	4,354	3,257	-1,097	-25.2	72	57	-16	-21.9	1.66	1.74
Apartments: exis	411	417	5	1.3	8	8	0	4.7	1.92	1.99
Low-inc Apts: ex	317	314	-3	-0.8	4	4	0	2.4	1.17	1.21
Seasnl Rec: exis	66	34	-32	-48.6	1	1	0	-36.9	1.92	2.36
Com/Ind: Lo: exi	2,147	2,076	-71	-3.3	66	65	-1	-1.0	3.07	3.14
Com/Ind Hi: exis	410	470	59	14.4	17	20	3	17.3	4.06	4.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,084	1,148	65	6.0	44	48	4	8.6	4.06	4.16
Ag HGA: Exist	222	195	-28	-12.5	3	3	0	-11.8	1.44	1.45
Ag Hmstd Land	274	275	1	0.4	2	2	0	4.8	0.63	0.66
Ag Non-Hmstd	31	34	3	10.0	0	1	0	14.0	1.46	1.51
ResHmstd: NewCon	0	81	81	0.0	0	1	1	0.0	0.00	1.26
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.07
Total	23,546	22,261	-1,285	-5.5	394	384	-10	-2.5	1.68	1.73

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	233	219	-14	-6.0	County	52.38	53.61	0.00	0.00
(-) TIF Tax Capacity	38	35	-3	-9.1	City/Town	69.85	73.84	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.27	22.39	9.65	9.42
(=) Taxable Tax Capacity	195	184	-11	-5.4	Special District	1.47	1.44	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	145.96	151.28	9.65	9.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	75,300	73,900	-1.9	732	740	8	1.1	0.97	1.00
Res Hmstd: Avg Val	112,900	110,800	-1.9	1,362	1,368	6	0.5	1.21	1.23
Res Hmstd: Hi Val	150,500	147,700	-1.9	1,996	2,011	15	0.8	1.33	1.36
Res Hmstd: Ex-Hi Val	225,900	221,600	-1.9	3,268	3,299	31	0.9	1.45	1.49
Apartment	300,000	304,000	1.3	5,763	6,035	272	4.7	1.92	1.99
Comm/Ind: Lo Val	150,000	171,700	14.5	4,605	5,619	1,014	22.0	3.07	3.27
Comm/Ind: Med Val	300,000	343,300	14.4	10,696	12,759	2,063	19.3	3.57	3.72
Comm/Ind: Hi Val	1,000,000	1,144,500	14.5	39,123	46,095	6,972	17.8	3.91	4.03

Douglas County

Nelson city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,399	5,065	-333	-6.2	53	51	-3	-5.3	0.99	1.00
Res Non-Hm: exis	1,247	1,131	-116	-9.3	17	16	-1	-6.1	1.35	1.40
Apartments: exis	156	154	-3	-1.6	3	3	0	2.2	1.61	1.68
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,040	1,029	-11	-1.1	28	29	0	1.6	2.70	2.77
Com/Ind Hi: exis	240	148	-92	-38.4	9	5	-3	-36.7	3.57	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	26	25	-1	-2.7	1	1	0	0.0	3.57	3.67
Ag HGA: Exist	330	298	-33	-9.8	3	3	0	-10.7	1.01	1.00
Ag Hmstd Land	643	759	116	18.1	3	4	1	31.7	0.47	0.53
Ag Non-Hmstd	63	45	-18	-28.5	1	1	0	-25.4	1.21	1.27
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.01
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	9,143	8,659	-484	-5.3	117	111	-6	-5.1	1.28	1.29

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	82	75	-7	-8.2	County	52.54	53.80	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	44.01	47.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.46	22.59	9.65	9.42
(=) Taxable Tax Capacity	82	75	-7	-8.2	Special District	2.34	2.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	121.36	126.62	9.65	9.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,300	60,300	-6.2	530	515	-15	-2.9	0.82	0.85
Res Hmstd:Avg Val	96,400	90,400	-6.2	916	861	-55	-6.0	0.95	0.95
Res Hmstd: Hi Val	128,500	120,600	-6.1	1,372	1,307	-65	-4.8	1.07	1.08
Res Hmstd: Ex-Hi Val	192,800	180,900	-6.2	2,284	2,196	-89	-3.9	1.18	1.21
Apartment	300,000	295,100	-1.6	4,840	4,949	109	2.2	1.61	1.68
Comm/Ind: Lo Val	150,000	92,400	-38.4	4,051	2,564	-1,488	-36.7	2.70	2.77
Comm/Ind: Med Val	300,000	184,900	-38.4	9,404	5,442	-3,963	-42.1	3.13	2.94
Comm/Ind: Hi Val	1,000,000	616,300	-38.4	34,386	21,264	-13,122	-38.2	3.44	3.45

Douglas County

Osakis city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	47,774	43,573	-4,201	-8.8	561	524	-37	-6.7	1.17	1.20
Res Non-Hm: exis	7,660	6,803	-857	-11.2	122	113	-9	-7.1	1.59	1.66
Apartments: exis	5,586	5,312	-274	-4.9	105	104	-2	-1.6	1.88	1.95
Low-inc Apts: ex	1,493	1,814	321	21.5	17	21	4	26.3	1.14	1.18
Seasnl Rec: exis	3,695	3,483	-212	-5.7	60	57	-3	-4.9	1.62	1.64
Com/Ind: Lo: exi	6,306	6,169	-137	-2.2	192	191	0	0.0	3.04	3.10
Com/Ind Hi: exis	2,682	2,702	20	0.8	108	111	3	2.6	4.04	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,187	1,224	37	3.1	48	50	2	5.0	4.02	4.10
Ag HGA: Exist	231	213	-17	-7.5	3	3	0	-5.9	1.17	1.19
Ag Hmstd Land	369	832	463	125.6	4	10	6	164.4	1.00	1.17
Ag Non-Hmstd	439	274	-165	-37.6	6	4	-2	-36.9	1.48	1.49
ResHmstd: NewCon	0	88	88	0.0	0	1	1	0.0	0.00	1.21
All other NewCon	0	12	12	0.0	0	0	0	0.0	0.00	1.66
Total	77,422	72,499	-4,923	-6.4	1,226	1,189	-36	-3.0	1.58	1.64

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	747	697	-50	-6.7	County	51.86	53.07	0.00	0.00
(-) TIF Tax Capacity	68	63	-5	-6.8	City/Town	57.99	60.98	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.55	33.15	3.73	8.06
(=) Taxable Tax Capacity	679	634	-46	-6.7	Special District	2.34	2.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	147.75	149.49	3.73	8.06

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,200	67,700		-8.8	685	662	-24	-3.5	0.92	0.98
Res Hmstd:Avg Val	111,300	101,500		-8.8	1,284	1,179	-105	-8.2	1.15	1.16
Res Hmstd: Hi Val	148,400	135,400		-8.8	1,895	1,759	-136	-7.2	1.28	1.3
Res Hmstd: Ex-Hi Val	222,600	203,000		-8.8	3,118	2,915	-203	-6.5	1.40	1.44
Apartment	300,000	285,300		-4.9	5,652	5,561	-91	-1.6	1.88	1.95
Comm/Ind: Lo Val	150,000	151,100		0.7	4,556	4,701	145	3.2	3.04	3.11
Comm/Ind: Med Val	300,000	302,300		0.8	10,612	10,918	305	2.9	3.54	3.61
Comm/Ind: Hi Val	1,000,000	1,007,500		0.8	38,875	39,912	1,037	2.7	3.89	3.96

Faribault County

Blue Earth city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	92,184	94,729	2,545	2.8	1,011	945	-66	-6.5	1.10	1.00
Res Non-Hm: exis	13,216	14,116	900	6.8	196	188	-8	-4.3	1.49	1.33
Apartments: exis	4,964	4,964	0	0.0	88	79	-9	-10.0	1.77	1.59
Low-inc Apts: ex	499	499	0	0.0	5	5	-1	-10.1	1.09	0.98
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	13,080	13,040	-40	-0.3	374	345	-29	-7.7	2.86	2.65
Com/Ind Hi: exis	15,604	15,650	46	0.3	558	519	-39	-7.0	3.58	3.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	587	346	-241	-41.1	22	12	-10	-45.5	3.77	3.49
Ag HGA: Exist	319	319	0	0.0	4	3	0	-10.2	1.11	1.00
Ag Hmstd Land	436	480	44	10.2	2	2	0	3.7	0.43	0.40
Ag Non-Hmstd	1,008	1,472	464	46.0	13	17	4	31.9	1.29	1.17
ResHmstd: NewCon	0	656	656	0.0	0	7	7	0.0	0.00	1.00
All other NewCon	0	319	319	0.0	0	10	10	0.0	0.00	2.99
Total	141,896	146,590	4,694	3.3	2,274	2,132	-141	-6.2	1.60	1.45

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	1,388	1,437	49	3.5	County	38.62	28.67	0.00	0.00	
(-) TIF Tax Capacity	7	8	0	3.9	City/Town	84.41	83.98	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.16	4.08	15.55	13.40	
(=) Taxable Tax Capacity	1,381	1,430	49	3.5	Special District	0.18	0.14	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	129.37	116.87	15.55	13.40	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,400	59,000		2.8	535	493	-42	-7.9	0.93	0.84
Res Hmstd: Avg Val	86,000	88,400		2.8	865	809	-55	-6.4	1.01	0.92
Res Hmstd: Hi Val	114,700	117,900		2.8	1,314	1,225	-89	-6.8	1.15	1.04
Res Hmstd: Ex-Hi Val	172,100	176,900		2.8	2,213	2,055	-157	-7.1	1.29	1.16
Apartment	300,000	300,000		0.0	5,318	4,785	-533	-10.0	1.77	1.59
Comm/Ind: Lo Val	150,000	150,400		0.3	4,320	4,016	-304	-7.0	2.88	2.67
Comm/Ind: Med Val	300,000	300,900		0.3	10,002	9,302	-700	-7.0	3.33	3.09
Comm/Ind: Hi Val	1,000,000	1,002,900		0.3	36,520	33,960	-2,560	-7.0	3.65	3.39

Faribault County

Bricelyn city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,913	4,639	-274	-5.6	92	84	-8	-8.3	1.87	1.82
Res Non-Hm: exis	1,161	1,210	48	4.1	33	33	0	0.1	2.86	2.75
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	95	95	0	0.0	2	2	0	-3.7	2.11	2.03
Seasnl Rec: exis	10	10	0	0.0	0	0	0	-3.7	4.38	4.22
Com/Ind: Lo: exi	723	728	5	0.7	35	34	-1	-2.9	4.83	4.66
Com/Ind Hi: exis	982	1,017	35	3.6	62	62	0	-0.3	6.33	6.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	307	343	35	11.5	19	21	1	7.3	6.33	6.09
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	12	12	0	0.0	0	0	0	-5.2	2.47	2.34
ResHmstd: NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.82
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	2.75
Total	8,205	8,060	-146	-1.8	245	237	-7	-3.0	2.98	2.94

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	80	80	0	0.4	County	37.83	27.83	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	186.37	191.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.16	14.52	34.90	37.24
(=) Taxable Tax Capacity	80	80	0	0.4	Special District	0.18	0.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	246.54	233.66	34.90	37.24

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	26,600	25,100	-5.6	486	445	-41	-8.4	1.83	1.77
Res Hmstd:Avg Val	39,900	37,700	-5.5	729	669	-61	-8.3	1.83	1.77
Res Hmstd: Hi Val	53,200	50,200	-5.6	973	891	-82	-8.4	1.83	1.77
Res Hmstd: Ex-Hi Val	79,800	75,400	-5.5	1,505	1,338	-167	-11.1	1.89	1.77
Comm/Ind: Lo Val	150,000	155,300	3.5	7,246	7,310	63	0.9	4.83	4.71
Comm/Ind: Med Val	300,000	310,700	3.6	16,734	16,769	35	0.2	5.58	5.4
Comm/Ind: Hi Val	1,000,000	1,035,600	3.6	61,009	60,891	-118	-0.2	6.10	5.88

Faribault County

Delavan city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,690	3,542	-148	-4.0	42	31	-11	-26.9	1.13	0.86
Res Non-Hm: exis	555	596	41	7.3	10	8	-2	-18.9	1.74	1.32
Apartments: exis	65	65	0	0.0	1	1	0	-24.6	2.13	1.60
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	447	345	-102	-22.7	15	9	-6	-37.4	3.31	2.68
Com/Ind Hi: exis	3,330	3,360	30	0.9	145	118	-27	-18.3	4.36	3.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	187	1,003	816	435.2	8	35	27	335.4	4.33	3.52
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	82	261	179	217.7	1	2	1	241.3	0.66	0.71
Ag Non-Hmstd	2,388	3,412	1,023	42.8	38	40	2	6.5	1.58	1.18
ResHmstd: NewCon	0	47	47	0.0	0	0	0	0.0	0.00	0.86
All other NewCon	0	1,769	1,769	0.0	0	61	61	0.0	0.00	3.46
Total	10,744	14,398	3,654	34.0	259	306	47	18.2	2.41	2.13

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	131	192	61	47.0	County	38.50	29.05	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	112.55	83.34	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.50	5.05	15.55	13.40
(=) Taxable Tax Capacity	131	192	61	47.0	Special District	0.18	0.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	157.73	117.58	15.55	13.40

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,700	32,300	-4.2	371	271	-100	-27.0	1.10	0.84	
Res Hmstd: Avg Val	50,500	48,500	-4.0	556	407	-149	-26.8	1.10	0.84	
Res Hmstd: Hi Val	67,400	64,700	-4.0	743	543	-200	-26.9	1.10	0.84	
Res Hmstd: Ex-Hi Val	101,100	97,000	-4.1	1,308	935	-373	-28.5	1.29	0.96	
Apartment	300,000	300,000	0.0	6,382	4,811	-1,570	-24.6	2.13	1.60	
Comm/Ind: Lo Val	150,000	151,400	0.9	4,958	4,067	-891	-18.0	3.31	2.69	
Comm/Ind: Med Val	300,000	302,700	0.9	11,491	9,403	-2,088	-18.2	3.83	3.11	
Comm/Ind: Hi Val	1,000,000	1,009,000	0.9	41,980	34,313	-7,667	-18.3	4.2	3.40	

Faribault County

Easton city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,839	4,684	-155	-3.2	87	76	-11	-12.7	1.81	1.63
Res Non-Hm: exis	343	436	92	26.9	9	10	1	12.5	2.61	2.32
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	983	983	0	0.0	44	40	-4	-9.9	4.49	4.04
Com/Ind Hi: exis	695	640	-55	-7.9	41	34	-7	-17.4	5.87	5.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	221	245	24	11.0	13	13	0	-0.5	5.87	5.26
Ag HGA: Exist	166	166	0	0.0	3	3	0	-9.9	1.78	1.60
Ag Hmstd Land	1,999	2,287	288	14.4	27	31	4	16.6	1.34	1.36
Ag Non-Hmstd	219	882	663	302.3	5	17	12	246.3	2.24	1.92
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	1.63
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	9,465	10,325	860	9.1	229	224	-5	-2.3	2.42	2.16

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	84	94	10	12.1	County	38.63	28.82	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	161.32	147.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.44	16.05	34.90	37.24
(=) Taxable Tax Capacity	84	94	10	12.1	Special District	0.18	0.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	223.57	192.43	34.90	37.24

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,200	39,900		-3.2	696	609	-87	-12.5	1.69	1.53
Res Hmstd: Avg Val	61,700	59,700		-3.2	1,043	912	-131	-12.6	1.69	1.53
Res Hmstd: Hi Val	82,300	79,700		-3.2	1,460	1,252	-208	-14.3	1.77	1.57
Res Hmstd: Ex-Hi Val	123,500	119,500		-3.2	2,608	2,235	-373	-14.3	2.11	1.87
Comm/Ind: Lo Val	150,000	138,100		-7.9	6,730	5,579	-1,151	-17.1	4.49	4.04
Comm/Ind: Med Val	300,000	276,200		-7.9	15,528	12,700	-2,828	-18.2	5.18	4.6
Comm/Ind: Hi Val	1,000,000	920,600		-7.9	56,587	46,610	-9,977	-17.6	5.66	5.06

Faribault County

Elmore city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,961	8,852	-109	-1.2	142	135	-8	-5.3	1.59	1.52
Res Non-Hm: exis	2,763	2,613	-150	-5.4	70	64	-6	-8.1	2.54	2.46
Apartments: exis	105	105	0	0.0	3	3	0	-2.8	3.12	3.03
Low-inc Apts: ex	49	49	0	0.0	1	1	0	-2.9	1.89	1.84
Seasnl Rec: exis	11	11	0	0.0	0	0	0	-2.3	3.98	3.89
Com/Ind: Lo: exi	906	881	-24	-2.7	41	39	-2	-4.9	4.49	4.39
Com/Ind Hi: exis	1,388	1,388	0	0.0	82	81	-2	-2.2	5.94	5.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	529	590	61	11.5	31	34	3	9.1	5.91	5.78
Ag HGA: Exist	52	52	0	0.0	1	1	0	-3.3	1.58	1.53
Ag Hmstd Land	833	1,194	361	43.4	14	20	6	41.4	1.71	1.69
Ag Non-Hmstd	606	883	277	45.7	14	20	6	42.6	2.37	2.32
ResHmstd: NewCon	0	25	25	0.0	0	0	0	0.0	0.00	1.53
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	16,201	16,641	440	2.7	401	399	-2	-0.5	2.47	2.40

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	148	152	4	2.6	County	33.95	24.13	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	201.91	206.62	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.80	0.81	15.55	13.40
(=) Taxable Tax Capacity	148	152	4	2.6	Special District	0.18	0.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	236.85	231.69	15.55	13.40

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	28,300	28,000	-1.1	446	427	-19	-4.4	1.58	1.52
Res Hmstd:Avg Val	42,400	41,900	-1.2	668	639	-30	-4.5	1.58	1.52
Res Hmstd: Hi Val	56,500	55,800	-1.2	891	850	-40	-4.5	1.58	1.52
Res Hmstd: Ex-Hi Val	84,700	83,700	-1.2	1,436	1,363	-73	-5.1	1.7	1.63
Apartment	300,000	300,000	0.0	9,348	9,090	-258	-2.8	3.12	3.03
Comm/Ind: Lo Val	150,000	150,000	0.0	6,738	6,585	-153	-2.3	4.49	4.39
Comm/Ind: Med Val	300,000	300,000	0.0	15,645	15,299	-346	-2.2	5.21	5.1
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	57,209	55,961	-1,247	-2.2	5.72	5.6

Faribault County

Frost city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,531	3,630	99	2.8	56	53	-3	-4.8	1.59	1.47
Res Non-Hm: exis	809	661	-148	-18.3	20	15	-5	-24.5	2.47	2.28
Apartments: exis	106	106	0	0.0	3	3	0	-7.8	3.02	2.79
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	331	318	-13	-4.0	14	13	-1	-10.1	4.38	4.10
Com/Ind Hi: exis	174	191	17	9.8	10	10	0	2.8	5.79	5.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	180	199	19	10.5	10	11	0	3.5	5.79	5.42
Ag HGA: Exist	178	173	-5	-2.6	3	3	0	-10.2	1.73	1.59
Ag Hmstd Land	417	583	166	39.7	5	7	2	31.8	1.25	1.18
Ag Non-Hmstd	559	717	158	28.3	13	15	2	18.7	2.29	2.12
ResHmstd: NewCon	0	8	8	0.0	0	0	0	0.0	0.00	1.47
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	2.28
Total	6,284	6,593	309	4.9	135	131	-5	-3.4	2.15	1.98

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	53	55	3	4.8	County	36.86	27.01	0.00	0.00
(-) TIF Tax Capacity	2	2	0	0.0	City/Town	188.97	183.65	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.24	1.35	15.55	13.40
(=) Taxable Tax Capacity	51	54	3	5.0	Special District	0.18	0.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	229.26	212.14	15.55	13.40

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,400	31,300		3.0	465	440	-25	-5.4	1.53	1.41
Res Hmstd:Avg Val	45,600	46,900		2.9	698	660	-38	-5.5	1.53	1.41
Res Hmstd: Hi Val	60,800	62,500		2.8	931	879	-52	-5.5	1.53	1.41
Res Hmstd: Ex-Hi Val	91,200	93,800		2.9	1,567	1,505	-62	-4.0	1.72	1.60
Apartment	300,000	300,000		0.0	9,064	8,357	-707	-7.8	3.02	2.79
Comm/Ind: Lo Val	150,000	164,700		9.8	6,568	6,942	374	5.7	4.38	4.21
Comm/Ind: Med Val	300,000	329,500		9.8	15,247	15,871	624	4.1	5.08	4.82
Comm/Ind: Hi Val	1,000,000	1,098,300		9.8	55,749	57,524	1,775	3.2	5.57	5.24

Faribault County

Kiester city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,212	8,916	-296	-3.2	204	184	-20	-9.9	2.21	2.06
Res Non-Hm: exis	1,509	1,699	190	12.6	52	54	2	4.0	3.43	3.17
Apartments: exis	66	86	20	30.1	3	3	1	19.7	4.17	3.84
Low-inc Apts: ex	86	86	0	0.0	2	2	0	-7.7	2.55	2.36
Seasnl Rec: exis	37	37	0	0.0	2	2	0	-7.6	5.26	4.87
Com/Ind: Lo: exi	918	930	11	1.2	53	49	-3	-6.0	5.72	5.31
Com/Ind Hi: exis	620	964	344	55.4	47	67	20	44.0	7.51	6.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	450	495	46	10.1	34	34	1	2.0	7.51	6.95
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	316	448	132	41.8	10	12	3	28.6	3.06	2.77
ResHmstd: NewCon	0	25	25	0.0	0	1	1	0.0	0.00	2.06
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	13,215	13,686	471	3.6	405	408	3	0.8	3.06	2.98

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	112	122	10	8.7	County	37.55	27.75	0.00	0.00
(-) TIF Tax Capacity	4	4	0	0.0	City/Town	246.13	234.73	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.73	14.42	34.90	37.24
(=) Taxable Tax Capacity	108	118	10	9.1	Special District	0.18	0.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	305.59	277.04	34.90	37.24

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,600	29,600	-3.3	668	602	-66	-9.8	2.18	2.03	
Res Hmstd: Avg Val	45,900	44,400	-3.3	1,002	903	-98	-9.8	2.18	2.03	
Res Hmstd: Hi Val	61,200	59,200	-3.3	1,336	1,204	-131	-9.8	2.18	2.03	
Res Hmstd: Ex-Hi Val	91,800	88,900	-3.2	2,240	1,984	-256	-11.4	2.44	2.23	
Apartment	300,000	390,300	30.1	12,506	14,969	2,463	19.7	4.17	3.84	
Comm/Ind: Lo Val	150,000	233,100	55.4	8,575	13,742	5,167	60.3	5.72	5.9	
Comm/Ind: Med Val	300,000	466,200	55.4	19,834	29,952	10,118	51.0	6.61	6.42	
Comm/Ind: Hi Val	1,000,000	1,554,000	55.4	72,376	105,600	33,224	45.9	7.24	6.8	

Faribault County

Walters city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	768	756	-12	-1.5	16	14	-1	-8.1	2.05	1.91
Res Non-Hm: exis	130	130	1	0.5	4	4	0	-7.3	3.31	3.05
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	66	66	0	0.0	4	3	0	-7.1	5.53	5.14
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	77	84	7	8.4	6	6	0	0.4	7.26	6.72
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	249	361	112	45.0	6	8	2	31.4	2.56	2.32
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,290	1,398	108	8.3	36	36	0	0.5	2.76	2.56

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	10	12	1	10.1	County	34.18	24.68	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	241.86	230.64	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.85	10.02	34.90	37.24
(=) Taxable Tax Capacity	10	12	1	10.1	Special District	0.18	0.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	293.08	265.48	34.90	37.24

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	17,700	17,400	-1.7	373	342	-31	-8.3	2.11	1.97	
Res Hmstd:Avg Val	26,500	26,100	-1.5	558	513	-46	-8.2	2.11	1.97	
Res Hmstd: Hi Val	35,300	34,800	-1.4	744	684	-60	-8.1	2.11	1.97	
Res Hmstd: Ex-Hi Val	53,000	52,200	-1.5	1,117	1,026	-91	-8.2	2.11	1.97	

Faribault County

Wells city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	60,377	59,536	-841	-1.4	861	802	-58	-6.8	1.43	1.35
Res Non-Hm: exis	7,073	6,972	-101	-1.4	136	125	-11	-8.0	1.92	1.79
Apartments: exis	976	976	0	0.0	22	21	-1	-6.6	2.27	2.12
Low-inc Apts: ex	380	380	0	0.0	5	5	0	-6.1	1.42	1.33
Seasnl Rec: exis	122	122	0	0.0	4	3	0	-6.0	2.97	2.79
Com/Ind: Lo: exi	5,789	5,717	-73	-1.3	195	182	-13	-6.7	3.36	3.18
Com/Ind Hi: exis	8,887	8,782	-105	-1.2	362	337	-25	-7.0	4.07	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	866	1,104	238	27.4	39	46	8	20.3	4.45	4.20
Ag HGA: Exist	218	213	-5	-2.3	3	3	0	-7.6	1.56	1.47
Ag Hmstd Land	1,420	1,346	-74	-5.2	17	17	0	0.1	1.17	1.24
Ag Non-Hmstd	481	804	323	67.1	7	11	4	52.1	1.54	1.40
ResHmstd: NewCon	0	268	268	0.0	0	4	4	0.0	0.00	1.35
All other NewCon	0	107	107	0.0	0	3	3	0.0	0.00	3.08
Total	86,590	86,326	-264	-0.3	1,651	1,559	-91	-5.5	1.91	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	793	794	1	0.1	County	39.80	29.79	0.00	0.00
(-) TIF Tax Capacity	3	3	0	0.0	City/Town	88.28	92.61	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.70	17.55	34.90	37.24
(=) Taxable Tax Capacity	790	791	1	0.1	Special District	0.18	0.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	153.95	140.09	34.90	37.24

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,600	48,900	-1.4	631	593	-38	-6.0	1.27	1.21
Res Hmstd: Avg Val	74,300	73,300	-1.3	946	889	-57	-6.0	1.27	1.21
Res Hmstd: Hi Val	99,100	97,700	-1.4	1,435	1,334	-102	-7.1	1.45	1.37
Res Hmstd: Ex-Hi Val	148,600	146,500	-1.4	2,439	2,261	-178	-7.3	1.64	1.54
Apartment	300,000	300,000	0.0	6,820	6,370	-450	-6.6	2.27	2.12
Comm/Ind: Lo Val	150,000	148,200	-1.2	5,163	4,823	-340	-6.6	3.44	3.25
Comm/Ind: Med Val	300,000	296,400	-1.2	11,873	11,053	-820	-6.9	3.96	3.73
Comm/Ind: Hi Val	1,000,000	988,100	-1.2	43,186	40,210	-2,976	-6.9	4.32	4.07

Faribault County

Winnebago city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	30,534	29,584	-950	-3.1	329	290	-39	-11.8	1.08	0.98
Res Non-Hm: exis	4,706	4,600	-106	-2.3	74	64	-10	-13.0	1.57	1.40
Apartments: exis	1,138	1,138	0	0.0	21	19	-2	-10.8	1.85	1.65
Low-inc Apts: ex	798	798	0	0.0	9	8	-1	-10.8	1.14	1.01
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,818	4,916	98	2.0	137	129	-8	-6.0	2.85	2.62
Com/Ind Hi: exis	6,694	6,668	-26	-0.4	259	237	-21	-8.3	3.87	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,997	3,247	250	8.3	117	117	0	-0.2	3.91	3.60
Ag HGA: Exist	538	519	-19	-3.6	6	5	-1	-14.9	1.09	0.96
Ag Hmstd Land	2,917	3,892	975	33.4	19	23	4	20.4	0.65	0.58
Ag Non-Hmstd	963	1,420	457	47.4	13	17	4	32.0	1.36	1.22
ResHmstd: NewCon	0	119	119	0.0	0	1	1	0.0	0.00	0.98
All other NewCon	0	144	144	0.0	0	2	2	0.0	0.00	1.16
Total	56,103	57,045	942	1.7	984	912	-72	-7.3	1.75	1.60

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	567	581	15	2.6	County	37.56	27.62	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	93.39	91.20	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.69	2.63	15.55	13.40
(=) Taxable Tax Capacity	567	581	15	2.6	Special District	0.18	0.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	135.82	121.59	15.55	13.40

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	45,100	43,700	-3.1	438	377	-60	-13.8	0.97	0.86
Res Hmstd:Avg Val	67,600	65,500	-3.1	656	566	-90	-13.8	0.97	0.86
Res Hmstd: Hi Val	90,200	87,400	-3.1	970	823	-147	-15.2	1.08	0.94
Res Hmstd: Ex-Hi Val	135,300	131,100	-3.1	1,708	1,460	-247	-14.5	1.26	1.11
Apartment	300,000	300,000	0.0	5,560	4,962	-598	-10.8	1.85	1.65
Comm/Ind: Lo Val	150,000	149,400	-0.4	4,465	4,092	-373	-8.4	2.98	2.74
Comm/Ind: Med Val	300,000	298,900	-0.4	10,341	9,479	-862	-8.3	3.45	3.17
Comm/Ind: Hi Val	1,000,000	996,200	-0.4	37,760	34,630	-3,131	-8.3	3.78	3.48

Faribault County

Minnesota Lake city (par

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	25,530	24,740	-790	-3.1	315	280	-34	-11.0	1.23	1.13
Res Non-Hm: exis	2,759	3,345	586	21.2	43	47	4	10.5	1.55	1.41
Apartments: exis	477	435	-42	-8.8	9	7	-2	-17.1	1.86	1.69
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	7	7	0	0.0	0	0	0	-7.9	2.51	2.32
Com/Ind: Lo: exi	966	966	0	0.0	29	27	-2	-7.0	2.97	2.76
Com/Ind Hi: exis	447	453	5	1.2	17	16	-1	-6.2	3.87	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	345	340	-5	-1.6	13	12	-1	-8.7	3.87	3.59
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	2,863	3,692	829	29.0	26	33	7	24.8	0.92	0.89
Ag Non-Hmstd	419	1,043	625	149.3	5	12	7	121.7	1.30	1.15
ResHmstd: NewCon	0	11	11	0.0	0	0	0	0.0	0.00	1.13
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	1.41
Total	33,813	35,032	1,219	3.6	457	435	-23	-4.9	1.35	1.24

Tax Base

Tax Rates

	Market Value				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	285	299	14	4.9	County	36.21	26.40	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	89.82	86.29	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.31	2.33	23.93	24.94
(=) Taxable Tax Capacity	285	299	14	4.9	Special District	0.18	0.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	129.52	115.16	23.93	24.94

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	71,100	68,900	-3.1	723	648	-75	-10.3	1.02	0.94
Res Hmstd: Avg Val	106,600	103,300	-3.1	1,278	1,125	-152	-11.9	1.2	1.09
Res Hmstd: Hi Val	142,000	137,600	-3.1	1,862	1,642	-221	-11.8	1.31	1.19
Res Hmstd: Ex-Hi Val	213,100	206,500	-3.1	3,036	2,678	-358	-11.8	1.42	1.3
Apartment	300,000	273,600	-8.8	5,575	4,621	-954	-17.1	1.86	1.69
Comm/Ind: Lo Val	150,000	151,700	1.1	4,449	4,198	-251	-5.7	2.97	2.77
Comm/Ind: Med Val	300,000	303,500	1.2	10,261	9,653	-608	-5.9	3.42	3.18
Comm/Ind: Hi Val	1,000,000	1,011,600	1.2	37,385	35,100	-2,285	-6.1	3.74	3.47

Fillmore County

Canton city

<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	8,366	8,221	-145	-1.7	105	99	-6	-5.8	1.26	1.21
Res Non-Hm: exis	826	1,015	189	22.9	15	17	2	16.7	1.80	1.71
Apartments: exis	198	201	3	1.7	4	4	0	-3.4	2.15	2.04
Low-inc Apts: ex	186	189	4	1.9	2	2	0	-3.0	1.34	1.27
Seasnl Rec: exis	5	5	0	5.4	0	0	0	0.1	2.51	2.38
Com/Ind: Lo: exi	764	785	22	2.9	25	25	0	-1.2	3.29	3.16
Com/Ind Hi: exis	95	85	-11	-11.2	4	3	-1	-14.7	4.28	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	978	958	-20	-2.1	42	39	-2	-6.0	4.28	4.11
Ag HGA: Exist	317	320	3	0.9	4	4	0	-3.7	1.35	1.29
Ag Hmstd Land	2,124	2,562	438	20.6	16	17	1	9.0	0.75	0.68
Ag Non-Hmstd	468	580	112	23.9	7	8	1	17.2	1.45	1.37
ResHmstd: NewCon	0	131	131	0.0	0	2	2	0.0	0.00	1.21
All other NewCon	0	92	92	0.0	0	3	3	0.0	0.00	3.26
Total	14,326	15,144	818	5.7	225	225	0	-0.1	1.57	1.49

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	117	123	6	5.4	County	31.05	27.62	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	97.22	95.47	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.35	13.69	33.95	33.05
(=) Taxable Tax Capacity	117	123	6	5.4	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	144.62	136.79	33.95	33.05

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,000	40,300	-1.7	495	464	-31	-6.3	1.21	1.15	
Res Hmstd:Avg Val	61,500	60,400	-1.8	742	695	-47	-6.3	1.21	1.15	
Res Hmstd: Hi Val	82,000	80,600	-1.7	1,032	959	-74	-7.1	1.26	1.19	
Res Hmstd: Ex-Hi Val	123,000	120,900	-1.7	1,818	1,693	-125	-6.9	1.48	1.40	
Apartment	300,000	305,100	1.7	6,442	6,225	-217	-3.4	2.15	2.04	
Comm/Ind: Lo Val	150,000	133,200	-11.2	4,939	4,213	-726	-14.7	3.29	3.16	
Comm/Ind: Med Val	300,000	266,500	-11.2	11,355	9,530	-1,825	-16.1	3.78	3.58	
Comm/Ind: Hi Val	1,000,000	888,300	-11.2	41,295	35,069	-6,226	-15.1	4.13	3.95	

Fillmore County

Fountain city

<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	15,648	15,918	269	1.7	166	166	0	-0.1	1.06	1.04
Res Non-Hm: exis	2,164	2,134	-31	-1.4	29	28	-1	-2.9	1.34	1.32
Apartments: exis	509	498	-11	-2.1	8	8	0	-3.6	1.55	1.52
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,925	1,967	42	2.2	50	50	1	1.1	2.59	2.57
Com/Ind Hi: exis	1,745	1,703	-42	-2.4	59	57	-2	-3.3	3.38	3.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	624	631	8	1.2	21	21	0	0.3	3.38	3.35
Ag HGA: Exist	375	377	2	0.5	4	4	0	-1.4	1.17	1.15
Ag Hmstd Land	705	868	163	23.1	5	6	1	24.3	0.68	0.69
Ag Non-Hmstd	1,225	1,528	303	24.7	13	16	3	24.1	1.04	1.04
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	1.04
All other NewCon	0	191	191	0.0	0	3	3	0.0	0.00	1.32
Total	24,921	25,817	896	3.6	355	359	4	1.1	1.43	1.39

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	249	257	8	3.3	County	30.43	26.96	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	63.47	62.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.55	14.86	24.28	22.56
(=) Taxable Tax Capacity	249	257	8	3.3	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	104.45	103.92	24.28	22.56

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,400	80,800		1.8	708	711	3	0.4	0.89	0.88
Res Hmstd: Avg Val	119,000	121,000		1.7	1,255	1,257	2	0.1	1.05	1.04
Res Hmstd: Hi Val	158,700	161,400		1.7	1,803	1,805	2	0.1	1.14	1.12
Res Hmstd: Ex-Hi Val	238,100	242,200		1.7	2,900	2,903	3	0.1	1.22	1.2
Apartment	300,000	293,600		-2.1	4,645	4,476	-169	-3.6	1.55	1.52
Comm/Ind: Lo Val	150,000	146,400		-2.4	3,890	3,756	-135	-3.5	2.59	2.57
Comm/Ind: Med Val	300,000	292,800		-2.4	8,956	8,625	-331	-3.7	2.99	2.95
Comm/Ind: Hi Val	1,000,000	976,000		-2.4	32,596	31,479	-1,117	-3.4	3.26	3.23

Fillmore County

Harmony city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	37,575	37,833	257	0.7	481	485	3	0.7	1.28	1.28
Res Non-Hm: exis	5,199	5,250	51	1.0	89	90	1	1.3	1.71	1.71
Apartments: exis	122	143	21	17.1	2	3	0	17.1	2.01	2.01
Low-inc Apts: ex	736	686	-51	-6.9	9	9	-1	-7.0	1.24	1.24
Seasnl Rec: exis	142	135	-7	-4.7	3	3	0	-5.4	2.03	2.01
Com/Ind: Lo: exi	7,892	7,841	-51	-0.7	248	247	-1	-0.6	3.15	3.15
Com/Ind Hi: exis	2,490	2,738	249	10.0	102	113	10	10.2	4.11	4.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	573	546	-27	-4.7	24	22	-1	-4.5	4.11	4.12
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	479	599	120	25.1	5	6	1	28.7	0.97	1.00
Ag Non-Hmstd	431	479	48	11.2	6	7	1	12.3	1.41	1.43
ResHmstd: NewCon	0	85	85	0.0	0	1	1	0.0	0.00	1.28
All other NewCon	0	114	114	0.0	0	2	2	0.0	0.00	2.09
Total	55,638	56,447	809	1.5	970	987	18	1.8	1.74	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	526	537	11	2.1	County	28.57	25.21	0.00	0.00
(-) TIF Tax Capacity	7	8	2	23.7	City/Town	103.41	103.94	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.34	13.63	24.28	22.56
(=) Taxable Tax Capacity	519	529	10	1.9	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	141.32	142.78	24.28	22.56

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,800	65,200	0.6	707	706	-1	-0.2	1.09	1.08
Res Hmstd:Avg Val	97,100	97,800	0.7	1,205	1,211	6	0.5	1.24	1.24
Res Hmstd: Hi Val	129,400	130,300	0.7	1,781	1,790	9	0.5	1.38	1.37
Res Hmstd: Ex-Hi Val	194,200	195,500	0.7	2,937	2,952	15	0.5	1.51	1.51
Apartment	300,000	351,200	17.1	6,028	7,060	1,033	17.1	2.01	2.01
Comm/Ind: Lo Val	150,000	165,000	10.0	4,720	5,341	621	13.2	3.15	3.24
Comm/Ind: Med Val	300,000	330,000	10.0	10,892	12,142	1,251	11.5	3.63	3.68
Comm/Ind: Hi Val	1,000,000	1,099,900	10.0	39,693	43,880	4,188	10.6	3.97	3.99

Fillmore County

Lanesboro city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	31,613	32,117	505	1.6	334	356	22	6.5	1.06	1.11
Res Non-Hm: exis	10,235	9,797	-439	-4.3	139	139	0	-0.2	1.36	1.42
Apartments: exis	216	190	-26	-12.2	4	3	0	-8.5	1.65	1.72
Low-inc Apts: ex	735	760	24	3.3	7	8	1	7.8	1.00	1.04
Seasnl Rec: exis	3,858	3,737	-121	-3.1	60	60	1	0.9	1.55	1.61
Com/Ind: Lo: exi	6,449	6,581	132	2.0	178	187	9	4.9	2.76	2.84
Com/Ind Hi: exis	909	1,001	93	10.2	33	38	4	13.3	3.67	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	320	284	-36	-11.1	12	11	-1	-8.7	3.67	3.77
Ag HGA: Exist	366	410	44	12.0	4	5	1	23.2	1.05	1.16
Ag Hmstd Land	720	797	78	10.8	4	5	1	19.9	0.52	0.57
Ag Non-Hmstd	323	355	33	10.1	4	5	1	14.2	1.29	1.34
ResHmstd: NewCon	0	68	68	0.0	0	1	1	0.0	0.00	1.11
All other NewCon	0	215	215	0.0	0	3	3	0.0	0.00	1.30
Total	55,743	56,311	568	1.0	779	819	40	5.1	1.40	1.45

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	534	539	6	1.1	County	30.10	26.69	0.00	0.00
(-) TIF Tax Capacity	27	26	0	-1.8	City/Town	85.90	98.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.81	8.62	4.41	5.48
(=) Taxable Tax Capacity	507	513	6	1.2	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	128.81	133.52	4.41	5.48

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,100	80,400		1.6	666	717	51	7.7	0.84	0.89
Res Hmstd:Avg Val	118,600	120,500		1.6	1,238	1,323	85	6.9	1.04	1.1
Res Hmstd: Hi Val	158,100	160,600		1.6	1,810	1,928	118	6.5	1.14	1.20
Res Hmstd: Ex-Hi Val	237,200	241,000		1.6	2,955	3,142	187	6.3	1.25	1.30
Apartment	300,000	263,300		-12.2	4,962	4,539	-424	-8.5	1.65	1.72
Seas Rec: Lo Val	75,000	72,600		-3.2	1,032	1,035	3	0.2	1.38	1.43
Seas Rec: Hi Val	200,000	193,700		-3.2	2,918	2,921	3	0.1	1.46	1.51
Comm/Ind: Lo Val	150,000	165,300		10.2	4,140	4,834	694	16.8	2.76	2.92
Comm/Ind: Med Val	300,000	330,700		10.2	9,638	11,063	1,425	14.8	3.21	3.35
Comm/Ind: Hi Val	1,000,000	1,102,300		10.2	35,297	40,125	4,828	13.7	3.53	3.64

Fillmore County

Mabel city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	19,502	17,955	-1,547	-7.9	310	282	-28	-9.0	1.59	1.57
Res Non-Hm: exis	4,182	4,239	57	1.4	94	97	3	2.7	2.25	2.28
Apartments: exis	2,483	2,480	-3	-0.1	66	66	1	1.1	2.65	2.68
Low-inc Apts: ex	367	375	8	2.1	6	6	0	3.1	1.64	1.66
Seasnl Rec: exis	2	2	0	-9.1	0	0	0	-7.9	3.11	3.15
Com/Ind: Lo: exi	1,974	2,055	80	4.1	77	81	4	5.0	3.89	3.93
Com/Ind Hi: exis	96	98	2	2.2	5	5	0	3.2	5.08	5.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	161	161	-1	-0.4	8	8	0	0.6	5.08	5.13
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	284	356	72	25.3	3	5	2	55.3	1.20	1.49
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	39	39	0.0	0	1	1	0.0	0.00	1.57
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	29,052	27,760	-1,293	-4.4	570	552	-18	-3.2	1.96	1.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	246	236	-10	-4.2	County	28.26	24.65	0.00	0.00
(-) TIF Tax Capacity	18	18	0	-0.1	City/Town	141.98	151.72	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.28	11.35	33.95	33.05
(=) Taxable Tax Capacity	228	218	-10	-4.5	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	184.52	187.72	33.95	33.05

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,300	48,200	-7.8	757	702	-54	-7.2	1.45	1.46
Res Hmstd: Avg Val	78,500	72,300	-7.9	1,158	1,053	-105	-9.1	1.48	1.46
Res Hmstd: Hi Val	104,600	96,300	-7.9	1,772	1,590	-182	-10.3	1.69	1.65
Res Hmstd: Ex-Hi Val	156,900	144,500	-7.9	3,001	2,735	-266	-8.9	1.91	1.89
Apartment	300,000	299,700	-0.1	7,938	8,023	85	1.1	2.65	2.68
Comm/Ind: Lo Val	150,000	153,300	2.2	5,837	6,060	223	3.8	3.89	3.95
Comm/Ind: Med Val	300,000	306,500	2.2	13,450	13,913	463	3.4	4.48	4.54
Comm/Ind: Hi Val	1,000,000	1,021,800	2.2	48,975	50,579	1,604	3.3	4.9	4.95

Fillmore County

Ostrander city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,076	6,173	96	1.6	88	79	-9	-9.9	1.45	1.29
Res Non-Hm: exis	495	609	114	22.9	10	11	1	9.6	2.01	1.79
Apartments: exis	921	916	-5	-0.6	22	19	-2	-10.8	2.35	2.11
Low-inc Apts: ex	147	150	3	2.0	2	2	0	-8.9	1.48	1.32
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	673	688	15	2.2	24	22	-1	-5.9	3.51	3.23
Com/Ind Hi: exis	1,553	1,737	184	11.9	70	73	2	3.5	4.52	4.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	197	217	20	10.3	9	9	0	2.1	4.52	4.18
Ag HGA: Exist	84	0	-84	-100.0	1	0	-1	-100.0	1.45	0.00
Ag Hmstd Land	369	462	93	25.1	3	6	4	150.4	0.69	1.38
Ag Non-Hmstd	633	977	344	54.4	9	13	4	41.7	1.50	1.38
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.29
All other NewCon	0	68	68	0.0	0	3	3	0.0	0.00	3.91
Total	11,149	11,998	849	7.6	238	238	0	0.1	2.13	1.98

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	111	124	13	11.9	County	32.54	29.01	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	103.22	96.88	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.24	11.77	47.26	38.49
(=) Taxable Tax Capacity	111	124	13	11.9	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	149.99	137.67	47.26	38.49

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	46,100	46,800	1.5	633	567	-66	-10.4	1.37	1.21
Res Hmstd:Avg Val	69,100	70,200	1.6	948	850	-98	-10.4	1.37	1.21
Res Hmstd: Hi Val	92,000	93,500	1.6	1,380	1,250	-130	-9.4	1.50	1.34
Res Hmstd: Ex-Hi Val	138,100	140,300	1.6	2,352	2,133	-219	-9.3	1.70	1.52
Apartment	300,000	298,200	-0.6	7,043	6,279	-763	-10.8	2.35	2.11
Comm/Ind: Lo Val	150,000	167,800	11.9	5,260	5,590	330	6.3	3.51	3.33
Comm/Ind: Med Val	300,000	335,600	11.9	12,036	12,603	567	4.7	4.01	3.76
Comm/Ind: Hi Val	1,000,000	1,118,700	11.9	43,661	45,332	1,671	3.8	4.37	4.05

Fillmore County

Peterson city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,783	7,689	-94	-1.2	86	80	-6	-7.5	1.11	1.04
Res Non-Hm: exis	1,156	1,442	287	24.8	17	20	3	16.7	1.46	1.37
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,118	1,132	14	1.3	17	16	-1	-4.3	1.54	1.46
Com/Ind: Lo: exi	440	460	21	4.7	12	12	0	-0.1	2.82	2.69
Com/Ind Hi: exis	23	17	-6	-26.8	1	1	0	-30.1	3.67	3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	23	129	105	449.1	1	4	4	424.0	3.67	3.50
Ag HGA: Exist	156	157	1	0.7	2	2	0	-5.6	1.27	1.19
Ag Hmstd Land	456	525	69	15.1	3	3	0	-11.7	0.70	0.54
Ag Non-Hmstd	97	145	48	50.0	1	2	0	40.8	1.18	1.10
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.04
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	11,251	11,699	448	4.0	141	140	-1	-0.7	1.25	1.20

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	92	97	5	5.5	County	32.77	29.21	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	75.80	74.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.98	7.11	27.15	25.19
(=) Taxable Tax Capacity	92	97	5	5.5	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	117.56	110.35	27.15	25.19

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,600	62,800	-1.3	621	574	-47	-7.6	0.98	0.91
Res Hmstd:Avg Val	95,400	94,200	-1.3	1,044	959	-84	-8.1	1.09	1.02
Res Hmstd: Hi Val	127,200	125,700	-1.2	1,537	1,418	-120	-7.8	1.21	1.13
Res Hmstd: Ex-Hi Val	190,800	188,500	-1.2	2,525	2,331	-194	-7.7	1.32	1.24
Seas Rec: Lo Val	75,000	75,900	1.2	948	906	-42	-4.4	1.26	1.19
Seas Rec: Hi Val	200,000	202,500	1.3	2,693	2,589	-104	-3.9	1.35	1.28
Comm/Ind: Lo Val	150,000	109,900	-26.7	4,228	2,954	-1,274	-30.1	2.82	2.69
Comm/Ind: Med Val	300,000	219,700	-26.8	9,730	6,471	-3,259	-33.5	3.24	2.95
Comm/Ind: Hi Val	1,000,000	732,500	-26.8	35,405	24,419	-10,986	-31.0	3.54	3.33

Fillmore County

Preston city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	41,758	34,231	-7,527	-18.0	535	447	-88	-16.4	1.28	1.31
Res Non-Hm: exis	5,975	5,607	-368	-6.2	101	103	2	2.1	1.68	1.83
Apartments: exis	2,745	2,757	12	0.4	55	60	5	9.5	1.99	2.17
Low-inc Apts: ex	287	293	6	2.0	4	4	0	10.8	1.23	1.34
Seasnl Rec: exis	334	302	-32	-9.6	6	6	0	-0.2	1.76	1.94
Com/Ind: Lo: exi	6,127	6,027	-100	-1.6	192	202	10	5.2	3.13	3.35
Com/Ind Hi: exis	7,229	8,120	891	12.3	296	356	60	20.4	4.09	4.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	706	673	-33	-4.7	29	30	1	2.2	4.09	4.39
Ag HGA: Exist	1,138	929	-209	-18.4	16	14	-3	-16.1	1.45	1.49
Ag Hmstd Land	1,835	2,125	291	15.8	12	20	8	62.0	0.67	0.93
Ag Non-Hmstd	873	1,008	135	15.5	12	16	3	28.5	1.40	1.56
ResHmstd: NewCon	0	16	16	0.0	0	0	0	0.0	0.00	1.31
All other NewCon	0	38	38	0.0	0	1	1	0.0	0.00	1.69
Total	69,007	62,125	-6,881	-10.0	1,257	1,257	0	0.0	1.82	2.02

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	691	633	-57	-8.3	County	29.01	25.31	0.00	0.00
(-) TIF Tax Capacity	26	26	1	3.7	City/Town	101.14	116.78	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.94	13.86	24.28	22.56
(=) Taxable Tax Capacity	665	607	-58	-8.7	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	140.08	155.94	24.28	22.56

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	66,400	54,400	-18.1	719	632	-88	-12.2	1.08	1.16
Res Hmstd: Avg Val	99,500	81,600	-18.0	1,239	990	-249	-20.1	1.25	1.21
Res Hmstd: Hi Val	132,600	108,700	-18.0	1,825	1,512	-313	-17.1	1.38	1.39
Res Hmstd: Ex-Hi Val	199,000	163,100	-18.0	3,000	2,560	-440	-14.7	1.51	1.57
Apartment	300,000	301,300	0.4	5,981	6,553	571	9.6	1.99	2.17
Comm/Ind: Lo Val	150,000	168,500	12.3	4,692	5,830	1,138	24.2	3.13	3.46
Comm/Ind: Med Val	300,000	337,000	12.3	10,827	13,219	2,393	22.1	3.61	3.92
Comm/Ind: Hi Val	1,000,000	1,123,200	12.3	39,455	47,698	8,244	20.9	3.95	4.25

Fillmore County

Rushford city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	64,308	58,191	-6,117	-9.5	785	685	-100	-12.8	1.22	1.18
Res Non-Hm: exis	8,702	7,367	-1,335	-15.3	133	113	-20	-15.2	1.53	1.53
Apartments: exis	4,532	3,458	-1,074	-23.7	80	61	-19	-23.9	1.76	1.76
Low-inc Apts: ex	2,496	3,339	843	33.8	27	36	9	33.1	1.10	1.09
Seasnl Rec: exis	484	474	-10	-2.0	8	8	0	-1.7	1.74	1.75
Com/Ind: Lo: exi	7,141	7,227	86	1.2	203	205	2	1.1	2.84	2.84
Com/Ind Hi: exis	5,461	5,455	-5	-0.1	202	202	0	-0.1	3.70	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	894	1,215	321	35.9	32	44	12	36.3	3.63	3.64
Ag HGA: Exist	112	100	-12	-11.0	1	1	0	-15.4	1.17	1.12
Ag Hmstd Land	350	376	25	7.2	2	2	0	9.0	0.58	0.59
Ag Non-Hmstd	200	249	49	24.3	2	3	1	27.9	0.99	1.02
ResHmstd: NewCon	0	253	253	0.0	0	3	3	0.0	0.00	1.18
All other NewCon	0	364	364	0.0	0	10	10	0.0	0.00	2.73
Total	94,679	88,067	-6,612	-7.0	1,476	1,373	-104	-7.0	1.56	1.56

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	924	854	-71	-7.7	County	30.61	27.09	0.00	0.00
(-) TIF Tax Capacity	10	10	0	0.2	City/Town	80.95	87.75	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.50	5.51	27.15	25.19
(=) Taxable Tax Capacity	914	843	-71	-7.7	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	119.07	120.35	27.15	25.19

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	83,700	75,700	-9.6	870	737	-133	-15.3	1.04	0.97
Res Hmstd:Avg Val	125,500	113,600	-9.5	1,526	1,328	-198	-13.0	1.22	1.17
Res Hmstd: Hi Val	167,300	151,400	-9.5	2,182	1,919	-263	-12.1	1.30	1.27
Res Hmstd: Ex-Hi Val	251,000	227,100	-9.5	3,496	3,103	-393	-11.2	1.39	1.37
Apartment	300,000	228,900	-23.7	5,280	4,020	-1,260	-23.9	1.76	1.76
Comm/Ind: Lo Val	150,000	149,900	-0.1	4,262	4,254	-8	-0.2	2.84	2.84
Comm/Ind: Med Val	300,000	299,700	-0.1	9,810	9,796	-14	-0.1	3.27	3.27
Comm/Ind: Hi Val	1,000,000	999,000	-0.1	35,697	35,669	-28	-0.1	3.57	3.57

Fillmore County

Spring Valley city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	77,428	75,258	-2,170	-2.8	948	867	-81	-8.5	1.22	1.15
Res Non-Hm: exis	11,659	11,295	-365	-3.1	197	183	-15	-7.5	1.69	1.62
Apartments: exis	1,301	1,012	-289	-22.2	26	19	-7	-25.8	1.99	1.90
Low-inc Apts: ex	1,260	1,196	-64	-5.1	15	14	-1	-9.5	1.22	1.16
Seasnl Rec: exis	249	250	1	0.6	5	5	0	-3.7	2.08	1.99
Com/Ind: Lo: exi	10,194	10,141	-53	-0.5	319	307	-13	-4.0	3.13	3.02
Com/Ind Hi: exis	6,153	6,193	39	0.6	254	247	-7	-2.7	4.12	3.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,134	1,232	98	8.6	46	49	2	4.9	4.10	3.96
Ag HGA: Exist	740	718	-22	-2.9	10	9	-1	-8.3	1.29	1.22
Ag Hmstd Land	3,206	3,940	734	22.9	27	33	6	21.5	0.86	0.85
Ag Non-Hmstd	823	1,017	194	23.6	12	14	2	18.6	1.45	1.40
ResHmstd: NewCon	0	57	57	0.0	0	1	1	0.0	0.00	1.15
All other NewCon	0	113	113	0.0	0	2	2	0.0	0.00	2.18
Total	114,148	112,422	-1,726	-1.5	1,860	1,750	-111	-5.9	1.63	1.56

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	1,046	1,027	-19	-1.8	County	29.01	25.41	0.00	0.00	
(-) TIF Tax Capacity	82	77	-4	-5.4	City/Town	94.83	96.30	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.61	17.90	16.77	15.00	
(=) Taxable Tax Capacity	965	950	-15	-1.5	Special District	0.00	0.00	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	145.45	139.61	16.77	15.00	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,700	62,900		-2.8	673	621	-52	-7.7	1.04	0.99
Res Hmstd:Avg Val	97,000	94,300		-2.8	1,159	1,057	-102	-8.8	1.19	1.12
Res Hmstd: Hi Val	129,300	125,700		-2.8	1,725	1,581	-144	-8.3	1.33	1.26
Res Hmstd: Ex-Hi Val	194,000	188,600		-2.8	2,859	2,633	-226	-7.9	1.47	1.4
Apartment	300,000	233,400		-22.2	5,957	4,423	-1,534	-25.8	1.99	1.9
Comm/Ind: Lo Val	150,000	151,000		0.7	4,700	4,577	-123	-2.6	3.13	3.03
Comm/Ind: Med Val	300,000	301,900		0.6	10,883	10,588	-295	-2.7	3.63	3.51
Comm/Ind: Hi Val	1,000,000	1,006,400		0.6	39,737	38,651	-1,086	-2.7	3.97	3.84

Fillmore County

Whalan city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,914	2,849	-65	-2.2	20	19	-2	-8.2	0.70	0.65
Res Non-Hm: exis	1,007	1,166	159	15.8	11	11	1	6.1	1.06	0.97
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,934	1,943	9	0.4	21	20	-1	-6.2	1.08	1.01
Com/Ind: Lo: exi	185	181	-4	-2.3	4	4	0	-7.5	2.13	2.02
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	44	37	-7	-15.0	1	1	0	-19.7	2.82	2.67
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	39	37	-2	-4.6	0	0	0	-13.5	0.43	0.39
Ag Non-Hmstd	163	152	-11	-6.6	1	1	0	-15.2	0.87	0.79
ResHmstd: NewCon	0	23	23	0.0	0	0	0	0.0	0.00	0.65
All other NewCon	0	12	12	0.0	0	0	0	0.0	0.00	0.97
Total	6,287	6,401	114	1.8	59	56	-3	-4.8	0.93	0.87

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	59	60	2	2.8	County	32.74	29.22	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	39.10	38.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.91	10.69	4.41	5.48
(=) Taxable Tax Capacity	59	60	2	2.8	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	86.75	78.70	4.41	5.48

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	69,400	67,900	-2.2	392	358	-34	-8.7	0.56	0.53
Res Hmstd: Avg Val	104,100	101,800	-2.2	707	636	-71	-10.1	0.68	0.62
Res Hmstd: Hi Val	138,700	135,600	-2.2	1,050	944	-105	-10.0	0.76	0.7
Res Hmstd: Ex-Hi Val	208,200	203,600	-2.2	1,737	1,565	-172	-9.9	0.83	0.77
Seas Rec: Lo Val	75,000	75,300	0.4	717	661	-56	-7.9	0.96	0.88
Seas Rec: Hi Val	200,000	200,900	0.5	2,076	1,932	-145	-7.0	1.04	0.96

Fillmore County

Wykoff city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,572	10,971	-1,600	-12.7	146	119	-27	-18.6	1.16	1.08
Res Non-Hm: exis	2,111	1,596	-515	-24.4	34	26	-9	-25.1	1.63	1.62
Apartments: exis	452	441	-11	-2.4	9	8	0	-3.9	1.95	1.92
Low-inc Apts: ex	180	183	3	1.9	2	2	0	0.1	1.20	1.18
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,806	1,730	-76	-4.2	56	53	-3	-5.3	3.09	3.06
Com/Ind Hi: exis	732	863	131	17.8	30	35	5	16.6	4.07	4.03
Publ U: Elec Gen	22	21	-1	-4.5	1	1	0	-5.7	3.02	2.99
Publ U: Other	443	476	33	7.4	18	19	1	6.3	4.07	4.03
Ag HGA: Exist	112	104	-8	-7.6	1	1	0	-12.5	1.34	1.27
Ag Hmstd Land	1,373	1,709	336	24.5	10	12	2	24.2	0.70	0.70
Ag Non-Hmstd	523	651	129	24.6	7	9	2	23.8	1.43	1.42
ResHmstd: NewCon	0	361	361	0.0	0	4	4	0.0	0.00	1.08
All other NewCon	0	33	33	0.0	0	1	1	0.0	0.00	1.93
Total	20,325	19,138	-1,187	-5.8	314	290	-25	-7.8	1.55	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	180	167	-13	-7.1	County	30.41	26.70	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	88.83	95.41	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.50	19.65	16.77	15.00
(=) Taxable Tax Capacity	180	167	-13	-7.1	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	142.74	141.75	16.77	15.00

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,300	49,100	-12.8	577	491	-85	-14.8	1.02	1.00
Res Hmstd: Avg Val	84,400	73,700	-12.7	923	737	-186	-20.1	1.09	1.00
Res Hmstd: Hi Val	112,500	98,200	-12.7	1,407	1,137	-271	-19.2	1.25	1.16
Res Hmstd: Ex-Hi Val	168,800	147,300	-12.7	2,378	1,969	-409	-17.2	1.41	1.34
Apartment	300,000	292,700	-2.4	5,856	5,625	-230	-3.9	1.95	1.92
Comm/Ind: Lo Val	150,000	176,800	17.9	4,639	5,665	1,025	22.1	3.09	3.20
Comm/Ind: Med Val	300,000	353,500	17.8	10,741	12,779	2,038	19.0	3.58	3.61
Comm/Ind: Hi Val	1,000,000	1,178,400	17.8	39,215	45,990	6,775	17.3	3.92	3.90

Fillmore County

Rushford Village city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	37,393	37,652	260	0.7	355	323	-32	-9.0	0.95	0.86
Res Non-Hm: exis	2,564	2,617	53	2.0	28	26	-2	-7.6	1.10	1.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	820	851	32	3.9	8	7	0	-5.3	0.92	0.84
Com/Ind: Lo: exi	2,172	2,002	-170	-7.8	49	42	-7	-14.1	2.24	2.09
Com/Ind Hi: exis	5,674	5,698	24	0.4	164	154	-11	-6.4	2.90	2.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,439	1,998	-441	-18.1	71	54	-17	-23.7	2.89	2.70
Ag HGA: Exist	7,424	7,438	15	0.2	68	61	-6	-9.3	0.91	0.83
Ag Hmstd Land	35,752	41,695	5,943	16.6	134	143	8	6.2	0.38	0.34
Ag Non-Hmstd	17,140	19,053	1,913	11.2	131	129	-2	-1.3	0.76	0.68
ResHmstd: NewCon	0	441	441	0.0	0	4	4	0.0	0.00	0.86
All other NewCon	0	889	889	0.0	0	16	16	0.0	0.00	1.76
Total	111,376	120,335	8,959	8.0	1,007	958	-49	-4.9	0.90	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	967	1,031	64	6.6	County	32.75	29.22	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.24	33.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.98	7.11	27.15	25.19
(=) Taxable Tax Capacity	967	1,031	64	6.6	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	78.97	70.28	27.15	25.19

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,600	103,300	0.7	868	790	-78	-9.0	0.85	0.76
Res Hmstd: Avg Val	153,800	154,900	0.7	1,447	1,315	-132	-9.1	0.94	0.85
Res Hmstd: Hi Val	205,100	206,500	0.7	2,028	1,840	-188	-9.3	0.99	0.89
Res Hmstd: Ex-Hi Val	307,700	309,800	0.7	3,190	2,892	-298	-9.3	1.04	0.93
Comm/Ind: Lo Val	150,000	150,600	0.4	3,360	3,146	-214	-6.4	2.24	2.09
Comm/Ind: Med Val	300,000	301,300	0.4	7,704	7,213	-491	-6.4	2.57	2.39
Comm/Ind: Hi Val	1,000,000	1,004,200	0.4	27,977	26,181	-1,796	-6.4	2.8	2.61

Fillmore County

Chatfield city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	66,425	66,315	-110	-0.2	910	852	-58	-6.3	1.37	1.29
Res Non-Hm: exis	11,371	11,945	574	5.0	192	190	-2	-1.0	1.69	1.59
Apartments: exis	1,729	1,710	-19	-1.1	34	31	-2	-7.1	1.95	1.83
Low-inc Apts: ex	921	894	-27	-3.0	11	10	-1	-9.0	1.19	1.12
Seasnl Rec: exis	332	330	-2	-0.6	7	6	0	-6.7	1.96	1.84
Com/Ind: Lo: exi	5,930	5,772	-158	-2.7	184	171	-13	-7.0	3.10	2.96
Com/Ind Hi: exis	4,989	4,903	-87	-1.7	203	191	-12	-6.0	4.08	3.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	506	581	75	14.8	21	23	2	9.8	4.08	3.90
Ag HGA: Exist	446	446	1	0.1	6	6	0	-6.3	1.42	1.33
Ag Hmstd Land	294	516	222	75.5	2	4	2	152.8	0.54	0.78
Ag Non-Hmstd	920	894	-27	-2.9	13	12	-1	-7.8	1.44	1.37
ResHmstd: NewCon	0	365	365	0.0	0	5	5	0.0	0.00	1.29
All other NewCon	0	603	603	0.0	0	10	10	0.0	0.00	1.70
Total	93,864	95,272	1,408	1.5	1,582	1,512	-71	-4.5	1.69	1.59

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	930	946	16	1.7	County	31.85	28.43	0.00	0.00
(-) TIF Tax Capacity	47	47	1	1.2	City/Town	82.46	83.22	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.85	25.20	15.00	12.36
(=) Taxable Tax Capacity	883	898	15	1.7	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	144.17	136.85	15.00	12.36

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,000	101,800	-0.2	1,219	1,135	-84	-6.9	1.2	1.11
Res Hmstd:Avg Val	152,900	152,600	-0.2	2,095	1,955	-140	-6.7	1.37	1.28
Res Hmstd: Hi Val	203,900	203,600	-0.1	2,973	2,779	-194	-6.5	1.46	1.37
Res Hmstd: Ex-Hi Val	305,900	305,400	-0.2	4,729	4,424	-305	-6.5	1.55	1.45
Apartment	300,000	296,600	-1.1	5,856	5,440	-416	-7.1	1.95	1.83
Comm/Ind: Lo Val	150,000	147,400	-1.7	4,645	4,359	-286	-6.2	3.1	2.96
Comm/Ind: Med Val	300,000	294,800	-1.7	10,763	10,086	-677	-6.3	3.59	3.42
Comm/Ind: Hi Val	1,000,000	982,700	-1.7	39,313	36,926	-2,387	-6.1	3.93	3.76

Freeborn County

Albert Lea city

<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	548,302	525,587	-22,715	-4.1	7,962	6,864	-1,098	-13.8	1.45	1.31
Res Non-Hm: exis	73,957	73,567	-390	-0.5	1,407	1,262	-145	-10.3	1.90	1.72
Apartments: exis	21,686	21,809	123	0.6	475	432	-43	-9.0	2.19	1.98
Low-inc Apts: ex	9,750	9,574	-176	-1.8	132	117	-15	-11.4	1.36	1.23
Seasnl Rec: exis	1,420	1,466	46	3.2	32	30	-2	-7.1	2.24	2.02
Com/Ind: Lo: exi	55,525	54,676	-849	-1.5	1,844	1,685	-158	-8.6	3.32	3.08
Com/Ind Hi: exis	136,221	164,114	27,893	20.5	5,412	6,094	682	12.6	3.97	3.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20,513	21,706	1,193	5.8	897	881	-15	-1.7	4.37	4.06
Ag HGA: Exist	468	442	-26	-5.5	7	6	-1	-16.7	1.47	1.29
Ag Hmstd Land	633	774	141	22.4	4	4	0	11.3	0.61	0.56
Ag Non-Hmstd	5,531	7,841	2,310	41.8	84	109	25	29.6	1.52	1.39
ResHmstd: NewCon	0	1,695	1,695	0.0	0	22	22	0.0	0.00	1.31
All other NewCon	0	5,709	5,709	0.0	0	186	186	0.0	0.00	3.26
Total	874,007	888,961	14,954	1.7	18,254	17,692	-562	-3.1	2.09	1.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	9,106	9,596	490	5.4	County	59.65	48.79	0.00	0.00
(-) TIF Tax Capacity	122	202	80	65.1	City/Town	60.81	62.08	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.20	25.37	29.46	24.79
(=) Taxable Tax Capacity	8,984	9,394	410	4.6	Special District	1.99	2.43	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	151.66	138.67	29.46	24.79

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	65,900	63,200	-4.1	794	682	-111	-14.0	1.20	1.08
Res Hmstd: Avg Val	98,900	94,800	-4.1	1,362	1,151	-210	-15.4	1.38	1.21
Res Hmstd: Hi Val	131,800	126,300	-4.2	2,002	1,706	-297	-14.8	1.52	1.35
Res Hmstd: Ex-Hi Val	197,700	189,500	-4.1	3,286	2,818	-468	-14.3	1.66	1.49
Apartment	300,000	301,700	0.6	6,571	5,977	-594	-9.0	2.19	1.98
Comm/Ind: Lo Val	150,000	180,700	20.5	5,030	5,910	880	17.5	3.35	3.27
Comm/Ind: Med Val	300,000	361,400	20.5	11,590	13,251	1,661	14.3	3.86	3.67
Comm/Ind: Hi Val	1,000,000	1,204,800	20.5	42,202	47,513	5,310	12.6	4.22	3.94

Freeborn County

Alden city

<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	17,782	17,115	-667	-3.8	229	233	4	1.6	1.29	1.36
Res Non-Hm: exis	2,241	2,471	231	10.3	40	45	5	11.6	1.78	1.81
Apartments: exis	38	38	0	0.0	1	1	0	-0.9	2.16	2.14
Low-inc Apts: ex	173	173	0	0.0	2	2	0	1.4	1.32	1.34
Seasnl Rec: exis	14	14	0	0.0	0	0	0	-2.0	2.89	2.83
Com/Ind: Lo: exi	1,489	1,489	0	0.0	50	49	-1	-2.0	3.34	3.28
Com/Ind Hi: exis	1,149	1,097	-52	-4.5	51	47	-4	-8.0	4.41	4.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	438	482	44	9.9	19	20	1	6.0	4.41	4.25
Ag HGA: Exist	186	159	-27	-14.5	2	2	0	-14.1	1.26	1.26
Ag Hmstd Land	1,078	1,497	419	38.9	9	12	2	25.2	0.87	0.78
Ag Non-Hmstd	375	525	150	40.0	6	7	1	24.3	1.60	1.43
ResHmstd: NewCon	0	53	53	0.0	0	1	1	0.0	0.00	1.36
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	24,963	25,113	150	0.6	410	419	9	2.1	1.64	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	216	217	1	0.5	County	57.04	45.93	0.00	0.00
(-) TIF Tax Capacity	12	12	0	0.0	City/Town	86.57	86.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.89	10.51	15.35	35.75
(=) Taxable Tax Capacity	204	205	1	0.5	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	160.49	142.54	15.35	35.75

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	53,600	51,600	-3.7	598	626	27	4.6	1.12	1.21
Res Hmstd:Avg Val	80,300	77,300	-3.7	930	947	16	1.7	1.16	1.22
Res Hmstd: Hi Val	107,000	103,000	-3.7	1,438	1,438	-1	-0.1	1.34	1.4
Res Hmstd: Ex-Hi Val	160,600	154,600	-3.7	2,458	2,424	-35	-1.4	1.53	1.57
Apartment	300,000	300,000	0.0	6,479	6,418	-61	-0.9	2.16	2.14
Comm/Ind: Lo Val	150,000	143,200	-4.5	5,017	4,692	-326	-6.5	3.34	3.28
Comm/Ind: Med Val	300,000	286,400	-4.5	11,630	10,711	-920	-7.9	3.88	3.74
Comm/Ind: Hi Val	1,000,000	954,700	-4.5	42,491	39,110	-3,382	-8.0	4.25	4.1

Freeborn County

Clarks Grove city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	16,980	16,518	-461	-2.7	216	185	-31	-14.2	1.27	1.12
Res Non-Hm: exis	2,115	2,210	95	4.5	35	33	-3	-7.7	1.67	1.48
Apartments: exis	60	60	0	0.0	1	1	0	-11.4	1.96	1.73
Low-inc Apts: ex	181	181	0	0.0	2	2	0	-11.6	1.22	1.08
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,559	1,507	-52	-3.4	48	42	-6	-11.6	3.07	2.81
Com/Ind Hi: exis	2,346	2,748	402	17.1	94	101	7	7.4	4.00	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	477	475	-2	-0.5	19	17	-2	-8.8	4.00	3.67
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	275	380	105	38.0	2	3	1	23.4	0.90	0.80
Ag Non-Hmstd	199	277	78	39.4	3	3	1	24.5	1.33	1.19
ResHmstd: NewCon	0	17	17	0.0	0	0	0	0.0	0.00	1.12
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	24,192	24,373	181	0.7	420	388	-33	-7.8	1.74	1.59

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	232	239	6	2.8	County	60.38	49.24	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.05	43.98	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.45	24.63	29.46	24.79
(=) Taxable Tax Capacity	232	239	6	2.8	Special District	1.15	1.02	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	133.03	118.87	29.46	24.79

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,600	62,800	-2.8	706	604	-102	-14.5	1.09	0.96
Res Hmstd:Avg Val	96,900	94,300	-2.7	1,195	1,013	-182	-15.2	1.23	1.07
Res Hmstd: Hi Val	129,100	125,600	-2.7	1,757	1,496	-261	-14.8	1.36	1.19
Res Hmstd: Ex-Hi Val	193,700	188,400	-2.7	2,884	2,465	-419	-14.5	1.49	1.31
Apartment	300,000	300,000	0.0	5,873	5,201	-671	-11.4	1.96	1.73
Comm/Ind: Lo Val	150,000	175,700	17.1	4,611	5,160	549	11.9	3.07	2.94
Comm/Ind: Med Val	300,000	351,400	17.1	10,612	11,602	990	9.3	3.54	3.30
Comm/Ind: Hi Val	1,000,000	1,171,500	17.2	38,616	41,670	3,055	7.9	3.86	3.56

Freeborn County

Conger city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,225	3,526	301	9.3	52	57	5	9.5	1.60	1.60
Res Non-Hm: exis	438	301	-137	-31.3	11	7	-4	-35.2	2.51	2.37
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	453	401	-52	-11.5	20	17	-4	-17.6	4.46	4.15
Com/Ind Hi: exis	218	288	71	32.4	13	16	3	21.6	5.89	5.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	176	189	13	7.3	10	10	0	-1.5	5.89	5.41
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	126	177	51	40.2	1	2	0	19.8	1.18	1.01
Ag Non-Hmstd	21	21	0	-0.5	1	0	0	-14.9	2.35	2.01
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	1.61
All other NewCon	0	173	173	0.0	0	8	8	0.0	0.00	4.77
Total	4,657	5,078	421	9.0	108	117	9	8.0	2.32	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	40	45	5	12.2	County	60.71	49.58	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	152.71	136.14	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.37	14.97	15.35	35.75
(=) Taxable Tax Capacity	40	45	5	12.2	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	234.79	200.69	15.35	35.75

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	35,300	38,600	9.3	551	603	51	9.3	1.56	1.56
Res Hmstd:Avg Val	52,900	57,800	9.3	826	903	76	9.2	1.56	1.56
Res Hmstd: Hi Val	70,500	77,100	9.4	1,101	1,215	113	10.3	1.56	1.58
Res Hmstd: Ex-Hi Val	105,700	115,600	9.4	1,993	2,195	202	10.1	1.89	1.9
Comm/Ind: Lo Val	150,000	198,600	32.4	6,689	8,854	2,165	32.4	4.46	4.46
Comm/Ind: Med Val	300,000	397,200	32.4	15,531	19,603	4,072	26.2	5.18	4.94
Comm/Ind: Hi Val	1,000,000	1,323,900	32.4	56,793	69,760	12,967	22.8	5.68	5.27

Freeborn County

Emmons city

<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	11,002	10,687	-315	-2.9	162	154	-8	-5.2	1.48	1.44
Res Non-Hm: exis	1,077	904	-174	-16.1	23	19	-4	-18.2	2.14	2.09
Apartments: exis	234	234	0	0.0	6	6	0	-1.9	2.56	2.51
Low-inc Apts: ex	156	156	0	0.0	2	2	0	-1.9	1.57	1.54
Seasnl Rec: exis	1	1	0	0.0	0	0	0	-1.7	1.98	1.94
Com/Ind: Lo: exi	745	747	1	0.1	28	28	0	-1.4	3.82	3.76
Com/Ind Hi: exis	209	230	21	10.0	10	11	1	8.2	5.02	4.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	276	303	27	9.7	14	15	1	8.0	5.02	4.94
Ag HGA: Exist	69	68	-2	-2.6	1	1	0	-4.5	1.34	1.31
Ag Hmstd Land	891	1,726	834	93.6	8	15	7	93.3	0.89	0.89
Ag Non-Hmstd	462	252	-210	-45.5	9	5	-4	-46.5	1.89	1.85
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.44
All other NewCon	0	5	5	0.0	0	0	0	0.0	0.00	3.93
Total	15,123	15,316	193	1.3	264	257	-8	-2.9	1.75	1.68

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	120	118	-1	-1.0	County	60.77	49.62	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	124.47	132.07	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.42	3.45	20.48	19.97
(=) Taxable Tax Capacity	120	118	-1	-1.0	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	188.66	185.15	20.48	19.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,100	48,700	-2.8	670	638	-31	-4.7	1.34	1.31
Res Hmstd: Avg Val	75,100	73,000	-2.8	1,004	957	-47	-4.7	1.34	1.31
Res Hmstd: Hi Val	100,200	97,300	-2.9	1,563	1,468	-95	-6.1	1.56	1.51
Res Hmstd: Ex-Hi Val	150,300	146,000	-2.9	2,696	2,549	-147	-5.5	1.79	1.75
Apartment	300,000	300,000	0.0	7,689	7,542	-147	-1.9	2.56	2.51
Comm/Ind: Lo Val	150,000	164,900	9.9	5,728	6,373	645	11.3	3.82	3.86
Comm/Ind: Med Val	300,000	329,900	10.0	13,263	14,530	1,268	9.6	4.42	4.40
Comm/Ind: Hi Val	1,000,000	1,099,600	10.0	48,426	52,583	4,157	8.6	4.84	4.78

Freeborn County

Freeborn city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,037	5,584	-453	-7.5	108	96	-12	-11.4	1.79	1.71
Res Non-Hm: exis	592	745	153	25.9	16	19	3	18.8	2.64	2.49
Apartments: exis	190	190	0	0.0	6	6	0	-5.3	3.15	2.98
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	18	18	0	0.0	1	1	0	-4.9	4.04	3.84
Com/Ind: Lo: exi	602	602	0	0.0	27	26	-1	-4.6	4.49	4.29
Com/Ind Hi: exis	136	149	13	9.2	8	8	0	3.9	5.87	5.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	205	226	21	10.2	12	13	1	4.9	5.87	5.59
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	51	51	0.0	0	1	1	0.0	0.00	1.71
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,781	7,566	-216	-2.8	177	168	-9	-5.2	2.28	2.22

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	63	63	0	-0.7	County	56.28	45.13	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	147.41	151.07	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.30	12.61	34.90	37.24
(=) Taxable Tax Capacity	63	63	0	-0.7	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	223.99	208.81	34.90	37.24

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,800	35,000	-7.4	640	569	-71	-11.1	1.69	1.63
Res Hmstd:Avg Val	56,700	52,400	-7.6	960	852	-108	-11.3	1.69	1.63
Res Hmstd: Hi Val	75,600	69,900	-7.5	1,280	1,136	-144	-11.2	1.69	1.63
Res Hmstd: Ex-Hi Val	113,400	104,900	-7.5	2,330	2,001	-330	-14.1	2.05	1.91
Apartment	300,000	300,000	0.0	9,446	8,947	-499	-5.3	3.15	2.98
Comm/Ind: Lo Val	150,000	163,800	9.2	6,739	7,199	460	6.8	4.49	4.4
Comm/Ind: Med Val	300,000	327,500	9.2	15,550	16,350	800	5.1	5.18	4.99
Comm/Ind: Hi Val	1,000,000	1,091,700	9.2	56,668	59,066	2,398	4.2	5.67	5.41

Freeborn County

Geneva city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	19,354	19,099	-255	-1.3	209	186	-23	-11.0	1.08	0.97
Res Non-Hm: exis	2,713	2,427	-286	-10.5	38	31	-7	-18.0	1.40	1.28
Apartments: exis	288	288	0	0.0	5	4	0	-9.7	1.65	1.49
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,255	1,273	18	1.4	34	33	-2	-5.6	2.74	2.55
Com/Ind Hi: exis	193	189	-4	-1.9	7	6	-1	-8.5	3.62	3.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	417	443	26	6.1	15	15	0	-1.1	3.62	3.37
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	60	82	23	37.9	1	1	0	25.6	1.22	1.12
Ag Non-Hmstd	207	239	32	15.3	3	3	0	5.0	1.22	1.12
ResHmstd: NewCon	0	257	257	0.0	0	2	2	0.0	0.00	0.97
All other NewCon	0	42	42	0.0	0	1	1	0.0	0.00	2.62
Total	24,486	24,337	-149	-0.6	311	282	-29	-9.3	1.27	1.16

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	217	216	0	-0.1	County	60.57	49.43	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.25	45.30	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.09	16.36	12.31	9.94
(=) Taxable Tax Capacity	217	216	0	-0.1	Special District	0.50	0.45	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	122.42	111.53	12.31	9.94

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,900	73,900	-1.3	642	568	-74	-11.6	0.86	0.77	
Res Hmstd: Avg Val	112,300	110,800	-1.3	1,181	1,042	-139	-11.8	1.05	0.94	
Res Hmstd: Hi Val	149,600	147,600	-1.3	1,724	1,526	-199	-11.5	1.15	1.03	
Res Hmstd: Ex-Hi Val	224,500	221,500	-1.3	2,816	2,498	-318	-11.3	1.25	1.13	
Apartment	300,000	300,000	0.0	4,960	4,481	-479	-9.7	1.65	1.49	
Comm/Ind: Lo Val	150,000	147,200	-1.9	4,115	3,758	-357	-8.7	2.74	2.55	
Comm/Ind: Med Val	300,000	294,400	-1.9	9,540	8,698	-842	-8.8	3.18	2.95	
Comm/Ind: Hi Val	1,000,000	981,300	-1.9	34,857	31,854	-3,002	-8.6	3.49	3.25	

Freeborn County

Glenville city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	16,320	15,564	-757	-4.6	157	138	-19	-12.2	0.96	0.89
Res Non-Hm: exis	1,760	1,689	-71	-4.0	24	21	-3	-11.7	1.35	1.25
Apartments: exis	116	116	0	0.0	2	2	0	-8.3	1.64	1.50
Low-inc Apts: ex	197	197	0	0.0	2	2	0	-8.1	1.01	0.93
Seasnl Rec: exis	58	54	-4	-7.0	1	1	0	-13.4	2.25	2.10
Com/Ind: Lo: exi	1,322	1,228	-93	-7.1	36	31	-5	-12.7	2.71	2.54
Com/Ind Hi: exis	662	726	64	9.6	23	24	1	2.9	3.54	3.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,018	6,054	36	0.6	213	201	-12	-5.6	3.54	3.32
Ag HGA: Exist	814	830	15	1.9	10	10	-1	-6.0	1.24	1.15
Ag Hmstd Land	586	674	87	14.9	3	3	0	16.1	0.43	0.44
Ag Non-Hmstd	670	922	253	37.7	8	10	2	25.2	1.15	1.04
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	9	9	0.0	0	0	0	0.0	0.00	1.25
Total	28,525	28,063	-461	-1.6	479	443	-36	-7.6	1.68	1.58

Tax Base

Tax Rates

	Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	300	298	-2	-0.7	County	60.02	48.89		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	50.63	51.50		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.43	2.45		20.48	19.97
(=) Taxable Tax Capacity	300	298	-2	-0.7	Special District	1.44	1.27		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	114.52	104.11		20.48	19.97

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,200	45,000	-4.7	421	371	-50	-11.9	0.89	0.82
Res Hmstd: Avg Val	70,800	67,500	-4.7	632	556	-75	-11.9	0.89	0.82
Res Hmstd: Hi Val	94,400	90,000	-4.7	945	813	-132	-14.0	1.00	0.90
Res Hmstd: Ex-Hi Val	141,600	135,000	-4.7	1,631	1,414	-217	-13.3	1.15	1.05
Apartment	300,000	300,000	0.0	4,909	4,503	-406	-8.3	1.64	1.50
Comm/Ind: Lo Val	150,000	164,500	9.7	4,060	4,295	235	5.8	2.71	2.61
Comm/Ind: Med Val	300,000	328,900	9.6	9,371	9,758	387	4.1	3.12	2.97
Comm/Ind: Hi Val	1,000,000	1,096,500	9.7	34,154	35,266	1,111	3.3	3.42	3.22

Freeborn County

Hartland city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,068	6,792	-275	-3.9	103	95	-8	-7.9	1.46	1.40
Res Non-Hm: exis	825	783	-42	-5.1	18	17	-2	-8.4	2.19	2.12
Apartments: exis	229	229	0	0.0	6	6	0	-3.1	2.64	2.56
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,234	1,240	7	0.6	48	48	-1	-1.9	3.93	3.83
Com/Ind Hi: exis	469	457	-12	-2.6	24	23	-1	-4.9	5.20	5.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	200	200	-1	-0.3	10	10	0	-2.6	5.20	5.08
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	391	361	-30	-7.7	8	7	-1	-9.8	2.02	1.97
Ag Non-Hmstd	567	607	41	7.2	11	12	1	4.7	2.02	1.97
ResHmstd: NewCon	0	47	47	0.0	0	1	1	0.0	0.00	1.40
All other NewCon	0	242	242	0.0	0	5	5	0.0	0.00	1.97
Total	10,982	10,959	-24	-0.2	230	223	-7	-3.1	2.10	2.03

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	100	100	0	0.2	County	60.65	49.50	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	133.50	138.58	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.47	8.83	12.31	9.94
(=) Taxable Tax Capacity	100	100	0	0.2	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	201.62	196.92	12.31	9.94

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	42,100	40,500	-3.8	561	519	-42	-7.5	1.33	1.28
Res Hmstd:Avg Val	63,100	60,600	-4.0	841	776	-65	-7.7	1.33	1.28
Res Hmstd: Hi Val	84,100	80,800	-3.9	1,201	1,081	-120	-10.0	1.43	1.34
Res Hmstd: Ex-Hi Val	126,200	121,300	-3.9	2,178	1,991	-187	-8.6	1.73	1.64
Apartment	300,000	300,000	0.0	7,930	7,683	-247	-3.1	2.64	2.56
Comm/Ind: Lo Val	150,000	146,100	-2.6	5,897	5,601	-296	-5.0	3.93	3.83
Comm/Ind: Med Val	300,000	292,300	-2.6	13,698	12,978	-720	-5.3	4.57	4.44
Comm/Ind: Hi Val	1,000,000	974,200	-2.6	50,103	47,611	-2,492	-5.0	5.01	4.89

Freeborn County

Hayward city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,570	7,353	-217	-2.9	142	131	-11	-7.6	1.87	1.78
Res Non-Hm: exis	499	455	-44	-8.9	13	11	-2	-12.0	2.59	2.50
Apartments: exis	40	40	0	0.0	1	1	0	-3.2	3.14	3.04
Low-inc Apts: ex	119	119	0	0.0	2	2	0	-3.5	1.93	1.86
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	915	945	30	3.3	41	41	0	0.6	4.49	4.38
Com/Ind Hi: exis	630	539	-91	-14.4	37	31	-6	-16.4	5.89	5.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	572	549	-23	-4.0	34	32	-2	-6.3	5.89	5.75
Ag HGA: Exist	131	109	-22	-16.7	3	2	-1	-24.9	2.13	1.92
Ag Hmstd Land	683	954	271	39.6	14	20	5	37.1	2.09	2.05
Ag Non-Hmstd	599	819	221	36.9	14	18	5	34.3	2.28	2.23
ResHmstd: NewCon	0	8	8	0.0	0	0	0	0.0	0.00	1.79
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	11,758	11,891	133	1.1	301	290	-11	-3.6	2.56	2.44

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	110	110	0	0.4	County	58.99	47.87	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	140.46	151.17	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.79	22.96	29.46	24.79
(=) Taxable Tax Capacity	110	110	0	0.4	Special District	1.44	1.27	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	227.68	223.27	29.46	24.79

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,900	49,400	-2.9	845	784	-61	-7.2	1.66	1.59
Res Hmstd: Avg Val	76,200	74,000	-2.9	1,268	1,175	-93	-7.3	1.66	1.59
Res Hmstd: Hi Val	101,600	98,700	-2.9	1,973	1,815	-158	-8.0	1.94	1.84
Res Hmstd: Ex-Hi Val	152,500	148,100	-2.9	3,386	3,140	-246	-7.3	2.22	2.12
Apartment	300,000	300,000	0.0	9,422	9,116	-306	-3.2	3.14	3.04
Comm/Ind: Lo Val	150,000	128,400	-14.4	6,741	5,621	-1,120	-16.6	4.49	4.38
Comm/Ind: Med Val	300,000	256,800	-14.4	15,581	12,712	-2,869	-18.4	5.19	4.95
Comm/Ind: Hi Val	1,000,000	855,900	-14.4	56,836	47,186	-9,650	-17.0	5.68	5.51

Freeborn County

Hollandale city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,086	7,586	-500	-6.2	139	119	-20	-14.5	1.72	1.56
Res Non-Hm: exis	967	1,130	163	16.9	23	25	2	7.1	2.41	2.21
Apartments: exis	132	132	0	0.0	4	3	0	-8.0	2.88	2.65
Low-inc Apts: ex	99	99	0	0.0	2	2	0	-8.2	1.77	1.63
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	833	833	0	0.0	35	33	-2	-6.5	4.18	3.91
Com/Ind Hi: exis	91	91	0	0.0	5	5	0	-6.3	5.47	5.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	364	389	26	7.0	20	20	0	0.2	5.47	5.13
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	177	309	132	74.6	2	4	2	88.9	1.10	1.19
Ag Non-Hmstd	239	255	16	6.6	5	5	0	-1.0	2.07	1.92
ResHmstd: NewCon	0	17	17	0.0	0	0	0	0.0	0.00	1.56
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	10,987	10,840	-147	-1.3	234	215	-20	-8.3	2.13	1.98

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	93	93	0	-0.2	County	60.72	49.58	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	116.46	116.75	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.85	25.02	29.46	24.79
(=) Taxable Tax Capacity	93	93	0	-0.2	Special District	0.70	0.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	206.73	191.97	29.46	24.79

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,900	49,600	-6.2	812	694	-118	-14.5	1.54	1.4
Res Hmstd:Avg Val	79,300	74,400	-6.2	1,251	1,041	-209	-16.7	1.58	1.4
Res Hmstd: Hi Val	105,700	99,200	-6.1	1,923	1,607	-317	-16.5	1.82	1.62
Res Hmstd: Ex-Hi Val	158,500	148,700	-6.2	3,269	2,765	-504	-15.4	2.06	1.86
Apartment	300,000	300,000	0.0	8,636	7,942	-694	-8.0	2.88	2.65
Comm/Ind: Lo Val	150,000	150,000	0.0	6,269	5,862	-407	-6.5	4.18	3.91
Comm/Ind: Med Val	300,000	300,000	0.0	14,481	13,555	-926	-6.4	4.83	4.52
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	52,803	49,453	-3,350	-6.3	5.28	4.95

Freeborn County

Manchester city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	586	498	-87	-14.9	8	6	-2	-20.0	1.36	1.28
Res Non-Hm: exis	219	220	2	0.7	5	4	0	-4.3	2.09	1.99
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	521	521	0	0.0	19	19	-1	-3.6	3.74	3.60
Com/Ind Hi: exis	105	129	25	23.5	5	6	1	19.4	4.89	4.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20	20	0	0.0	1	1	0	-3.4	4.89	4.72
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	40	55	15	38.9	0	0	0	34.5	0.89	0.86
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,490	1,444	-46	-3.1	38	37	-1	-3.7	2.58	2.57

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	16	16	0	0.4	County	60.76	49.63	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	86.21	95.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.94	25.10	29.46	24.79
(=) Taxable Tax Capacity	16	16	0	0.4	Special District	1.44	1.27	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	177.34	171.70	29.46	24.79

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	21,700	18,500	-14.7	295	236	-58	-19.8	1.36	1.28	
Res Hmstd:Avg Val	32,500	27,700	-14.8	442	354	-88	-19.8	1.36	1.28	
Res Hmstd: Hi Val	43,400	36,900	-15.0	590	472	-118	-20.0	1.36	1.28	
Res Hmstd: Ex-Hi Val	65,100	55,400	-14.9	885	708	-176	-19.9	1.36	1.28	
Comm/Ind: Lo Val	150,000	185,200	23.5	5,608	7,069	1,461	26.0	3.74	3.82	
Comm/Ind: Med Val	300,000	370,500	23.5	12,938	15,821	2,882	22.3	4.31	4.27	
Comm/Ind: Hi Val	1,000,000	1,235,000	23.5	47,146	56,651	9,505	20.2	4.71	4.59	

Freeborn County

Myrtle city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	560	454	-106	-19.0	5	4	-1	-21.7	0.97	0.93
Res Non-Hm: exis	237	269	32	13.5	4	4	0	9.5	1.48	1.43
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	249	243	-7	-2.7	7	7	0	-5.3	2.89	2.81
Com/Ind Hi: exis	398	312	-86	-21.7	15	11	-4	-23.7	3.79	3.68
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	70	76	7	9.8	3	3	0	6.9	3.79	3.68
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	70	98	28	39.8	0	1	0	34.8	0.63	0.61
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	9	9	0.0	0	0	0	0.0	0.00	0.93
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,583	1,459	-124	-7.8	34	30	-4	-12.8	2.16	2.05

Tax Base

Tax Rates

	Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	19	17	-2	-9.5	County	60.77	49.63		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	62.57	69.11		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.42	3.45		20.48	19.97
(=) Taxable Tax Capacity	19	17	-2	-9.5	Special District	0.00	0.00		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	126.75	122.18		20.48	19.97

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	18,200	14,700	-19.2	176	137	-39	-22.0	0.97	0.93
Res Hmstd:Avg Val	27,400	22,200	-19.0	265	207	-57	-21.7	0.97	0.93
Res Hmstd: Hi Val	36,500	29,600	-18.9	352	276	-76	-21.6	0.97	0.93
Res Hmstd: Ex-Hi Val	54,700	44,300	-19.0	528	413	-115	-21.7	0.97	0.93
Comm/Ind: Lo Val	150,000	117,500	-21.7	4,335	3,306	-1,030	-23.7	2.89	2.81
Comm/Ind: Med Val	300,000	235,000	-21.7	10,013	7,352	-2,661	-26.6	3.34	3.13
Comm/Ind: Hi Val	1,000,000	783,500	-21.7	36,509	27,561	-8,948	-24.5	3.65	3.52

Freeborn County

Twin Lakes city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,545	2,331	-213	-8.4	24	20	-5	-18.6	0.96	0.85
Res Non-Hm: exis	170	281	112	65.8	2	3	1	43.8	1.35	1.17
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	256	292	36	14.0	7	7	0	4.7	2.59	2.38
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,066	1,091	25	2.3	35	33	-2	-5.8	3.24	2.99
Ag HGA: Exist	37	33	-4	-11.2	0	0	0	-22.0	0.90	0.79
Ag Hmstd Land	184	249	65	35.2	1	1	0	49.4	0.40	0.44
Ag Non-Hmstd	269	464	195	72.3	3	4	1	53.8	1.01	0.90
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,526	4,740	214	4.7	72	68	-3	-4.8	1.58	1.44

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	47	50	4	7.5	County	57.55	48.73	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	16.48	15.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.07	23.99	29.46	24.79
(=) Taxable Tax Capacity	47	50	4	7.5	Special District	1.44	1.27	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	100.54	89.78	29.46	24.79

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	40,400	37,000	-8.4	363	291	-72	-19.8	0.9	0.79
Res Hmstd: Avg Val	60,600	55,500	-8.4	544	437	-108	-19.8	0.9	0.79
Res Hmstd: Hi Val	80,800	74,000	-8.4	749	582	-167	-22.3	0.93	0.79
Res Hmstd: Ex-Hi Val	121,200	111,000	-8.4	1,311	1,027	-284	-21.7	1.08	0.93

Goodhue County

Cannon Falls city

<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	167,327	163,432	-3,895	-2.3	2,250	2,049	-202	-9.0	1.34	1.25
Res Non-Hm: exis	23,267	23,847	580	2.5	402	380	-22	-5.5	1.73	1.59
Apartments: exis	11,737	11,788	51	0.4	228	213	-15	-6.7	1.94	1.81
Low-inc Apts: ex	5,512	5,463	-49	-0.9	65	60	-5	-7.6	1.19	1.11
Seasnl Rec: exis	433	437	4	0.9	11	10	-1	-5.9	2.43	2.26
Com/Ind: Lo: exi	21,160	20,620	-540	-2.6	654	601	-52	-8.0	3.09	2.92
Com/Ind Hi: exis	48,494	48,911	417	0.9	1,976	1,878	-98	-5.0	4.07	3.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,224	6,363	139	2.2	251	244	-7	-2.8	4.03	3.83
Ag HGA: Exist	316	312	-3	-1.0	5	4	0	-7.8	1.54	1.44
Ag Hmstd Land	598	1,099	501	83.9	6	12	6	108.6	0.96	1.09
Ag Non-Hmstd	2,251	1,926	-325	-14.4	33	26	-7	-21.7	1.45	1.32
ResHmstd: NewCon	0	275	275	0.0	0	3	3	0.0	0.00	1.25
All other NewCon	0	3,643	3,643	0.0	0	118	118	0.0	0.00	3.24
Total	287,319	288,116	798	0.3	5,880	5,598	-282	-4.8	2.05	1.94

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,291	3,329	38	1.1	County	44.98	42.84	0.00	0.00
(-) TIF Tax Capacity	298	0	-298	-100.0	City/Town	74.78	65.23	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.26	23.72	13.33	14.94
(=) Taxable Tax Capacity	2,993	3,329	335	11.2	Special District	0.76	0.67	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	144.78	132.45	13.33	14.94

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,900	95,600	-2.3	1,136	1,030	-107	-9.4	1.16	1.08
Res Hmstd: Avg Val	146,800	143,400	-2.3	1,973	1,791	-182	-9.2	1.34	1.25
Res Hmstd: Hi Val	195,700	191,100	-2.4	2,810	2,551	-259	-9.2	1.44	1.33
Res Hmstd: Ex-Hi Val	293,600	286,800	-2.3	4,486	4,076	-410	-9.1	1.53	1.42
Apartment	300,000	301,300	0.4	5,829	5,438	-391	-6.7	1.94	1.81
Comm/Ind: Lo Val	150,000	151,300	0.9	4,633	4,425	-208	-4.5	3.09	2.92
Comm/Ind: Med Val	300,000	302,600	0.9	10,745	10,234	-510	-4.8	3.58	3.38
Comm/Ind: Hi Val	1,000,000	1,008,600	0.9	39,264	37,341	-1,923	-4.9	3.93	3.70

Goodhue County

Goodhue city

<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	44,245	44,092	-153	-0.3	586	545	-41	-6.9	1.32	1.24
Res Non-Hm: exis	4,942	5,060	118	2.4	82	78	-4	-4.3	1.65	1.55
Apartments: exis	224	224	0	0.0	4	4	0	-6.2	1.94	1.82
Low-inc Apts: ex	338	338	0	0.0	4	4	0	-6.5	1.18	1.11
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,117	3,055	-62	-2.0	96	90	-6	-6.6	3.09	2.94
Com/Ind Hi: exis	4,672	4,725	53	1.1	190	184	-6	-3.4	4.07	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	564	567	3	0.5	23	22	-1	-2.3	4.00	3.89
Ag HGA: Exist	605	602	-3	-0.5	9	8	-1	-7.1	1.44	1.35
Ag Hmstd Land	1,489	2,020	531	35.7	11	15	3	30.3	0.76	0.73
Ag Non-Hmstd	181	282	102	56.3	3	4	1	47.9	1.45	1.37
ResHmstd: NewCon	0	12	12	0.0	0	0	0	0.0	0.00	1.24
All other NewCon	0	377	377	0.0	0	14	14	0.0	0.00	3.68
Total	60,377	61,355	978	1.6	1,007	967	-40	-4.0	1.67	1.58

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	589	600	12	2.0	County	46.67	44.39	0.00	0.00
(-) TIF Tax Capacity	71	77	6	7.7	City/Town	76.76	77.37	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.52	14.54	13.14	10.71
(=) Taxable Tax Capacity	517	524	6	1.2	Special District	0.76	0.67	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	144.71	136.97	13.14	10.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,800	92,500	-0.3	1,047	970	-77	-7.3	1.13	1.05
Res Hmstd:Avg Val	139,100	138,600	-0.4	1,838	1,708	-130	-7.1	1.32	1.23
Res Hmstd: Hi Val	185,400	184,800	-0.3	2,629	2,447	-182	-6.9	1.42	1.32
Res Hmstd: Ex-Hi Val	278,200	277,200	-0.4	4,215	3,925	-290	-6.9	1.52	1.42
Apartment	300,000	300,000	0.0	5,821	5,457	-364	-6.2	1.94	1.82
Comm/Ind: Lo Val	150,000	151,700	1.1	4,629	4,480	-149	-3.2	3.09	2.95
Comm/Ind: Med Val	300,000	303,400	1.1	10,735	10,377	-358	-3.3	3.58	3.42
Comm/Ind: Hi Val	1,000,000	1,011,400	1.1	39,232	37,900	-1,332	-3.4	3.92	3.75

Goodhue County

Kenyon city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	63,917	58,206	-5,711	-8.9	903	784	-119	-13.2	1.41	1.35
Res Non-Hm: exis	8,993	8,995	2	0.0	167	164	-3	-2.0	1.86	1.82
Apartments: exis	3,232	3,253	20	0.6	69	69	-1	-1.1	2.15	2.11
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	175	175	0	0.0	4	4	0	-1.7	2.15	2.11
Com/Ind: Lo: exi	4,961	4,861	-100	-2.0	160	155	-5	-3.2	3.23	3.19
Com/Ind Hi: exis	4,681	4,654	-27	-0.6	203	199	-3	-1.6	4.33	4.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	655	661	6	0.9	28	28	0	-0.1	4.34	4.29
Ag HGA: Exist	878	862	-16	-1.8	14	13	-1	-4.4	1.58	1.53
Ag Hmstd Land	1,197	3,058	1,861	155.4	8	34	26	333.1	0.65	1.10
Ag Non-Hmstd	1,772	804	-967	-54.6	27	12	-15	-54.7	1.53	1.53
ResHmstd: NewCon	0	214	214	0.0	0	3	3	0.0	0.00	1.35
All other NewCon	0	277	277	0.0	0	7	7	0.0	0.00	2.66
Total	90,462	86,021	-4,442	-4.9	1,584	1,473	-111	-7.0	1.75	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	842	797	-45	-5.4	County	44.83	42.66	0.00	0.00
(-) TIF Tax Capacity	28	26	-3	-9.1	City/Town	88.71	93.62	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.77	15.72	23.19	20.04
(=) Taxable Tax Capacity	814	771	-43	-5.2	Special District	0.76	0.67	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	153.08	152.67	23.19	20.04

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	76,300	69,500	-8.9	880	776	-104	-11.8	1.15	1.12
Res Hmstd: Avg Val	114,400	104,200	-8.9	1,604	1,374	-230	-14.3	1.40	1.32
Res Hmstd: Hi Val	152,500	138,900	-8.9	2,328	2,021	-307	-13.2	1.53	1.46
Res Hmstd: Ex-Hi Val	228,800	208,400	-8.9	3,778	3,317	-461	-12.2	1.65	1.59
Apartment	300,000	301,900	0.6	6,436	6,367	-70	-1.1	2.15	2.11
Comm/Ind: Lo Val	150,000	149,100	-0.6	4,968	4,878	-91	-1.8	3.31	3.27
Comm/Ind: Med Val	300,000	298,300	-0.6	11,476	11,276	-200	-1.7	3.83	3.78
Comm/Ind: Hi Val	1,000,000	994,200	-0.6	41,848	41,165	-683	-1.6	4.18	4.14

Goodhue County

Red Wing city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	752,919	703,842	-49,077	-6.5	9,422	8,804	-618	-6.6	1.25	1.25
Res Non-Hm: exis	117,846	113,617	-4,229	-3.6	1,796	1,754	-41	-2.3	1.52	1.54
Apartments: exis	45,666	45,581	-85	-0.2	789	800	10	1.3	1.73	1.75
Low-inc Apts: ex	11,740	11,769	29	0.2	125	127	2	1.6	1.07	1.08
Seasnl Rec: exis	6,149	4,398	-1,752	-28.5	105	76	-29	-27.3	1.71	1.74
Com/Ind: Lo: exi	56,104	54,876	-1,228	-2.2	1,560	1,542	-18	-1.2	2.78	2.81
Com/Ind Hi: exis	177,570	172,505	-5,065	-2.9	6,358	6,242	-116	-1.8	3.58	3.62
Publ U: Elec Gen	411,679	399,874	-11,806	-2.9	10,891	10,765	-126	-1.2	2.65	2.69
Publ U: Other	122,059	124,974	2,915	2.4	4,499	4,663	163	3.6	3.69	3.73
Ag HGA: Exist	4,002	4,200	198	4.9	52	56	3	6.3	1.31	1.32
Ag Hmstd Land	11,026	14,738	3,712	33.7	71	102	31	43.4	0.64	0.69
Ag Non-Hmstd	14,957	14,683	-274	-1.8	183	183	1	0.3	1.22	1.25
ResHmstd: NewCon	0	1,822	1,822	0.0	0	23	23	0.0	0.00	1.25
All other NewCon	0	1,397	1,397	0.0	0	35	35	0.0	0.00	2.53
Total	1,731,716	1,668,275	-63,441	-3.7	35,852	35,172	-680	-1.9	2.07	2.11

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	23,678	22,858	-820	-3.5	County	45.06	42.90	0.00	0.00
(-) TIF Tax Capacity	130	105	-25	-19.2	City/Town	60.09	64.06	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.68	15.50	20.04	19.28
(=) Taxable Tax Capacity	23,548	22,753	-795	-3.4	Special District	2.42	2.51	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	122.25	124.96	20.04	19.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	107,400	100,400	-6.5	1,191	1,096	-95	-8.0	1.11	1.09
Res Hmstd:Avg Val	161,000	150,500	-6.5	2,013	1,875	-138	-6.9	1.25	1.25
Res Hmstd: Hi Val	214,600	200,600	-6.5	2,835	2,654	-181	-6.4	1.32	1.32
Res Hmstd: Ex-Hi Val	322,100	301,100	-6.5	4,483	4,216	-266	-5.9	1.39	1.40
Apartment	300,000	299,400	-0.2	5,186	5,254	68	1.3	1.73	1.75
Comm/Ind: Lo Val	150,000	145,700	-2.9	4,227	4,150	-78	-1.8	2.82	2.85
Comm/Ind: Med Val	300,000	291,400	-2.9	9,763	9,551	-213	-2.2	3.25	3.28
Comm/Ind: Hi Val	1,000,000	971,500	-2.9	35,599	34,940	-659	-1.9	3.56	3.6

Goodhue County

Wanamingo city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	41,268	40,780	-488	-1.2	637	603	-34	-5.4	1.54	1.48
Res Non-Hm: exis	6,043	6,092	49	0.8	126	122	-4	-3.3	2.09	2.00
Apartments: exis	724	711	-13	-1.7	17	16	-1	-5.2	2.28	2.20
Low-inc Apts: ex	858	858	0	0.0	12	12	0	-3.8	1.40	1.35
Seasnl Rec: exis	243	243	0	0.0	6	5	0	-3.6	2.28	2.20
Com/Ind: Lo: exi	5,852	5,536	-316	-5.4	203	187	-16	-8.0	3.47	3.38
Com/Ind Hi: exis	5,941	5,832	-108	-1.8	271	259	-12	-4.3	4.56	4.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	839	836	-3	-0.3	38	37	-1	-2.8	4.56	4.44
Ag HGA: Exist	158	157	-2	-0.9	3	2	0	-5.1	1.63	1.56
Ag Hmstd Land	4	4	0	0.0	0	0	0	-3.7	0.53	0.51
Ag Non-Hmstd	1,046	1,194	148	14.2	17	19	2	11.4	1.64	1.60
ResHmstd: NewCon	0	123	123	0.0	0	2	2	0.0	0.00	1.48
All other NewCon	0	89	89	0.0	0	3	3	0.0	0.00	3.90
Total	62,975	62,456	-519	-0.8	1,329	1,267	-62	-4.6	2.11	2.03

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	652	645	-7	-1.1	County	46.56	44.27	0.00	0.00
(-) TIF Tax Capacity	63	65	1	2.1	City/Town	97.62	99.05	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.95	15.93	23.19	20.04
(=) Taxable Tax Capacity	589	580	-9	-1.4	Special District	0.76	0.67	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	163.90	159.93	23.19	20.04

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,300	84,300	-1.2	1,111	1,043	-68	-6.2	1.30	1.24	
Res Hmstd: Avg Val	128,000	126,500	-1.2	1,973	1,863	-110	-5.6	1.54	1.47	
Res Hmstd: Hi Val	170,600	168,600	-1.2	2,833	2,681	-152	-5.3	1.66	1.59	
Res Hmstd: Ex-Hi Val	255,900	252,900	-1.2	4,555	4,320	-235	-5.2	1.78	1.71	
Apartment	300,000	294,800	-1.7	6,842	6,484	-358	-5.2	2.28	2.2	
Comm/Ind: Lo Val	150,000	147,300	-1.8	5,211	4,979	-232	-4.5	3.47	3.38	
Comm/Ind: Med Val	300,000	294,500	-1.8	12,044	11,486	-558	-4.6	4.01	3.90	
Comm/Ind: Hi Val	1,000,000	981,800	-1.8	43,930	42,003	-1,927	-4.4	4.39	4.28	

Goodhue County

Zumbrota city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	155,353	157,200	1,847	1.2	2,036	2,149	113	5.6	1.31	1.37
Res Non-Hm: exis	18,908	19,107	199	1.1	312	322	10	3.2	1.65	1.69
Apartments: exis	3,578	3,580	2	0.1	65	67	2	2.8	1.82	1.87
Low-inc Apts: ex	3,005	3,025	20	0.7	34	35	1	4.0	1.13	1.17
Seasnl Rec: exis	752	779	27	3.6	14	14	1	6.4	1.81	1.86
Com/Ind: Lo: exi	14,864	14,673	-191	-1.3	435	434	-1	-0.2	2.92	2.96
Com/Ind Hi: exis	31,457	30,572	-885	-2.8	1,042	1,026	-16	-1.6	3.31	3.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,136	5,196	60	1.2	194	199	5	2.8	3.78	3.84
Ag HGA: Exist	1,043	760	-283	-27.2	15	11	-4	-24.9	1.44	1.48
Ag Hmstd Land	982	1,359	378	38.5	7	11	4	65.7	0.67	0.81
Ag Non-Hmstd	598	738	140	23.5	8	9	2	23.2	1.27	1.27
ResHmstd: NewCon	0	2,033	2,033	0.0	0	28	28	0.0	0.00	1.37
All other NewCon	0	1,186	1,186	0.0	0	27	27	0.0	0.00	2.25
Total	235,675	240,210	4,534	1.9	4,160	4,333	173	4.2	1.77	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	2,494	2,536	42	1.7	County	45.10	42.94	0.00	0.00
(-) TIF Tax Capacity	91	88	-3	-3.3	City/Town	64.54	63.34	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.50	19.63	23.64	28.97
(=) Taxable Tax Capacity	2,403	2,448	45	1.9	Special District	0.76	0.67	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	126.91	126.58	23.64	28.97

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	101,200	102,400		1.2	1,167	1,238	72	6.1	1.15	1.21
Res Hmstd:Avg Val	151,800	153,600		1.2	1,986	2,093	107	5.4	1.31	1.36
Res Hmstd: Hi Val	202,300	204,700		1.2	2,804	2,946	142	5.1	1.39	1.44
Res Hmstd: Ex-Hi Val	303,600	307,200		1.2	4,445	4,657	212	4.8	1.46	1.52
Apartment	300,000	300,200		0.1	5,468	5,619	151	2.8	1.82	1.87
Comm/Ind: Lo Val	150,000	145,800		-2.8	4,386	4,329	-57	-1.3	2.92	2.97
Comm/Ind: Med Val	300,000	291,600		-2.8	10,116	9,923	-193	-1.9	3.37	3.40
Comm/Ind: Hi Val	1,000,000	971,900		-2.8	36,854	36,198	-656	-1.8	3.69	3.72

Goodhue County

Bellechester city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,403	5,329	-75	-1.4	54	48	-6	-11.5	1.01	0.90
Res Non-Hm: exis	604	632	29	4.8	8	7	0	-6.0	1.25	1.12
Apartments: exis	208	212	4	1.9	3	3	0	-8.2	1.47	1.33
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	24	24	0	0.0	0	0	0	-9.8	1.74	1.57
Com/Ind: Lo: exi	546	546	0	0.0	14	13	-1	-6.9	2.53	2.35
Com/Ind Hi: exis	331	339	8	2.5	11	11	0	-4.4	3.32	3.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	79	79	0	0.3	3	2	0	-6.5	3.32	3.10
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	274	408	134	49.0	2	4	2	76.8	0.82	0.98
Ag Non-Hmstd	82	119	37	45.5	1	1	0	32.2	1.07	0.98
ResHmstd: NewCon	0	29	29	0.0	0	0	0	0.0	0.00	0.90
All other NewCon	0	14	14	0.0	0	0	0	0.0	0.00	1.10
Total	7,551	7,732	181	2.4	96	90	-6	-6.4	1.27	1.16

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	73	75	3	3.7	County	46.76	44.47	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.53	37.32	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.72	14.74	13.14	10.71
(=) Taxable Tax Capacity	73	75	3	3.7	Special District	1.36	1.09	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	107.37	97.62	13.14	10.71

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	87,900	86,700	-1.4	744	652	-93	-12.4	0.85	0.75
Res Hmstd:Avg Val	131,800	130,000	-1.4	1,316	1,159	-157	-11.9	1	0.89
Res Hmstd: Hi Val	175,700	173,300	-1.4	1,887	1,666	-221	-11.7	1.07	0.96
Res Hmstd: Ex-Hi Val	263,600	259,900	-1.4	3,032	2,680	-352	-11.6	1.15	1.03
Apartment	300,000	305,800	1.9	4,421	4,059	-362	-8.2	1.47	1.33
Comm/Ind: Lo Val	150,000	153,700	2.5	3,789	3,643	-146	-3.9	2.53	2.37
Comm/Ind: Med Val	300,000	307,400	2.5	8,775	8,408	-367	-4.2	2.93	2.74
Comm/Ind: Hi Val	1,000,000	1,024,800	2.5	32,044	30,651	-1,393	-4.3	3.20	2.99

Goodhue County

Dennison city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,890	8,610	-280	-3.1	140	134	-7	-4.7	1.58	1.55
Res Non-Hm: exis	1,410	1,590	180	12.8	26	29	3	10.1	1.87	1.82
Apartments: exis	195	195	0	0.0	4	4	0	-1.8	2.18	2.14
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	74	74	0	0.0	2	2	0	-1.9	2.54	2.49
Com/Ind: Lo: exi	832	829	-3	-0.4	28	27	-1	-1.9	3.32	3.27
Com/Ind Hi: exis	608	597	-11	-1.8	26	25	-1	-3.4	4.31	4.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	68	69	0	0.7	3	3	0	-1.1	4.29	4.21
Ag HGA: Exist	149	150	2	1.1	3	3	0	-0.5	1.82	1.78
Ag Hmstd Land	2,217	2,971	754	34.0	20	27	7	37.5	0.88	0.90
Ag Non-Hmstd	961	1,289	329	34.2	13	17	4	30.3	1.38	1.34
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.56
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	15,404	16,380	976	6.3	265	271	6	2.2	1.72	1.65

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	146	155	9	6.1	County	46.76	44.47	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	59.10	59.92	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.88	33.05	35.98	36.48	
(=) Taxable Tax Capacity	146	155	9	6.1	Special District	0.76	0.67	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	142.50	138.10	35.98	36.48	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	100,500	97,300	-3.2	1,392	1,305	-87	-6.2	1.39	1.34	
Res Hmstd:Avg Val	150,700	146,000	-3.1	2,352	2,216	-136	-5.8	1.56	1.52	
Res Hmstd: Hi Val	200,800	194,500	-3.1	3,311	3,123	-188	-5.7	1.65	1.61	
Res Hmstd: Ex-Hi Val	301,300	291,800	-3.2	5,233	4,942	-291	-5.6	1.74	1.69	
Apartment	300,000	300,000	0.0	6,423	6,273	-150	-2.3	2.14	2.09	
Comm/Ind: Lo Val	150,000	147,300	-1.8	4,922	4,739	-183	-3.7	3.28	3.22	
Comm/Ind: Med Val	300,000	294,700	-1.8	11,304	10,856	-448	-4.0	3.77	3.68	
Comm/Ind: Hi Val	1,000,000	982,200	-1.8	41,090	39,510	-1,580	-3.8	4.11	4.02	

Goodhue County

Lake City city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	45,850	45,825	-25	-0.1	619	623	4	0.6	1.35	1.36
Res Non-Hm: exis	8,748	9,426	677	7.7	134	143	9	6.7	1.53	1.51
Apartments: exis	817	817	0	0.0	15	15	0	0.5	1.79	1.80
Low-inc Apts: ex	2,884	2,443	-441	-15.3	32	27	-5	-14.9	1.11	1.11
Seasnl Rec: exis	20,540	20,916	375	1.8	298	307	8	2.8	1.45	1.47
Com/Ind: Lo: exi	4,602	4,588	-14	-0.3	133	133	0	0.0	2.90	2.90
Com/Ind Hi: exis	7,206	6,677	-529	-7.3	274	254	-19	-7.1	3.80	3.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	241	244	3	1.2	9	9	0	1.4	3.80	3.81
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	16	20	4	26.6	0	0	0	27.3	1.28	1.29
ResHmstd: NewCon	0	317	317	0.0	0	4	4	0.0	0.00	1.36
All other NewCon	0	561	561	0.0	0	8	8	0.0	0.00	1.49
Total	90,904	91,833	929	1.0	1,514	1,524	10	0.6	1.67	1.66

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	961	965	4	0.4	County	45.08	42.92	0.00	0.00
(-) TIF Tax Capacity	9	9	0	0.0	City/Town	64.59	69.11	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.46	15.87	19.50	19.55
(=) Taxable Tax Capacity	952	956	4	0.5	Special District	0.76	0.67	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.89	128.57	19.50	19.55

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	133,500	133,400	-0.1	1,645	1,652	6	0.4	1.23	1.24	
Res Hmstd:Avg Val	200,200	200,100	0.0	2,705	2,717	12	0.4	1.35	1.36	
Res Hmstd: Hi Val	266,800	266,700	0.0	3,763	3,780	17	0.4	1.41	1.42	
Res Hmstd: Ex-Hi Val	400,400	400,200	0.0	5,886	5,912	26	0.4	1.47	1.48	
Apartment	300,000	300,000	0.0	5,381	5,408	27	0.5	1.79	1.80	
Seas Rec: Lo Val	75,000	76,400	1.9	1,026	1,052	26	2.6	1.37	1.38	
Seas Rec: Hi Val	200,000	203,700	1.9	2,899	2,976	77	2.6	1.45	1.46	
Comm/Ind: Lo Val	150,000	139,000	-7.3	4,346	4,038	-308	-7.1	2.9	2.90	
Comm/Ind: Med Val	300,000	278,000	-7.3	10,043	9,232	-812	-8.1	3.35	3.32	
Comm/Ind: Hi Val	1,000,000	926,500	-7.4	36,630	33,926	-2,704	-7.4	3.66	3.66	

Goodhue County

Pine Island city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	107,519	110,036	2,517	2.3	1,453	1,385	-68	-4.7	1.35	1.26
Res Non-Hm: exis	10,378	10,553	175	1.7	177	168	-10	-5.5	1.71	1.59
Apartments: exis	3,949	5,022	1,072	27.2	77	91	14	17.9	1.95	1.81
Low-inc Apts: ex	2,830	2,830	0	0.0	34	31	-3	-7.5	1.20	1.11
Seasnl Rec: exis	414	403	-11	-2.8	9	8	-1	-9.0	2.06	1.93
Com/Ind: Lo: exi	9,887	9,714	-173	-1.7	306	284	-22	-7.1	3.09	2.92
Com/Ind Hi: exis	13,330	13,477	147	1.1	542	519	-23	-4.2	4.07	3.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,875	3,976	101	2.6	157	153	-4	-2.4	4.05	3.85
Ag HGA: Exist	631	637	6	1.0	9	9	-1	-6.6	1.47	1.36
Ag Hmstd Land	1,858	2,740	882	47.5	18	26	8	41.3	1.00	0.95
Ag Non-Hmstd	1,949	2,511	562	28.8	28	33	6	20.7	1.42	1.33
ResHmstd: NewCon	0	491	491	0.0	0	6	6	0.0	0.00	1.26
All other NewCon	0	744	744	0.0	0	23	23	0.0	0.00	3.04
Total	156,621	163,134	6,514	4.2	2,810	2,736	-74	-2.6	1.79	1.68

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,609	1,686	77	4.8	County	44.91	42.76	0.00	0.00
(-) TIF Tax Capacity	94	101	6	6.8	City/Town	72.90	70.75	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.84	19.21	17.23	14.28
(=) Taxable Tax Capacity	1,515	1,586	71	4.7	Special District	0.76	0.67	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	142.40	133.39	17.23	14.28

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	93,700	95,900		2.3	1,086	1,034	-51	-4.7	1.16	1.08
Res Hmstd: Avg Val	140,500	143,800		2.3	1,893	1,799	-93	-4.9	1.35	1.25
Res Hmstd: Hi Val	187,300	191,700		2.3	2,700	2,564	-136	-5.0	1.44	1.34
Res Hmstd: Ex-Hi Val	281,100	287,700		2.3	4,317	4,097	-220	-5.1	1.54	1.42
Apartment	300,000	381,500		27.2	5,857	6,906	1,048	17.9	1.95	1.81
Comm/Ind: Lo Val	150,000	151,700		1.1	4,639	4,452	-186	-4.0	3.09	2.93
Comm/Ind: Med Val	300,000	303,300		1.1	10,737	10,291	-446	-4.2	3.58	3.39
Comm/Ind: Hi Val	1,000,000	1,011,000		1.1	39,197	37,549	-1,648	-4.2	3.92	3.71

Grant County

Ashby city

<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	11,785	11,073	-712	-6.0	206	186	-20	-9.7	1.75	1.68
Res Non-Hm: exis	1,912	2,193	281	14.7	47	52	5	10.5	2.46	2.36
Apartments: exis	1,104	1,091	-12	-1.1	31	30	-1	-4.0	2.83	2.75
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	389	386	-3	-0.8	12	12	0	-3.1	3.09	3.02
Com/Ind: Lo: exi	2,387	2,293	-94	-3.9	98	92	-6	-6.3	4.11	4.01
Com/Ind Hi: exis	593	578	-15	-2.5	32	30	-2	-4.8	5.36	5.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	373	402	29	7.8	20	21	1	5.2	5.36	5.23
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	10	13	3	34.7	0	0	0	30.9	0.99	0.96
Ag Non-Hmstd	310	408	98	31.7	6	8	2	28.0	1.98	1.93
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.68
All other NewCon	0	40	40	0.0	0	1	1	0.0	0.00	3.69
Total	18,863	18,492	-371	-2.0	452	432	-20	-4.4	2.40	2.34

Tax Base

Tax Rates

	Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	180	178	-3	-1.5	County	53.72	46.12	0.00	0.00	
(-) TIF Tax Capacity	15	10	-5	-33.0	City/Town	108.85	113.90	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.14	32.22	35.28	33.98	
(=) Taxable Tax Capacity	166	168	2	1.3	Special District	0.43	0.35	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	198.14	192.58	35.28	33.98	

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	57,500	54,000	-6.1	886	807	-79	-8.9	1.54	1.5
Res Hmstd: Avg Val	86,100	80,900	-6.0	1,425	1,256	-169	-11.9	1.66	1.55
Res Hmstd: Hi Val	114,800	107,900	-6.0	2,147	1,915	-232	-10.8	1.87	1.77
Res Hmstd: Ex-Hi Val	172,300	161,900	-6.0	3,591	3,232	-360	-10.0	2.08	2
Apartment	300,000	296,600	-1.1	8,489	8,148	-341	-4.0	2.83	2.75
Comm/Ind: Lo Val	150,000	146,200	-2.5	6,163	5,862	-302	-4.9	4.11	4.01
Comm/Ind: Med Val	300,000	292,500	-2.5	14,205	13,471	-734	-5.2	4.73	4.61
Comm/Ind: Hi Val	1,000,000	974,900	-2.5	51,732	49,178	-2,554	-4.9	5.17	5.04

Grant County	Barrett city
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<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	8,397	8,705	308	3.7	162	149	-14	-8.6	1.94	1.71
Res Non-Hm: exis	1,944	1,718	-226	-11.6	47	37	-10	-21.6	2.40	2.13
Apartments: exis	1,351	1,349	-1	-0.1	39	35	-5	-11.7	2.90	2.56
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,614	1,621	8	0.5	36	32	-4	-11.1	2.21	1.95
Com/Ind: Lo: exi	1,202	1,196	-6	-0.5	50	45	-5	-10.0	4.18	3.78
Com/Ind Hi: exis	911	865	-46	-5.0	49	42	-7	-14.3	5.43	4.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	444	485	41	9.2	24	23	0	-1.4	5.36	4.84
Ag HGA: Exist	449	373	-76	-17.0	9	7	-2	-22.8	2.08	1.94
Ag Hmstd Land	2,103	2,727	624	29.6	23	33	10	42.3	1.11	1.21
Ag Non-Hmstd	133	177	44	32.9	3	3	0	16.1	1.99	1.74
ResHmstd: NewCon	0	29	29	0.0	0	0	0	0.0	0.00	1.72
All other NewCon	0	33	33	0.0	0	1	1	0.0	0.00	2.12
Total	18,547	19,277	730	3.9	443	407	-36	-8.0	2.39	2.11

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	179	186	7	4.0	County	53.69	46.09	0.00	0.00
(-) TIF Tax Capacity	5	5	0	0.0	City/Town	132.27	119.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.50	7.63	41.00	38.94
(=) Taxable Tax Capacity	175	182	7	4.1	Special District	0.43	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	198.89	173.74	41.00	38.94

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,700	59,800	3.6	925	856	-69	-7.4	1.60	1.43
Res Hmstd: Avg Val	86,600	89,800	3.7	1,492	1,403	-89	-5.9	1.72	1.56
Res Hmstd: Hi Val	115,400	119,600	3.6	2,234	2,084	-151	-6.7	1.94	1.74
Res Hmstd: Ex-Hi Val	173,100	179,400	3.6	3,722	3,449	-273	-7.3	2.15	1.92
Apartment	300,000	299,700	-0.1	8,689	7,676	-1,013	-11.7	2.9	2.56
Seas Rec: Lo Val	75,000	75,400	0.5	1,558	1,378	-180	-11.5	2.08	1.83
Seas Rec: Hi Val	200,000	201,000	0.5	4,319	3,843	-476	-11.0	2.16	1.91
Comm/Ind: Lo Val	150,000	142,500	-5.0	6,266	5,381	-885	-14.1	4.18	3.78
Comm/Ind: Med Val	300,000	284,900	-5.0	14,416	12,282	-2,134	-14.8	4.81	4.31
Comm/Ind: Hi Val	1,000,000	949,700	-5.0	52,448	44,892	-7,556	-14.4	5.24	4.73

Grant County

Elbow Lake city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	24,541	24,518	-23	-0.1	491	463	-28	-5.7	2.00	1.89
Res Non-Hm: exis	5,444	5,139	-305	-5.6	155	138	-17	-10.7	2.84	2.69
Apartments: exis	761	761	0	0.0	26	25	-1	-5.4	3.42	3.23
Low-inc Apts: ex	79	79	0	0.0	2	2	0	-5.4	2.11	2.00
Seasnl Rec: exis	124	124	0	0.0	5	4	0	-5.4	3.82	3.61
Com/Ind: Lo: exi	5,420	5,406	-13	-0.2	260	248	-13	-4.9	4.81	4.58
Com/Ind Hi: exis	4,573	4,601	27	0.6	287	275	-12	-4.0	6.27	5.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6	7	1	12.9	0	0	0	7.7	6.27	5.98
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	143	133	-10	-6.7	2	2	-1	-35.0	1.63	1.14
Ag Non-Hmstd	416	554	138	33.1	10	13	3	25.8	2.41	2.28
ResHmstd: NewCon	0	81	81	0.0	0	2	2	0.0	0.00	1.90
All other NewCon	0	17	17	0.0	0	1	1	0.0	0.00	4.90
Total	41,506	41,419	-87	-0.2	1,238	1,172	-66	-5.4	2.98	2.83

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	407	406	-1	-0.3	County	53.74	45.58	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	168.16	168.72	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.54	7.64	41.00	38.94
(=) Taxable Tax Capacity	407	406	-1	-0.3	Special District	6.37	5.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	240.81	227.58	41.00	38.94

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,200	44,200	44,200	0.0	820	776	-44	-5.4	1.85	1.75
Res Hmstd:Avg Val	66,300	66,200	66,200	-0.2	1,230	1,162	-68	-5.5	1.85	1.75
Res Hmstd: Hi Val	88,400	88,300	88,300	-0.1	1,786	1,687	-99	-5.6	2.02	1.91
Res Hmstd: Ex-Hi Val	132,700	132,600	132,600	-0.1	3,130	2,958	-172	-5.5	2.36	2.23
Apartment	300,000	300,000	300,000	0.0	10,261	9,702	-558	-5.4	3.42	3.23
Comm/Ind: Lo Val	150,000	150,900	150,900	0.6	7,209	6,930	-279	-3.9	4.81	4.59
Comm/Ind: Med Val	300,000	301,800	301,800	0.6	16,617	15,957	-660	-4.0	5.54	5.29
Comm/Ind: Hi Val	1,000,000	1,006,000	1,006,000	0.6	60,517	58,083	-2,435	-4.0	6.05	5.77

Grant County	Herman city
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<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	8,789	8,837	48	0.6	146	135	-11	-7.3	1.66	1.53
Res Non-Hm: exis	825	757	-68	-8.2	20	17	-3	-14.3	2.43	2.27
Apartments: exis	144	144	0	0.0	4	4	0	-6.9	2.89	2.69
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	84	83	-1	-1.1	3	3	0	-7.3	3.40	3.18
Com/Ind: Lo: exi	1,685	1,742	57	3.4	71	69	-2	-2.4	4.19	3.95
Com/Ind Hi: exis	3,258	3,278	20	0.6	178	170	-9	-4.9	5.47	5.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	483	514	31	6.4	26	27	0	0.6	5.47	5.18
Ag HGA: Exist	63	48	-15	-24.3	1	1	0	-30.1	1.56	1.44
Ag Hmstd Land	76	179	103	136.1	0	2	1	212.1	0.65	0.86
Ag Non-Hmstd	841	1,206	366	43.5	17	23	6	34.8	2.05	1.93
ResHmstd: NewCon	0	45	45	0.0	0	1	1	0.0	0.00	1.53
All other NewCon	0	158	158	0.0	0	7	7	0.0	0.00	4.53
Total	16,247	16,991	744	4.6	467	457	-10	-2.1	2.87	2.69

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	178	186	9	4.8	County	53.33	45.75	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	143.89	140.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.53	1.31	32.65	28.09
(=) Taxable Tax Capacity	178	186	9	4.8	Special District	6.37	5.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	205.13	192.72	32.65	28.09

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	34,800	35,000	0.6	542	503	-39	-7.2	1.56	1.44
Res Hmstd: Avg Val	52,100	52,400	0.6	811	753	-58	-7.2	1.56	1.44
Res Hmstd: Hi Val	69,500	69,900	0.6	1,082	1,005	-78	-7.2	1.56	1.44
Res Hmstd: Ex-Hi Val	104,200	104,800	0.6	1,906	1,778	-128	-6.7	1.83	1.7
Apartment	300,000	300,000	0.0	8,672	8,070	-602	-6.9	2.89	2.69
Comm/Ind: Lo Val	150,000	150,900	0.6	6,281	5,975	-306	-4.9	4.19	3.96
Comm/Ind: Med Val	300,000	301,800	0.6	14,492	13,787	-706	-4.9	4.83	4.57
Comm/Ind: Hi Val	1,000,000	1,006,100	0.6	52,813	50,245	-2,568	-4.9	5.28	4.99

Grant County	Hoffman city
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<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	15,192	14,663	-529	-3.5	197	172	-25	-12.7	1.29	1.17
Res Non-Hm: exis	2,495	2,262	-233	-9.3	43	35	-7	-17.5	1.70	1.55
Apartments: exis	330	401	71	21.6	7	7	1	10.3	2.01	1.82
Low-inc Apts: ex	63	63	0	0.0	1	1	0	-9.1	1.27	1.15
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,113	2,159	47	2.2	66	62	-3	-5.1	3.11	2.89
Com/Ind Hi: exis	2,515	2,494	-21	-0.8	101	93	-8	-8.0	4.01	3.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	623	672	49	7.8	25	25	0	0.1	3.99	3.70
Ag HGA: Exist	100	97	-3	-2.9	1	1	0	-11.1	1.18	1.08
Ag Hmstd Land	1,284	1,703	418	32.6	7	9	2	21.6	0.58	0.53
Ag Non-Hmstd	1,323	1,704	381	28.8	17	20	3	15.5	1.28	1.15
ResHmstd: NewCon	0	108	108	0.0	0	1	1	0.0	0.00	1.17
All other NewCon	0	41	41	0.0	0	1	1	0.0	0.00	3.02
Total	26,037	26,366	329	1.3	464	427	-37	-7.9	1.78	1.62

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	250	252	2	0.8	County	54.18	46.57	0.00	0.00
(-) TIF Tax Capacity	34	34	0	-1.0	City/Town	59.97	59.33	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.16	8.26	41.00	38.94
(=) Taxable Tax Capacity	215	218	2	1.1	Special District	0.43	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.75	114.51	41.00	38.94

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	48,700	47,000	-3.5	573	506	-67	-11.7	1.18	1.08
Res Hmstd: Avg Val	73,000	70,500	-3.4	859	759	-100	-11.6	1.18	1.08
Res Hmstd: Hi Val	97,300	93,900	-3.5	1,278	1,111	-167	-13.1	1.31	1.18
Res Hmstd: Ex-Hi Val	146,000	140,900	-3.5	2,156	1,881	-275	-12.8	1.48	1.33
Apartment	300,000	364,700	21.6	6,020	6,640	620	10.3	2.01	1.82
Comm/Ind: Lo Val	150,000	148,700	-0.9	4,665	4,294	-371	-8.0	3.11	2.89
Comm/Ind: Med Val	300,000	297,500	-0.8	10,680	9,820	-861	-8.1	3.56	3.30
Comm/Ind: Hi Val	1,000,000	991,500	-0.9	38,752	35,641	-3,111	-8.0	3.88	3.59

Grant County

Norcross city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	900	896	-4	-0.5	11	9	-2	-15.0	1.17	1.00
Res Non-Hm: exis	119	139	20	16.7	2	2	0	-1.8	1.85	1.55
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	71	116	45	62.5	2	3	1	43.4	3.19	2.82
Com/Ind Hi: exis	434	489	55	12.6	18	18	0	-0.5	4.15	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	45	48	3	7.4	2	2	0	-5.2	4.15	3.66
Ag HGA: Exist	126	122	-4	-3.1	2	1	0	-18.9	1.30	1.09
Ag Hmstd Land	1,945	2,597	653	33.6	14	17	2	14.8	0.74	0.64
Ag Non-Hmstd	310	402	92	29.7	4	5	0	9.4	1.39	1.17
ResHmstd: NewCon	0	34	34	0.0	0	0	0	0.0	0.00	1.00
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.55
Total	3,949	4,844	895	22.7	55	57	2	3.2	1.40	1.18

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	32	39	7	21.1	County	52.49	45.20	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	78.85	65.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.12	1.12	32.65	28.09
(=) Taxable Tax Capacity	32	39	7	21.1	Special District	6.37	5.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	138.83	117.05	32.65	28.09

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	21,400	21,300	-0.5	248	209	-39	-15.6	1.16	0.98	
Res Hmstd:Avg Val	32,100	32,000	-0.3	372	315	-58	-15.5	1.16	0.98	
Res Hmstd: Hi Val	42,800	42,600	-0.5	496	419	-77	-15.6	1.16	0.98	
Res Hmstd: Ex-Hi Val	64,300	64,000	-0.5	746	629	-116	-15.6	1.16	0.98	
Comm/Ind: Lo Val	150,000	169,000	12.7	4,789	4,922	133	2.8	3.19	2.91	
Comm/Ind: Med Val	300,000	337,900	12.6	11,012	11,109	97	0.9	3.67	3.29	
Comm/Ind: Hi Val	1,000,000	1,126,400	12.6	40,050	39,991	-59	-0.1	4.01	3.55	

Grant County	Wendell city
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<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	3,267	3,234	-33	-1.0	51	45	-6	-11.9	1.57	1.40
Res Non-Hm: exis	365	386	21	5.8	9	8	-1	-6.3	2.34	2.07
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	478	545	67	14.0	19	20	1	3.1	4.06	3.67
Com/Ind Hi: exis	655	684	30	4.5	35	33	-2	-5.7	5.28	4.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	194	205	11	5.6	10	10	0	-4.7	5.17	4.67
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	552	730	179	32.3	6	10	3	52.0	1.14	1.31
Ag Non-Hmstd	1,081	1,433	353	32.7	21	24	3	15.7	1.91	1.67
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.41
All other NewCon	0	41	41	0.0	0	1	1	0.0	0.00	3.57
Total	6,591	7,259	669	10.1	151	150	0	-0.3	2.29	2.07

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	62	70	8	13.6	County	54.00	46.43	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	117.92	106.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.94	8.07	41.00	38.94
(=) Taxable Tax Capacity	62	70	8	13.6	Special District	6.37	5.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	191.22	166.77	41.00	38.94

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	31,600	31,300	-0.9	492	435	-57	-11.6	1.56	1.39
Res Hmstd:Avg Val	47,300	46,800	-1.1	737	651	-86	-11.7	1.56	1.39
Res Hmstd: Hi Val	63,100	62,500	-1.0	983	869	-114	-11.6	1.56	1.39
Res Hmstd: Ex-Hi Val	94,700	93,800	-1.0	1,650	1,449	-201	-12.2	1.74	1.55
Comm/Ind: Lo Val	150,000	156,800	4.5	6,093	5,832	-262	-4.3	4.06	3.72
Comm/Ind: Med Val	300,000	313,500	4.5	14,013	13,300	-713	-5.1	4.67	4.24
Comm/Ind: Hi Val	1,000,000	1,045,200	4.5	50,971	48,172	-2,799	-5.5	5.1	4.61

Hennepin County

Brooklyn Center city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	813,604	777,597	-36,007	-4.4	12,836	12,196	-639	-5.0	1.58	1.57
Res Non-Hm: exis	146,236	140,433	-5,803	-4.0	2,895	2,818	-77	-2.7	1.98	2.01
Apartments: exis	151,850	148,327	-3,523	-2.3	3,656	3,612	-44	-1.2	2.41	2.43
Low-inc Apts: ex	15,727	17,818	2,092	13.3	230	266	36	15.6	1.46	1.49
Seasnl Rec: exis	456	456	0	0.0	14	14	0	3.2	3.04	3.13
Com/Ind: Lo: exi	28,614	26,484	-2,130	-7.4	1,014	957	-57	-5.6	3.54	3.61
Com/Ind Hi: exis	344,652	348,226	3,574	1.0	16,091	16,567	476	3.0	4.67	4.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	19,085	19,294	209	1.1	878	911	33	3.7	4.60	4.72
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	172	179	7	4.2	3	3	0	8.6	1.64	1.71
ResHmstd: NewCon	0	1,173	1,173	0.0	0	18	18	0.0	0.00	1.57
All other NewCon	0	31,684	31,684	0.0	0	1,454	1,454	0.0	0.00	4.59
Total	1,520,396	1,511,672	-8,723	-0.6	37,616	38,816	1,200	3.2	2.47	2.57

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	17,531	17,743	213	1.2	County	49.25	49.88	0.00	0.00
(-) TIF Tax Capacity	2,169	2,675	506	23.3	City/Town	70.84	73.99	4.70	0.00
(-) FD Contrib Tax Cap	2,336	2,495	159	6.8	School District	38.98	39.73	22.04	23.78
(=) Taxable Tax Capacity	13,026	12,573	-453	-3.5	Special District	11.25	12.15	0.00	0.00
FD Distrib Tax Cap	6,845	7,117	273	4.0	Total	170.32	175.74	26.74	23.78

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	79,300	75,800	-4,500	-4.4	1,050	979	-71	-6.7	1.32	1.29
Res Hmstd: Avg Val	118,900	113,600	-5,300	-4.5	1,891	1,792	-99	-5.3	1.59	1.58
Res Hmstd: Hi Val	158,500	151,500	-7,000	-4.4	2,732	2,608	-124	-4.6	1.72	1.72
Res Hmstd: Ex-Hi Val	237,800	227,300	-10,500	-4.4	4,416	4,240	-176	-4.0	1.86	1.87
Apartment	300,000	293,000	-7,000	-2.3	7,189	7,133	-56	-0.8	2.4	2.43
Comm/Ind: Lo Val	150,000	151,600	1,600	1.1	5,294	5,473	178	3.4	3.53	3.61
Comm/Ind: Med Val	300,000	303,100	3,100	1.0	12,220	12,621	401	3.3	4.07	4.16
Comm/Ind: Hi Val	1,000,000	1,010,400	10,400	1.0	44,539	45,992	1,453	3.3	4.45	4.55

Hennepin County

Champlin city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,356,268	1,328,936	-27,332	-2.0	19,702	18,711	-991	-5.0	1.45	1.41
Res Non-Hm: exis	101,372	105,679	4,307	4.2	1,653	1,679	26	1.6	1.63	1.59
Apartments: exis	28,723	30,001	1,278	4.4	553	569	15	2.8	1.93	1.90
Low-inc Apts: ex	9,880	10,537	657	6.7	118	123	5	4.1	1.20	1.17
Seasnl Rec: exis	635	635	0	0.0	14	14	0	-1.1	2.26	2.23
Com/Ind: Lo: exi	17,356	17,415	59	0.3	548	554	6	1.2	3.16	3.18
Com/Ind Hi: exis	147,505	145,899	-1,606	-1.1	6,073	6,088	16	0.3	4.12	4.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,443	10,297	-146	-1.4	430	430	0	-0.1	4.12	4.17
Ag HGA: Exist	207	203	-4	-2.0	3	3	0	-4.9	1.48	1.43
Ag Hmstd Land	178	230	52	29.4	1	1	0	46.7	0.49	0.55
Ag Non-Hmstd	1,443	1,262	-182	-12.6	19	17	-2	-10.7	1.32	1.35
ResHmstd: NewCon	0	1,965	1,965	0.0	0	28	28	0.0	0.00	1.41
All other NewCon	0	763	763	0.0	0	15	15	0.0	0.00	2.00
Total	1,674,011	1,653,822	-20,189	-1.2	29,114	28,232	-882	-3.0	1.74	1.71

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	17,019	16,789	-230	-1.3	County	49.25	50.04	0.00	0.00	
(-) TIF Tax Capacity	249	278	29	11.8	City/Town	44.77	44.73	0.00	0.00	
(-) FD Contrib Tax Cap	1,231	1,347	115	9.4	School District	26.75	28.20	27.14	20.59	
(=) Taxable Tax Capacity	15,539	15,164	-375	-2.4	Special District	11.65	12.22	0.00	0.00	
FD Distrib Tax Cap	3,318	3,437	119	3.6	Total	132.42	135.19	27.14	20.59	

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	125,100	122,600	-2,500	-2.0	1,652	1,556	-96	-5.8	1.32	1.27
Res Hmstd: Avg Val	187,500	183,700	-3,800	-2.0	2,722	2,582	-140	-5.2	1.45	1.41
Res Hmstd: Hi Val	250,000	245,000	-5,000	-2.0	3,794	3,611	-183	-4.8	1.52	1.47
Res Hmstd: Ex-Hi Val	375,100	367,500	-7,600	-2.0	5,939	5,669	-270	-4.6	1.58	1.54
Apartment	300,000	313,300	13,300	4.4	5,780	5,940	159	2.8	1.93	1.9
Comm/Ind: Lo Val	150,000	148,400	-1,600	-1.1	4,733	4,721	-12	-0.3	3.16	3.18
Comm/Ind: Med Val	300,000	296,700	-3,300	-1.1	10,909	10,893	-15	-0.1	3.64	3.67
Comm/Ind: Hi Val	1,000,000	989,100	-10,900	-1.1	39,727	39,787	60	0.2	3.97	4.02

Hennepin County

Crystal city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	942,945	926,830	-16,115	-1.7	14,488	14,433	-55	-0.4	1.54	1.56
Res Non-Hm: exis	91,933	101,854	9,922	10.8	1,686	1,889	203	12.0	1.83	1.85
Apartments: exis	96,519	98,839	2,320	2.4	2,107	2,185	78	3.7	2.18	2.21
Low-inc Apts: ex	3,490	2,907	-584	-16.7	47	40	-7	-15.6	1.36	1.37
Seasnl Rec: exis	4,338	4,202	-136	-3.1	113	111	-2	-1.8	2.61	2.65
Com/Ind: Lo: exi	24,323	23,772	-551	-2.3	817	815	-2	-0.2	3.36	3.43
Com/Ind Hi: exis	136,540	131,524	-5,016	-3.7	5,975	5,876	-99	-1.7	4.38	4.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,121	8,419	297	3.7	355	376	21	5.8	4.38	4.47
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	2,761	2,761	0.0	0	43	43	0.0	0.00	1.56
All other NewCon	0	3,386	3,386	0.0	0	138	138	0.0	0.00	4.07
Total	1,308,209	1,304,493	-3,716	-0.3	25,589	25,906	318	1.2	1.96	1.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	13,208	13,181	-27	-0.2	County	49.25	49.81	0.00	0.00
(-) TIF Tax Capacity	298	291	-8	-2.6	City/Town	56.12	54.74	1.61	1.61
(-) FD Contrib Tax Cap	1,102	1,102	0	0.0	School District	32.30	34.66	29.64	30.35
(=) Taxable Tax Capacity	11,807	11,788	-19	-0.2	Special District	11.93	12.07	0.00	0.00
FD Distrib Tax Cap	4,065	4,182	117	2.9	Total	149.60	151.28	31.25	31.96

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	91,500	89,900	-1.7	1,221	1,206	-15	-1.2	1.33	1.34
Res Hmstd:Avg Val	137,200	134,900	-1.7	2,109	2,092	-17	-0.8	1.54	1.55
Res Hmstd: Hi Val	182,900	179,800	-1.7	2,997	2,976	-21	-0.7	1.64	1.66
Res Hmstd: Ex-Hi Val	274,500	269,800	-1.7	4,777	4,748	-29	-0.6	1.74	1.76
Apartment	300,000	307,200	2.4	6,548	6,791	243	3.7	2.18	2.21
Comm/Ind: Lo Val	150,000	144,500	-3.7	5,040	4,957	-83	-1.7	3.36	3.43
Comm/Ind: Med Val	300,000	289,000	-3.7	11,605	11,355	-249	-2.1	3.87	3.93
Comm/Ind: Hi Val	1,000,000	963,300	-3.7	42,237	41,480	-758	-1.8	4.22	4.31

Hennepin County

Deephaven city

<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	768,769	762,755	-6,014	-0.8	10,538	10,775	237	2.3	1.37	1.41
Res Non-Hm: exis	137,857	134,093	-3,764	-2.7	1,991	1,992	1	0.1	1.44	1.49
Apartments: exis	725	725	0	0.0	11	12	0	2.8	1.55	1.59
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,920	2,911	-9	-0.3	43	44	1	1.8	1.47	1.51
Com/Ind: Lo: exi	3,319	3,324	5	0.2	95	98	2	2.6	2.87	2.94
Com/Ind Hi: exis	15,886	15,886	0	0.0	595	609	14	2.3	3.75	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,878	2,917	39	1.4	108	112	4	3.7	3.75	3.83
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	8,034	8,034	0.0	0	114	114	0.0	0.00	1.41
All other NewCon	0	1,800	1,800	0.0	0	27	27	0.0	0.00	1.49
Total	932,354	932,445	92	0.0	13,382	13,782	400	3.0	1.44	1.48

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10,356	10,366	10	0.1	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	18.63	19.12	0.00	0.00
(-) FD Contrib Tax Cap	161	152	-9	-5.9	School District	24.50	24.34	24.61	27.01
(=) Taxable Tax Capacity	10,195	10,215	19	0.2	Special District	11.77	12.36	0.00	0.00
FD Distrib Tax Cap	131	132	1	0.4	Total	104.15	105.69	24.61	27.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	408,400	405,200	-0.8	5,254	5,369	115	2.2	1.29	1.32
Res Hmstd:Avg Val	612,300	607,500	-0.8	8,176	8,345	169	2.1	1.34	1.37
Res Hmstd: Hi Val	816,200	809,800	-0.8	11,333	11,564	231	2.0	1.39	1.43
Res Hmstd: Ex-Hi Val	1,224,600	1,215,000	-0.8	17,655	18,012	357	2.0	1.44	1.48
Apartment	300,000	300,000	0.0	4,644	4,773	130	2.8	1.55	1.59
Comm/Ind: Lo Val	150,000	150,000	0.0	4,309	4,414	105	2.4	2.87	2.94
Comm/Ind: Med Val	300,000	300,000	0.0	9,932	10,165	233	2.3	3.31	3.39
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	36,171	37,002	831	2.3	3.62	3.70

Hennepin County

Edina city

<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	6,301,180	6,302,111	931	0.0	88,501	90,396	1,896	2.1	1.40	1.43
Res Non-Hm: exis	843,767	828,013	-15,754	-1.9	12,369	12,414	45	0.4	1.47	1.50
Apartments: exis	336,180	345,534	9,354	2.8	5,595	5,892	297	5.3	1.66	1.71
Low-inc Apts: ex	27,534	28,297	763	2.8	284	298	14	5.1	1.03	1.05
Seasnl Rec: exis	2,416	2,326	-90	-3.7	32	32	0	-0.9	1.34	1.37
Com/Ind: Lo: exi	54,080	55,165	1,085	2.0	1,574	1,650	76	4.8	2.91	2.99
Com/Ind Hi: exis	1,374,062	1,383,680	9,618	0.7	52,344	54,261	1,916	3.7	3.81	3.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	29,539	27,042	-2,497	-8.5	1,125	1,059	-66	-5.9	3.81	3.92
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	62,882	62,882	0.0	0	902	902	0.0	0.00	1.43
All other NewCon	0	41,767	41,767	0.0	0	1,015	1,015	0.0	0.00	2.43
Total	8,968,758	9,076,817	108,059	1.2	161,824	167,919	6,096	3.8	1.80	1.85

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	106,973	108,477	1,504	1.4	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	4,194	4,948	754	18.0	City/Town	27.09	27.80	0.69	0.69
(-) FD Contrib Tax Cap	8,832	9,514	682	7.7	School District	28.10	28.25	20.78	21.44
(=) Taxable Tax Capacity	93,947	94,015	68	0.1	Special District	11.57	12.14	0.00	0.00
FD Distrib Tax Cap	2,615	2,549	-67	-2.6	Total	116.01	118.07	21.47	22.13

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	273,300	273,300	0.0	3,611	3,682	72	2.0	1.32	1.35
Res Hmstd:Avg Val	409,700	409,800	0.0	5,628	5,741	113	2.0	1.37	1.40
Res Hmstd: Hi Val	546,100	546,200	0.0	7,642	7,794	153	2.0	1.4	1.43
Res Hmstd: Ex-Hi Val	819,400	819,500	0.0	12,192	12,433	241	2.0	1.49	1.52
Apartment	300,000	308,300	2.8	4,995	5,232	238	4.8	1.66	1.7
Comm/Ind: Lo Val	150,000	151,000	0.7	4,366	4,527	161	3.7	2.91	3
Comm/Ind: Med Val	300,000	302,100	0.7	10,080	10,444	364	3.6	3.36	3.46
Comm/Ind: Hi Val	1,000,000	1,007,000	0.7	36,746	38,046	1,300	3.5	3.67	3.78

Hennepin County

Excelsior city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	164,728	163,568	-1,160	-0.7	2,439	2,487	48	2.0	1.48	1.52
Res Non-Hm: exis	47,046	47,922	876	1.9	718	750	33	4.6	1.53	1.57
Apartments: exis	30,876	31,877	1,001	3.2	549	579	30	5.5	1.78	1.82
Low-inc Apts: ex	3,293	3,391	98	3.0	36	38	2	5.5	1.10	1.13
Seasnl Rec: exis	2,607	2,647	40	1.5	43	45	2	4.3	1.65	1.69
Com/Ind: Lo: exi	14,287	14,231	-56	-0.4	433	443	10	2.4	3.03	3.12
Com/Ind Hi: exis	57,253	58,857	1,604	2.8	2,266	2,392	126	5.6	3.96	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,049	2,046	-3	-0.2	81	83	2	2.5	3.96	4.06
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	485	485	0.0	0	7	7	0.0	0.00	1.52
All other NewCon	0	3,509	3,509	0.0	0	79	79	0.0	0.00	2.25
Total	322,139	328,533	6,394	2.0	6,565	6,904	339	5.2	2.04	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	3,994	4,094	100	2.5	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	78	78	0	0.0	City/Town	36.87	37.04	0.00	0.00
(-) FD Contrib Tax Cap	491	515	24	5.0	School District	24.50	24.34	24.61	27.01
(=) Taxable Tax Capacity	3,425	3,501	76	2.2	Special District	11.82	12.34	0.00	0.00
FD Distrib Tax Cap	154	149	-4	-2.9	Total	122.43	123.60	24.61	27.01

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	243,400	241,700	-0.7	3,391	3,449	57	1.7	1.39	1.43
Res Hmstd:Avg Val	365,000	362,400	-0.7	5,313	5,401	87	1.6	1.46	1.49
Res Hmstd: Hi Val	486,500	483,100	-0.7	7,154	7,276	122	1.7	1.47	1.51
Res Hmstd: Ex-Hi Val	729,900	724,800	-0.7	11,436	11,611	174	1.5	1.57	1.60
Apartment	300,000	309,700	3.2	5,330	5,621	292	5.5	1.78	1.82
Comm/Ind: Lo Val	150,000	154,200	2.8	4,545	4,844	299	6.6	3.03	3.14
Comm/Ind: Med Val	300,000	308,400	2.8	10,482	11,110	629	6.0	3.49	3.60
Comm/Ind: Hi Val	1,000,000	1,028,000	2.8	38,186	40,354	2,168	5.7	3.82	3.93

Hennepin County

Golden Valley city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,765,926	1,724,203	-41,723	-2.4	29,219	29,959	739	2.5	1.65	1.74
Res Non-Hm: exis	138,705	140,064	1,359	1.0	2,494	2,650	156	6.3	1.80	1.89
Apartments: exis	85,504	84,317	-1,187	-1.4	1,765	1,839	74	4.2	2.06	2.18
Low-inc Apts: ex	19,122	21,455	2,333	12.2	255	300	45	17.5	1.33	1.40
Seasnl Rec: exis	328	162	-166	-50.6	5	3	-3	-48.2	1.64	1.72
Com/Ind: Lo: exi	51,919	53,209	1,290	2.5	1,693	1,812	119	7.0	3.26	3.41
Com/Ind Hi: exis	774,976	781,157	6,181	0.8	32,851	34,608	1,757	5.3	4.24	4.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	25,367	25,255	-112	-0.4	1,092	1,132	40	3.7	4.30	4.48
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	5,657	5,657	0.0	0	98	98	0.0	0.00	1.74
All other NewCon	0	2,346	2,346	0.0	0	81	81	0.0	0.00	3.46
Total	2,861,847	2,837,824	-24,023	-0.8	69,375	72,481	3,107	4.5	2.42	2.55

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	36,144	35,957	-187	-0.5	County	49.25	49.87	0.00	0.00	
(-) TIF Tax Capacity	3,276	3,352	76	2.3	City/Town	58.13	61.82	0.00	0.00	
(-) FD Contrib Tax Cap	5,461	5,888	427	7.8	School District	30.86	33.50	22.75	24.83	
(=) Taxable Tax Capacity	27,407	26,716	-691	-2.5	Special District	10.92	11.31	0.00	0.00	
FD Distrib Tax Cap	1,814	1,581	-233	-12.8	Total	149.17	156.50	22.75	24.83	

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	166,200	162,300	-2.3	2,525	2,589	64	2.5	1.52	1.6	
Res Hmstd: Avg Val	249,200	243,300	-2.4	4,063	4,172	108	2.7	1.63	1.71	
Res Hmstd: Hi Val	332,200	324,400	-2.3	5,602	5,757	155	2.8	1.69	1.77	
Res Hmstd: Ex-Hi Val	498,400	486,600	-2.4	8,569	8,824	255	3.0	1.72	1.81	
Apartment	300,000	295,800	-1.4	6,276	6,521	245	3.9	2.09	2.20	
Comm/Ind: Lo Val	150,000	151,200	0.8	4,905	5,170	265	5.4	3.27	3.42	
Comm/Ind: Med Val	300,000	302,400	0.8	11,332	11,922	591	5.2	3.78	3.94	
Comm/Ind: Hi Val	1,000,000	1,008,000	0.8	41,322	43,430	2,109	5.1	4.13	4.31	

Hennepin County

Hopkins city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	661,133	629,820	-31,313	-4.7	10,327	10,358	30	0.3	1.56	1.64
Res Non-Hm: exis	116,256	120,664	4,408	3.8	2,088	2,273	186	8.9	1.80	1.88
Apartments: exis	232,512	243,711	11,198	4.8	4,801	5,306	505	10.5	2.06	2.18
Low-inc Apts: ex	9,885	9,661	-224	-2.3	125	129	4	3.4	1.26	1.34
Seasnl Rec: exis	1,272	1,492	220	17.3	34	43	8	23.5	2.71	2.86
Com/Ind: Lo: exi	43,346	43,710	364	0.8	1,403	1,476	74	5.3	3.24	3.38
Com/Ind Hi: exis	422,626	402,975	-19,650	-4.6	18,011	17,886	-125	-0.7	4.26	4.44
Publ U: Elec Gen	0	222	222	0.0	0	8	8	0.0	0.00	3.40
Publ U: Other	10,022	10,008	-15	-0.1	427	444	17	4.0	4.26	4.44
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1,695	1,695	0.0	0	28	28	0.0	0.00	1.65
All other NewCon	0	8,474	8,474	0.0	0	232	232	0.0	0.00	2.74
Total	1,497,053	1,472,432	-24,620	-1.6	37,216	38,184	967	2.6	2.49	2.59

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	19,629	19,235	-394	-2.0	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	1,769	1,931	162	9.2	City/Town	60.81	62.53	0.00	0.00
(-) FD Contrib Tax Cap	3,111	2,919	-192	-6.2	School District	29.29	32.22	16.15	19.71
(=) Taxable Tax Capacity	14,749	14,384	-365	-2.5	Special District	12.98	13.86	0.00	0.00
FD Distrib Tax Cap	2,272	2,279	8	0.3	Total	152.33	158.48	16.15	19.71

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	131,900	125,700	-4.7	1,836	1,829	-7	-0.4	1.39	1.45	
Res Hmstd:Avg Val	197,800	188,400	-4.8	3,036	3,036	-1	0.0	1.54	1.61	
Res Hmstd: Hi Val	263,600	251,100	-4.7	4,235	4,242	7	0.2	1.61	1.69	
Res Hmstd: Ex-Hi Val	395,500	376,800	-4.7	6,638	6,661	23	0.3	1.68	1.77	
Apartment	300,000	314,400	4.8	6,197	6,848	651	10.5	2.07	2.18	
Comm/Ind: Lo Val	150,000	143,000	-4.7	4,854	4,830	-24	-0.5	3.24	3.38	
Comm/Ind: Med Val	300,000	286,100	-4.6	11,246	11,107	-139	-1.2	3.75	3.88	
Comm/Ind: Hi Val	1,000,000	953,500	-4.7	41,073	40,725	-348	-0.8	4.11	4.27	

Hennepin County

Long Lake city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	144,171	140,483	-3,688	-2.6	1,964	1,997	32	1.6	1.36	1.42
Res Non-Hm: exis	13,709	13,240	-469	-3.4	204	209	5	2.4	1.49	1.57
Apartments: exis	4,790	5,201	411	8.6	83	94	10	12.5	1.74	1.80
Low-inc Apts: ex	2,412	2,412	0	0.0	26	27	1	4.1	1.07	1.11
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	11,729	11,901	172	1.5	352	369	17	4.7	3.00	3.10
Com/Ind Hi: exis	40,984	40,515	-469	-1.1	1,620	1,648	28	1.7	3.95	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,485	1,482	-4	-0.3	59	60	2	2.6	3.95	4.07
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	815	815	0.0	0	12	12	0.0	0.00	1.42
All other NewCon	0	11	11	0.0	0	0	0	0.0	0.00	3.83
Total	219,280	216,059	-3,221	-1.5	4,308	4,415	106	2.5	1.96	2.04

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,621	2,591	-30	-1.2	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	78	83	4	5.3	City/Town	43.92	44.24	0.00	0.00
(-) FD Contrib Tax Cap	415	379	-36	-8.6	School District	22.33	22.61	14.94	19.11
(=) Taxable Tax Capacity	2,127	2,129	1	0.1	Special District	11.82	12.34	0.00	0.00
FD Distrib Tax Cap	152	158	6	4.0	Total	127.32	129.06	14.94	19.11

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	177,300	172,800	-2.5	2,251	2,280	29	1.3	1.27	1.32
Res Hmstd:Avg Val	265,900	259,100	-2.6	3,613	3,659	46	1.3	1.36	1.41
Res Hmstd: Hi Val	354,400	345,300	-2.6	4,974	5,037	63	1.3	1.40	1.46
Res Hmstd: Ex-Hi Val	531,700	518,100	-2.6	7,665	7,735	70	0.9	1.44	1.49
Apartment	300,000	325,700	8.6	5,223	5,877	654	12.5	1.74	1.80
Comm/Ind: Lo Val	150,000	148,300	-1.1	4,503	4,594	91	2.0	3.00	3.1
Comm/Ind: Med Val	300,000	296,600	-1.1	10,433	10,609	177	1.7	3.48	3.58
Comm/Ind: Hi Val	1,000,000	988,600	-1.1	38,104	38,753	649	1.7	3.81	3.92

Hennepin County

Loretto city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	33,417	35,316	1,899	5.7	476	495	19	4.1	1.42	1.40
Res Non-Hm: exis	3,610	3,960	350	9.7	60	64	4	6.5	1.65	1.61
Apartments: exis	1,603	1,518	-85	-5.3	32	29	-2	-7.6	1.97	1.92
Low-inc Apts: ex	429	515	86	20.0	5	6	1	16.7	1.21	1.17
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,508	4,478	-30	-0.7	143	142	-1	-0.4	3.17	3.18
Com/Ind Hi: exis	6,978	7,093	115	1.6	291	297	6	2.2	4.16	4.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	479	478	-2	-0.3	20	20	0	0.2	4.16	4.19
Ag HGA: Exist	147	169	22	15.0	2	2	0	15.3	1.38	1.38
Ag Hmstd Land	13	16	3	21.5	0	0	0	20.2	0.71	0.71
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	45	45	0.0	0	1	1	0.0	0.00	1.40
All other NewCon	0	15	15	0.0	0	0	0	0.0	0.00	1.61
Total	51,185	53,602	2,418	4.7	1,028	1,057	29	2.8	2.01	1.97

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	569	597	27	4.8	County	49.25	49.87	0.00	0.00	
(-) TIF Tax Capacity	13	14	0	2.6	City/Town	60.79	56.43	0.00	0.00	
(-) FD Contrib Tax Cap	82	84	2	2.4	School District	24.26	25.98	18.38	15.43	
(=) Taxable Tax Capacity	473	498	25	5.3	Special District	8.37	8.84	0.00	0.00	
FD Distrib Tax Cap	91	93	2	2.0	Total	142.66	141.12	18.38	15.43	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	112,500	118,900		5.7	1,425	1,487	62	4.4	1.27	1.25
Res Hmstd:Avg Val	168,700	178,300		5.7	2,402	2,492	90	3.8	1.42	1.4
Res Hmstd: Hi Val	224,800	237,600		5.7	3,378	3,496	118	3.5	1.50	1.47
Res Hmstd: Ex-Hi Val	337,400	356,600		5.7	5,335	5,510	175	3.3	1.58	1.55
Apartment	300,000	284,100		-5.3	5,901	5,450	-451	-7.6	1.97	1.92
Comm/Ind: Lo Val	150,000	152,500		1.7	4,754	4,874	120	2.5	3.17	3.2
Comm/Ind: Med Val	300,000	304,900		1.6	11,001	11,256	255	2.3	3.67	3.69
Comm/Ind: Hi Val	1,000,000	1,016,500		1.7	40,154	41,056	902	2.2	4.02	4.04

Hennepin County

Maple Plain city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	79,564	86,297	6,733	8.5	1,238	1,353	115	9.3	1.56	1.57
Res Non-Hm: exis	6,402	8,145	1,743	27.2	118	148	29	25.0	1.84	1.81
Apartments: exis	10,752	10,820	68	0.6	234	230	-3	-1.5	2.17	2.13
Low-inc Apts: ex	1,950	1,950	0	0.0	26	25	0	-1.6	1.33	1.30
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	11,302	10,778	-524	-4.6	374	360	-14	-3.6	3.31	3.34
Com/Ind Hi: exis	32,475	32,026	-450	-1.4	1,416	1,407	-9	-0.6	4.36	4.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,236	1,234	-2	-0.2	54	54	0	0.6	4.36	4.39
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	100	103	3	3.0	2	2	0	-1.4	1.62	1.55
ResHmstd: NewCon	0	42	42	0.0	0	1	1	0.0	0.00	1.57
All other NewCon	0	261	261	0.0	0	6	6	0.0	0.00	2.45
Total	143,781	151,654	7,874	5.5	3,460	3,586	125	3.6	2.41	2.36

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	1,752	1,834	82	4.7	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	79.65	71.30	0.00	0.00
(-) FD Contrib Tax Cap	364	314	-50	-13.8	School District	22.33	22.61	14.94	19.11
(=) Taxable Tax Capacity	1,389	1,520	132	9.5	Special District	10.60	11.09	0.00	0.00
FD Distrib Tax Cap	246	231	-15	-5.9	Total	161.83	154.88	14.94	19.11

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	112,700	122,200		8.4	1,554	1,720	166	10.7	1.38	1.41
Res Hmstd: Avg Val	168,900	183,200		8.5	2,629	2,866	237	9.0	1.56	1.56
Res Hmstd: Hi Val	225,200	244,300		8.5	3,706	4,014	308	8.3	1.65	1.64
Res Hmstd: Ex-Hi Val	337,900	366,500		8.5	5,863	6,311	448	7.6	1.73	1.72
Apartment	300,000	301,900		0.6	6,517	6,421	-95	-1.5	2.17	2.13
Comm/Ind: Lo Val	150,000	147,900		-1.4	4,960	4,943	-18	-0.4	3.31	3.34
Comm/Ind: Med Val	300,000	295,800		-1.4	11,499	11,416	-83	-0.7	3.83	3.86
Comm/Ind: Hi Val	1,000,000	986,200		-1.4	42,015	41,740	-276	-0.7	4.20	4.23

Hennepin County

Minnetonka Beach city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	191,462	167,657	-23,805	-12.4	2,702	2,542	-160	-5.9	1.41	1.52
Res Non-Hm: exis	54,751	49,451	-5,300	-9.7	783	761	-22	-2.8	1.43	1.54
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	842	697	-145	-17.2	12	10	-2	-15.3	1.45	1.49
Com/Ind: Lo: exi	150	150	0	0.0	4	4	0	5.2	2.82	2.96
Com/Ind Hi: exis	4,296	4,296	0	0.0	159	167	8	4.9	3.71	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	466	461	-5	-1.0	17	18	1	3.9	3.71	3.89
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1,242	1,242	0.0	0	19	19	0.0	0.00	1.52
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	251,967	223,954	-28,012	-11.1	3,678	3,522	-157	-4.3	1.46	1.57

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,918	2,575	-343	-11.8	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.49	32.77	0.00	0.00
(-) FD Contrib Tax Cap	34	32	-1	-3.4	School District	22.33	22.61	14.94	19.11
(=) Taxable Tax Capacity	2,885	2,543	-342	-11.9	Special District	11.82	12.34	0.00	0.00
FD Distrib Tax Cap	11	13	2	17.8	Total	110.90	117.59	14.94	19.11

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	705,600	617,900	-12.4	9,449	8,793	-656	-6.9	1.34	1.42
Res Hmstd: Avg Val	1,057,800	926,300	-12.4	14,857	13,916	-942	-6.3	1.40	1.50
Res Hmstd: Hi Val	1,410,100	1,234,800	-12.4	20,267	19,040	-1,228	-6.1	1.44	1.54
Res Hmstd: Ex-Hi Val	2,115,600	1,852,600	-12.4	31,101	29,301	-1,800	-5.8	1.47	1.58
Comm/Ind: Lo Val	150,000	150,000	0.0	4,225	4,444	220	5.2	2.82	2.96
Comm/Ind: Med Val	300,000	300,000	0.0	9,783	10,274	491	5.0	3.26	3.42
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,720	37,480	1,760	4.9	3.57	3.75

Hennepin County

Mound city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	722,815	699,650	-23,165	-3.2	10,350	10,144	-206	-2.0	1.43	1.45
Res Non-Hm: exis	194,822	189,879	-4,943	-2.5	3,037	3,000	-37	-1.2	1.56	1.58
Apartments: exis	15,943	15,552	-392	-2.5	295	292	-2	-0.8	1.85	1.88
Low-inc Apts: ex	2,113	2,113	0	0.0	24	24	0	1.7	1.13	1.15
Seasnl Rec: exis	6,002	5,428	-574	-9.6	100	92	-8	-8.2	1.67	1.69
Com/Ind: Lo: exi	9,890	9,291	-599	-6.1	302	291	-11	-3.7	3.06	3.13
Com/Ind Hi: exis	27,000	26,520	-480	-1.8	1,086	1,094	7	0.7	4.02	4.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,362	5,371	9	0.2	215	221	6	2.7	4.01	4.11
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1,747	1,747	0.0	0	25	25	0.0	0.00	1.45
All other NewCon	0	2,035	2,035	0.0	0	46	46	0.0	0.00	2.24
Total	983,947	957,584	-26,362	-2.7	15,409	15,229	-181	-1.2	1.57	1.59

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	9,915	9,617	-298	-3.0	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	328	311	-17	-5.1	City/Town	54.73	55.21	0.00	0.00
(-) FD Contrib Tax Cap	252	264	12	4.7	School District	18.13	19.08	15.07	15.11
(=) Taxable Tax Capacity	9,335	9,042	-293	-3.1	Special District	13.68	14.19	0.00	0.00
FD Distrib Tax Cap	853	837	-16	-1.9	Total	135.80	138.34	15.07	15.11

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	160,200	155,100		-3.2	2,107	2,058	-49	-2.3	1.32	1.33
Res Hmstd: Avg Val	240,200	232,500		-3.2	3,412	3,342	-70	-2.0	1.42	1.44
Res Hmstd: Hi Val	320,200	309,900		-3.2	4,716	4,626	-90	-1.9	1.47	1.49
Res Hmstd: Ex-Hi Val	480,400	465,000		-3.2	7,248	7,136	-112	-1.5	1.51	1.53
Apartment	300,000	292,600		-2.5	5,545	5,502	-43	-0.8	1.85	1.88
Comm/Ind: Lo Val	150,000	147,300		-1.8	4,584	4,613	29	0.6	3.06	3.13
Comm/Ind: Med Val	300,000	294,700		-1.8	10,620	10,666	47	0.4	3.54	3.62
Comm/Ind: Hi Val	1,000,000	982,200		-1.8	38,788	39,026	238	0.6	3.88	3.97

Hennepin County

Osseo city

<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	80,879	78,404	-2,475	-3.1	1,285	1,281	-4	-0.3	1.59	1.63
Res Non-Hm: exis	13,950	14,291	341	2.4	273	288	14	5.2	1.96	2.01
Apartments: exis	26,229	26,718	489	1.9	611	640	29	4.8	2.33	2.40
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	166	166	0	0.0	5	5	0	2.6	2.74	2.81
Com/Ind: Lo: exi	13,581	13,458	-123	-0.9	470	481	11	2.4	3.46	3.57
Com/Ind Hi: exis	46,854	46,642	-212	-0.5	2,118	2,175	56	2.7	4.52	4.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,278	2,164	-114	-5.0	103	101	-2	-2.0	4.52	4.66
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	81	81	0.0	0	1	1	0.0	0.00	1.64
All other NewCon	0	187	187	0.0	0	8	8	0.0	0.00	4.23
Total	183,936	182,110	-1,826	-1.0	4,865	4,980	114	2.3	2.65	2.73

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,308	2,287	-21	-0.9	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	391	356	-35	-8.9	City/Town	77.77	76.88	0.00	0.00
(-) FD Contrib Tax Cap	477	432	-45	-9.4	School District	27.86	29.72	26.82	30.95
(=) Taxable Tax Capacity	1,440	1,498	58	4.1	Special District	10.12	10.54	0.00	0.00
FD Distrib Tax Cap	357	372	15	4.2	Total	165.01	167.01	26.82	30.95

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	86,100	83,500	-3.0	1,165	1,157	-8	-0.7	1.35	1.39
Res Hmstd:Avg Val	129,100	125,100	-3.1	2,054	2,043	-11	-0.5	1.59	1.63
Res Hmstd: Hi Val	172,000	166,700	-3.1	2,940	2,929	-12	-0.4	1.71	1.76
Res Hmstd: Ex-Hi Val	258,100	250,200	-3.1	4,720	4,707	-12	-0.3	1.83	1.88
Apartment	300,000	305,600	1.9	6,992	7,326	334	4.8	2.33	2.4
Comm/Ind: Lo Val	150,000	149,300	-0.5	5,187	5,336	150	2.9	3.46	3.57
Comm/Ind: Med Val	300,000	298,600	-0.5	11,968	12,290	321	2.7	3.99	4.12
Comm/Ind: Hi Val	1,000,000	995,500	-0.5	43,615	44,782	1,167	2.7	4.36	4.5

Hennepin County

Richfield city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,604,598	1,536,920	-67,678	-4.2	24,536	23,798	-738	-3.0	1.53	1.55
Res Non-Hm: exis	172,419	183,922	11,503	6.7	3,075	3,344	269	8.7	1.78	1.82
Apartments: exis	239,116	249,076	9,960	4.2	5,086	5,414	328	6.4	2.13	2.17
Low-inc Apts: ex	12,628	12,472	-155	-1.2	164	166	1	0.8	1.30	1.33
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	31,930	31,216	-714	-2.2	1,050	1,051	1	0.1	3.29	3.37
Com/Ind Hi: exis	467,110	473,143	6,033	1.3	20,208	20,988	780	3.9	4.33	4.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,565	11,715	150	1.3	500	520	19	3.9	4.33	4.44
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	3,631	3,631	0.0	0	56	56	0.0	0.00	1.55
All other NewCon	0	25,921	25,921	0.0	0	966	966	0.0	0.00	3.73
Total	2,539,365	2,528,016	-11,349	-0.4	54,620	56,304	1,684	3.1	2.15	2.23

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	28,830	28,989	159	0.6	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	2,927	2,891	-36	-1.2	City/Town	64.03	64.08	0.00	0.00
(-) FD Contrib Tax Cap	3,185	3,551	365	11.5	School District	30.66	33.98	17.46	16.40
(=) Taxable Tax Capacity	22,718	22,547	-171	-0.8	Special District	12.24	12.83	0.00	0.00
FD Distrib Tax Cap	5,261	5,565	303	5.8	Total	156.18	160.76	17.46	16.40

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	110,900	106,200	-4.2	1,500	1,436	-64	-4.2	1.35	1.35	
Res Hmstd:Avg Val	166,200	159,200	-4.2	2,538	2,452	-86	-3.4	1.53	1.54	
Res Hmstd: Hi Val	221,600	212,300	-4.2	3,578	3,470	-108	-3.0	1.61	1.63	
Res Hmstd: Ex-Hi Val	332,500	318,500	-4.2	5,659	5,505	-155	-2.7	1.70	1.73	
Apartment	300,000	312,500	4.2	6,381	6,792	411	6.4	2.13	2.17	
Comm/Ind: Lo Val	150,000	151,900	1.3	4,933	5,137	204	4.1	3.29	3.38	
Comm/Ind: Med Val	300,000	303,900	1.3	11,422	11,880	457	4.0	3.81	3.91	
Comm/Ind: Hi Val	1,000,000	1,012,900	1.3	41,708	43,332	1,625	3.9	4.17	4.28	

Hennepin County

Robbinsdale city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	603,998	547,109	-56,889	-9.4	9,218	8,443	-776	-8.4	1.53	1.54
Res Non-Hm: exis	98,973	92,595	-6,378	-6.4	1,842	1,782	-60	-3.3	1.86	1.92
Apartments: exis	46,646	49,184	2,538	5.4	996	1,087	91	9.1	2.13	2.21
Low-inc Apts: ex	13,521	14,012	491	3.6	179	192	13	7.2	1.33	1.37
Seasnl Rec: exis	129	129	0	0.0	3	3	0	3.5	2.50	2.59
Com/Ind: Lo: exi	15,767	15,663	-103	-0.7	523	536	12	2.4	3.32	3.42
Com/Ind Hi: exis	53,617	58,189	4,572	8.5	2,320	2,596	275	11.9	4.33	4.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,780	8,537	757	9.7	337	381	44	13.1	4.33	4.46
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	2,256	2,256	0.0	0	35	35	0.0	0.00	1.54
All other NewCon	0	1,106	1,106	0.0	0	30	30	0.0	0.00	2.71
Total	840,431	788,779	-51,652	-6.1	15,419	15,084	-335	-2.2	1.83	1.91

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	8,256	7,758	-498	-6.0	County	49.25	49.79	0.00	0.00
(-) TIF Tax Capacity	238	242	4	1.8	City/Town	53.77	55.69	0.00	0.00
(-) FD Contrib Tax Cap	506	488	-18	-3.6	School District	32.30	34.66	29.64	30.35
(=) Taxable Tax Capacity	7,512	7,028	-484	-6.4	Special District	11.75	12.37	0.00	0.00
FD Distrib Tax Cap	2,528	2,633	105	4.2	Total	147.07	152.51	29.64	30.35

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,200	87,100		-9.5	1,280	1,144	-135	-10.6	1.33	1.31
Res Hmstd:Avg Val	144,200	130,600		-9.4	2,191	1,999	-192	-8.8	1.52	1.53
Res Hmstd: Hi Val	192,300	174,200		-9.4	3,105	2,857	-248	-8.0	1.61	1.64
Res Hmstd: Ex-Hi Val	288,500	261,300		-9.4	4,932	4,569	-363	-7.4	1.71	1.75
Apartment	300,000	316,300		5.4	6,404	6,990	585	9.1	2.13	2.21
Comm/Ind: Lo Val	150,000	162,800		8.5	4,980	5,703	723	14.5	3.32	3.50
Comm/Ind: Med Val	300,000	325,600		8.5	11,471	12,964	1,494	13.0	3.82	3.98
Comm/Ind: Hi Val	1,000,000	1,085,300		8.5	41,763	46,851	5,087	12.2	4.18	4.32

Hennepin County

Rogers city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	707,086	695,116	-11,970	-1.7	10,698	10,568	-130	-1.2	1.51	1.52
Res Non-Hm: exis	70,893	68,056	-2,838	-4.0	1,216	1,162	-54	-4.5	1.72	1.71
Apartments: exis	41,122	43,917	2,795	6.8	820	887	67	8.2	1.99	2.02
Low-inc Apts: ex	3,995	4,009	14	0.4	49	49	1	1.2	1.22	1.23
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	42,675	44,294	1,619	3.8	1,360	1,440	80	5.8	3.19	3.25
Com/Ind Hi: exis	456,086	449,113	-6,973	-1.5	19,116	19,251	136	0.7	4.19	4.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,742	16,623	-119	-0.7	697	708	10	1.5	4.16	4.26
Ag HGA: Exist	9,472	8,679	-793	-8.4	139	127	-12	-8.5	1.47	1.46
Ag Hmstd Land	21,122	23,707	2,585	12.2	133	163	31	23.2	0.63	0.69
Ag Non-Hmstd	26,157	27,796	1,639	6.3	368	403	34	9.3	1.41	1.45
ResHmstd: NewCon	0	18,556	18,556	0.0	0	282	282	0.0	0.00	1.52
All other NewCon	0	16,693	16,693	0.0	0	627	627	0.0	0.00	3.76
Total	1,395,351	1,416,558	21,207	1.5	34,595	35,668	1,072	3.1	2.48	2.52

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	18,393	18,647	254	1.4	County	49.25	49.87	0.00	0.00	
(-) TIF Tax Capacity	259	273	14	5.4	City/Town	38.27	40.49	0.00	0.00	
(-) FD Contrib Tax Cap	3,800	3,911	111	2.9	School District	49.20	50.43	17.28	14.07	
(=) Taxable Tax Capacity	14,334	14,464	129	0.9	Special District	8.37	8.84	0.00	0.00	
FD Distrib Tax Cap	1,066	1,030	-36	-3.3	Total	145.09	149.62	17.28	14.07	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	150,300	147,800	-2,500	-1.7	2,096	2,061	-35	-1.7	1.39	1.39
Res Hmstd: Avg Val	225,400	221,600	-3,800	-1.7	3,414	3,369	-45	-1.3	1.51	1.52
Res Hmstd: Hi Val	300,400	295,300	-5,100	-1.7	4,730	4,674	-56	-1.2	1.57	1.58
Res Hmstd: Ex-Hi Val	450,700	443,100	-7,600	-1.7	7,318	7,253	-65	-0.9	1.62	1.64
Apartment	300,000	320,400	20,400	6.8	5,959	6,443	484	8.1	1.99	2.01
Comm/Ind: Lo Val	150,000	147,700	-2,300	-1.5	4,771	4,790	19	0.4	3.18	3.24
Comm/Ind: Med Val	300,000	295,400	-4,600	-1.5	11,046	11,084	38	0.3	3.68	3.75
Comm/Ind: Hi Val	1,000,000	984,700	-15,300	-1.5	40,327	40,567	240	0.6	4.03	4.12

Hennepin County

St. Bonifacius city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	131,867	134,266	2,400	1.8	1,740	1,685	-55	-3.2	1.32	1.26
Res Non-Hm: exis	9,394	10,775	1,381	14.7	145	157	12	8.5	1.54	1.46
Apartments: exis	1,789	1,816	27	1.5	33	31	-1	-3.8	1.82	1.73
Low-inc Apts: ex	1,050	1,081	31	3.0	12	11	0	-2.6	1.12	1.06
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	6,556	6,558	2	0.0	201	198	-3	-1.4	3.07	3.02
Com/Ind Hi: exis	15,216	15,064	-152	-1.0	614	600	-14	-2.2	4.03	3.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,195	1,141	-53	-4.5	48	45	-3	-5.6	4.03	3.98
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	120	181	61	50.7	1	1	0	44.1	0.66	0.64
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	388	388	0.0	0	5	5	0.0	0.00	1.26
All other NewCon	0	61	61	0.0	0	2	2	0.0	0.00	3.53
Total	167,187	171,331	4,144	2.5	2,793	2,737	-56	-2.0	1.67	1.60

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	1,705	1,751	46	2.7	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.16	30.58	0.00	0.00
(-) FD Contrib Tax Cap	176	155	-21	-12.1	School District	38.41	36.05	15.99	13.71
(=) Taxable Tax Capacity	1,529	1,597	67	4.4	Special District	10.13	10.64	0.00	0.00
FD Distrib Tax Cap	338	331	-7	-2.1	Total	132.95	127.14	15.99	13.71

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	114,100	116,200		1.8	1,341	1,296	-45	-3.3	1.18	1.12
Res Hmstd:Avg Val	171,000	174,100		1.8	2,256	2,178	-78	-3.5	1.32	1.25
Res Hmstd: Hi Val	228,000	232,100		1.8	3,174	3,061	-112	-3.5	1.39	1.32
Res Hmstd: Ex-Hi Val	342,100	348,300		1.8	5,009	4,831	-178	-3.6	1.46	1.39
Apartment	300,000	304,500		1.5	5,465	5,257	-208	-3.8	1.82	1.73
Comm/Ind: Lo Val	150,000	148,500		-1.0	4,598	4,488	-110	-2.4	3.07	3.02
Comm/Ind: Med Val	300,000	297,000		-1.0	10,649	10,391	-258	-2.4	3.55	3.5
Comm/Ind: Hi Val	1,000,000	990,000		-1.0	38,886	38,002	-884	-2.3	3.89	3.84

Hennepin County

St. Louis Park city

<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	3,015,835	2,896,083	-119,752	-4.0	42,624	43,455	831	1.9	1.41	1.50
Res Non-Hm: exis	354,633	382,202	27,568	7.8	5,504	6,273	769	14.0	1.55	1.64
Apartments: exis	532,587	561,465	28,878	5.4	9,814	10,948	1,134	11.6	1.84	1.95
Low-inc Apts: ex	29,375	30,264	889	3.0	332	364	31	9.4	1.13	1.20
Seasnl Rec: exis	546	546	0	0.0	12	13	1	5.5	2.17	2.29
Com/Ind: Lo: exi	91,723	93,179	1,456	1.6	2,809	2,980	172	6.1	3.06	3.20
Com/Ind Hi: exis	1,073,424	1,101,780	28,356	2.6	43,214	46,220	3,005	7.0	4.03	4.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	36,172	36,718	546	1.5	1,455	1,539	84	5.7	4.02	4.19
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	16,008	16,008	0.0	0	240	240	0.0	0.00	1.50
All other NewCon	0	33,742	33,742	0.0	0	685	685	0.0	0.00	2.03
Total	5,134,296	5,151,987	17,691	0.3	105,764	112,716	6,952	6.6	2.06	2.19

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	62,097	62,732	635	1.0	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	5,588	6,131	543	9.7	City/Town	46.37	48.48	0.00	0.00
(-) FD Contrib Tax Cap	7,993	8,022	29	0.4	School District	23.84	25.77	18.18	22.30
(=) Taxable Tax Capacity	48,517	48,580	63	0.1	Special District	13.39	14.03	0.00	0.00
FD Distrib Tax Cap	5,052	4,351	-701	-13.9	Total	132.85	138.16	18.18	22.30

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	152,100	146,100	-3.9	1,984	2,011	27	1.4	1.30	1.38
Res Hmstd: Avg Val	228,000	218,900	-4.0	3,221	3,270	49	1.5	1.41	1.49
Res Hmstd: Hi Val	303,900	291,800	-4.0	4,458	4,530	72	1.6	1.47	1.55
Res Hmstd: Ex-Hi Val	455,900	437,800	-4.0	6,886	7,025	139	2.0	1.51	1.60
Apartment	300,000	316,300	5.4	5,527	6,168	640	11.6	1.84	1.95
Comm/Ind: Lo Val	150,000	154,000	2.7	4,595	4,968	373	8.1	3.06	3.23
Comm/Ind: Med Val	300,000	307,900	2.6	10,631	11,421	789	7.4	3.54	3.71
Comm/Ind: Hi Val	1,000,000	1,026,400	2.6	38,800	41,545	2,745	7.1	3.88	4.05

Hennepin County

Spring Park city

<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	85,924	80,343	-5,581	-6.5	1,156	1,106	-50	-4.3	1.35	1.38
Res Non-Hm: exis	48,589	50,937	2,348	4.8	668	723	55	8.2	1.37	1.42
Apartments: exis	43,257	43,975	718	1.7	711	746	35	4.9	1.64	1.70
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	6,354	5,794	-560	-8.8	99	94	-5	-5.0	1.56	1.63
Com/Ind: Lo: exi	4,015	4,015	0	0.0	118	121	4	3.1	2.93	3.02
Com/Ind Hi: exis	24,131	24,046	-86	-0.4	931	957	26	2.8	3.86	3.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	836	833	-3	-0.4	32	33	1	2.8	3.86	3.98
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	76	76	0.0	0	1	1	0.0	0.00	1.38
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.42
Total	213,106	210,019	-3,087	-1.4	3,715	3,781	67	1.8	1.74	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	2,532	2,497	-36	-1.4	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	71	75	4	5.3	City/Town	40.23	42.29	0.00	0.00
(-) FD Contrib Tax Cap	224	223	-1	-0.6	School District	18.13	19.08	15.07	15.11
(=) Taxable Tax Capacity	2,237	2,199	-38	-1.7	Special District	11.82	12.34	0.00	0.00
FD Distrib Tax Cap	128	124	-4	-3.5	Total	119.43	123.59	15.07	15.11

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	241,100	225,400	-6.5	3,057	2,917	-140	-4.6	1.27	1.29
Res Hmstd:Avg Val	361,500	338,000	-6.5	4,806	4,604	-202	-4.2	1.33	1.36
Res Hmstd: Hi Val	481,900	450,600	-6.5	6,481	6,250	-232	-3.6	1.34	1.39
Res Hmstd: Ex-Hi Val	723,000	676,000	-6.5	10,390	9,920	-471	-4.5	1.44	1.47
Apartment	300,000	305,000	1.7	4,931	5,173	242	4.9	1.64	1.7
Comm/Ind: Lo Val	150,000	149,500	-0.3	4,396	4,519	123	2.8	2.93	3.02
Comm/Ind: Med Val	300,000	298,900	-0.4	10,182	10,460	278	2.7	3.39	3.5
Comm/Ind: Hi Val	1,000,000	996,400	-0.4	37,184	38,219	1,035	2.8	3.72	3.84

Hennepin County

Tonka Bay city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	378,364	354,228	-24,137	-6.4	5,281	5,081	-200	-3.8	1.40	1.43
Res Non-Hm: exis	97,963	107,427	9,464	9.7	1,427	1,602	175	12.3	1.46	1.49
Apartments: exis	470	0	-470	-100.0	7	0	-7	-100.0	1.55	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	9,591	7,830	-1,761	-18.4	144	119	-25	-17.1	1.50	1.52
Com/Ind: Lo: exi	1,424	1,280	-144	-10.1	42	40	-2	-4.6	2.93	3.11
Com/Ind Hi: exis	6,379	5,862	-517	-8.1	244	238	-6	-2.6	3.82	4.05
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,122	1,116	-5	-0.5	43	45	2	5.5	3.82	4.05
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1,248	1,248	0.0	0	18	18	0.0	0.00	1.43
All other NewCon	0	1,223	1,223	0.0	0	18	18	0.0	0.00	1.49
Total	495,313	480,214	-15,099	-3.0	7,187	7,161	-26	-0.4	1.45	1.49

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	5,591	5,401	-191	-3.4	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	18.88	19.58	0.00	0.00
(-) FD Contrib Tax Cap	77	86	9	11.6	School District	24.50	24.34	24.61	27.01
(=) Taxable Tax Capacity	5,514	5,315	-200	-3.6	Special District	11.82	12.34	0.00	0.00
FD Distrib Tax Cap	42	42	0	-0.7	Total	104.45	106.14	24.61	27.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	462,800	433,300	-6.4	5,973	5,769	-204	-3.4	1.29	1.33	
Res Hmstd: Avg Val	693,800	649,500	-6.4	9,460	9,045	-416	-4.4	1.36	1.39	
Res Hmstd: Hi Val	924,800	865,800	-6.4	13,045	12,498	-546	-4.2	1.41	1.44	
Res Hmstd: Ex-Hi Val	1,387,600	1,299,100	-6.4	20,226	19,417	-808	-4.0	1.46	1.49	
Apartment	300,000	0	#####	4,655	0	-4,655	#####	1.55	#####	
Comm/Ind: Lo Val	150,000	137,800	-8.1	4,393	4,282	-111	-2.5	2.93	3.11	
Comm/Ind: Med Val	300,000	275,700	-8.1	10,128	9,756	-371	-3.7	3.38	3.54	
Comm/Ind: Hi Val	1,000,000	918,900	-8.1	36,889	35,828	-1,061	-2.9	3.69	3.9	

Hennepin County

Wayzata city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	659,193	639,783	-19,410	-2.9	9,542	9,355	-188	-2.0	1.45	1.46
Res Non-Hm: exis	356,460	346,574	-9,886	-2.8	5,465	5,395	-70	-1.3	1.53	1.56
Apartments: exis	34,423	40,191	5,768	16.8	559	661	101	18.1	1.63	1.64
Low-inc Apts: ex	5,289	5,349	60	1.1	53	55	1	2.4	1.01	1.02
Seasnl Rec: exis	8,909	2,663	-6,246	-70.1	146	47	-99	-67.8	1.64	1.77
Com/Ind: Lo: exi	22,052	22,006	-45	-0.2	644	655	11	1.8	2.92	2.98
Com/Ind Hi: exis	274,652	281,384	6,733	2.5	10,484	10,947	462	4.4	3.82	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,481	8,711	230	2.7	324	339	15	4.7	3.82	3.89
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	10,490	10,490	0.0	0	153	153	0.0	0.00	1.46
All other NewCon	0	16,237	16,237	0.0	0	395	395	0.0	0.00	2.43
Total	1,369,459	1,373,389	3,930	0.3	27,218	28,001	783	2.9	1.99	2.04

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	17,940	18,102	163	0.9	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	425	414	-11	-2.6	City/Town	26.04	26.30	1.55	1.54
(-) FD Contrib Tax Cap	2,222	2,236	14	0.6	School District	25.19	24.42	20.54	21.63
(=) Taxable Tax Capacity	15,293	15,452	160	1.0	Special District	11.82	12.34	0.00	0.00
FD Distrib Tax Cap	101	103	3	2.6	Total	112.30	112.94	22.09	23.17

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	422,700	410,300	-12,400	-2.9	5,681	5,581	-100	-1.8	1.34	1.36
Res Hmstd: Avg Val	633,800	615,100	-18,700	-3.0	8,893	8,697	-196	-2.2	1.40	1.41
Res Hmstd: Hi Val	844,900	820,000	-24,900	-2.9	12,323	12,065	-258	-2.1	1.46	1.47
Res Hmstd: Ex-Hi Val	1,267,600	1,230,300	-37,300	-2.9	19,190	18,808	-383	-2.0	1.51	1.53
Apartment	300,000	350,300	50,300	16.8	4,874	5,757	883	18.1	1.62	1.64
Comm/Ind: Lo Val	150,000	153,700	3,700	2.5	4,378	4,608	230	5.3	2.92	3
Comm/Ind: Med Val	300,000	307,400	7,400	2.5	10,104	10,587	483	4.8	3.37	3.44
Comm/Ind: Hi Val	1,000,000	1,024,500	24,500	2.5	36,827	38,486	1,658	4.5	3.68	3.76

Hennepin County

Medicine Lake city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	56,881	57,025	144	0.3	861	854	-7	-0.8	1.51	1.50
Res Non-Hm: exis	8,908	10,282	1,374	15.4	137	156	18	13.3	1.54	1.51
Apartments: exis	1,349	1,469	120	8.9	24	26	2	7.3	1.78	1.76
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,035	991	-44	-4.2	31	30	-1	-3.1	3.01	3.05
Com/Ind Hi: exis	829	829	0	0.0	33	33	0	1.2	3.94	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	180	178	-2	-0.9	7	7	0	0.3	3.94	3.99
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	174	174	0.0	0	3	3	0.0	0.00	1.50
All other NewCon	0	45	45	0.0	0	1	1	0.0	0.00	1.51
Total	69,182	70,994	1,812	2.6	1,093	1,109	16	1.4	1.58	1.56

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	737	757	20	2.7	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	40.70	37.51	0.00	0.00
(-) FD Contrib Tax Cap	11	12	1	5.6	School District	25.21	24.44	20.57	21.64
(=) Taxable Tax Capacity	726	746	20	2.7	Special District	10.89	11.28	0.00	0.00
FD Distrib Tax Cap	17	19	2	9.3	Total	126.06	123.10	20.57	21.64

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	351,300	352,200		0.3	5,080	5,030	-51	-1.0	1.45	1.43
Res Hmstd:Avg Val	526,700	528,000		0.2	7,807	7,728	-79	-1.0	1.48	1.46
Res Hmstd: Hi Val	702,100	703,900		0.3	10,932	10,816	-116	-1.1	1.56	1.54
Res Hmstd: Ex-Hi Val	1,053,300	1,056,000		0.3	17,188	16,996	-192	-1.1	1.63	1.61
Apartment	300,000	326,700		8.9	5,344	5,734	390	7.3	1.78	1.76
Comm/Ind: Lo Val	150,000	150,000		0.0	4,514	4,569	55	1.2	3.01	3.05
Comm/Ind: Med Val	300,000	300,000		0.0	10,430	10,553	123	1.2	3.48	3.52
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	38,036	38,477	441	1.2	3.80	3.85

Hennepin County

Woodland city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	205,513	182,754	-22,759	-11.1	2,789	2,568	-221	-7.9	1.36	1.41
Res Non-Hm: exis	53,967	66,612	12,645	23.4	750	956	206	27.5	1.39	1.43
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	679	649	-30	-4.4	8	8	0	-2.6	1.15	1.17
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	314	311	-3	-0.9	10	10	0	0.9	3.21	3.27
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	244	244	0.0	0	3	3	0.0	0.00	1.41
All other NewCon	0	1,523	1,523	0.0	0	22	22	0.0	0.00	1.43
Total	260,472	252,092	-8,380	-3.2	3,557	3,567	10	0.3	1.37	1.41

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	3,030	2,941	-89	-2.9	County	49.25	49.87	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	10.57	11.47	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.50	24.34	24.61	27.01	
(=) Taxable Tax Capacity	3,030	2,941	-89	-2.9	Special District	11.82	12.34	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	96.14	98.03	24.61	27.01	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	874,400	777,600	-11.1	11,458	10,403	-1,055	-9.2	1.31	1.34
Res Hmstd:Avg Val	1,310,900	1,165,700	-11.1	17,777	16,207	-1,571	-8.8	1.36	1.39
Res Hmstd: Hi Val	1,747,400	1,553,900	-11.1	24,097	22,012	-2,085	-8.7	1.38	1.42
Res Hmstd: Ex-Hi Val	2,621,800	2,331,500	-11.1	36,757	33,640	-3,116	-8.5	1.40	1.44

Hennepin County

Bloomington city

<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	5,099,374	4,928,836	-170,538	-3.3	72,115	72,509	394	0.5	1.41	1.47
Res Non-Hm: exis	507,244	524,371	17,127	3.4	8,030	8,696	666	8.3	1.58	1.66
Apartments: exis	653,959	666,235	12,277	1.9	12,223	13,023	799	6.5	1.87	1.95
Low-inc Apts: ex	65,923	63,608	-2,315	-3.5	759	765	6	0.8	1.15	1.20
Seasnl Rec: exis	123	0	-123	-100.0	2	0	-2	-100.0	1.48	0.00
Com/Ind: Lo: exi	116,581	116,946	365	0.3	3,614	3,774	160	4.4	3.10	3.23
Com/Ind Hi: exis	3,433,905	3,386,322	-47,583	-1.4	139,691	143,438	3,748	2.7	4.07	4.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	84,908	87,092	2,184	2.6	3,452	3,686	233	6.8	4.07	4.23
Ag HGA: Exist	155	151	-4	-2.6	2	2	0	1.0	1.33	1.38
Ag Hmstd Land	60	130	70	115.6	0	1	0	157.6	0.37	0.44
Ag Non-Hmstd	247	312	66	26.5	3	4	1	32.8	1.34	1.40
ResHmstd: NewCon	0	11,197	11,197	0.0	0	165	165	0.0	0.00	1.47
All other NewCon	0	75,101	75,101	0.0	0	2,487	2,487	0.0	0.00	3.31
Total	9,962,480	9,860,301	-102,178	-1.0	239,893	248,551	8,658	3.6	2.41	2.52

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	132,435	131,469	-966	-0.7	County	49.25	49.87	0.00	0.00	
(-) TIF Tax Capacity	9,890	16,874	6,984	70.6	City/Town	45.06	48.63	0.00	0.00	
(-) FD Contrib Tax Cap	27,315	23,362	-3,952	-14.5	School District	26.53	28.14	19.90	20.12	
(=) Taxable Tax Capacity	95,231	91,233	-3,998	-4.2	Special District	12.81	13.64	0.00	0.00	
FD Distrib Tax Cap	8,704	8,107	-597	-6.9	Total	133.65	140.27	19.90	20.12	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	136,900	132,300	-3.4	1,769	1,767	-2	-0.1	1.29	1.34
Res Hmstd:Avg Val	205,300	198,400	-3.4	2,902	2,910	9	0.3	1.41	1.47
Res Hmstd: Hi Val	273,700	264,500	-3.4	4,034	4,054	20	0.5	1.47	1.53
Res Hmstd: Ex-Hi Val	410,600	396,900	-3.3	6,301	6,345	44	0.7	1.53	1.6
Apartment	300,000	305,600	1.9	5,609	5,973	365	6.5	1.87	1.95
Comm/Ind: Lo Val	150,000	147,900	-1.4	4,651	4,772	122	2.6	3.10	3.23
Comm/Ind: Med Val	300,000	295,800	-1.4	10,752	11,015	264	2.5	3.58	3.72
Comm/Ind: Hi Val	1,000,000	986,100	-1.4	39,224	40,252	1,028	2.6	3.92	4.08

Hennepin County

New Hope city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	762,793	772,981	10,188	1.3	12,115	12,589	475	3.9	1.59	1.63
Res Non-Hm: exis	66,825	73,834	7,009	10.5	1,236	1,388	153	12.4	1.85	1.88
Apartments: exis	169,599	173,090	3,491	2.1	3,699	3,854	156	4.2	2.18	2.23
Low-inc Apts: ex	15,220	15,498	278	1.8	206	214	8	4.0	1.35	1.38
Seasnl Rec: exis	37	47	10	27.0	1	1	0	29.7	1.60	1.63
Com/Ind: Lo: exi	31,104	30,743	-361	-1.2	1,044	1,058	14	1.4	3.36	3.44
Com/Ind Hi: exis	279,071	265,573	-13,498	-4.8	12,214	11,921	-293	-2.4	4.38	4.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,281	7,944	-337	-4.1	362	357	-6	-1.6	4.38	4.49
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1,065	1,065	0.0	0	17	17	0.0	0.00	1.63
All other NewCon	0	1,896	1,896	0.0	0	78	78	0.0	0.00	4.10
Total	1,332,930	1,342,671	9,741	0.7	30,876	31,478	602	2.0	2.32	2.34

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	15,675	15,673	-2	0.0	County	49.25	49.81	0.00	0.00
(-) TIF Tax Capacity	367	377	10	2.8	City/Town	58.77	58.57	0.00	0.00
(-) FD Contrib Tax Cap	2,255	2,155	-101	-4.5	School District	32.30	34.66	29.64	30.35
(=) Taxable Tax Capacity	13,053	13,141	89	0.7	Special District	10.43	10.82	0.00	0.00
FD Distrib Tax Cap	3,448	3,438	-10	-0.3	Total	150.75	153.86	29.64	30.35

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,500	105,900		1.3	1,465	1,524	59	4.0	1.40	1.44
Res Hmstd: Avg Val	156,700	158,800		1.3	2,478	2,572	94	3.8	1.58	1.62
Res Hmstd: Hi Val	208,900	211,700		1.3	3,490	3,620	130	3.7	1.67	1.71
Res Hmstd: Ex-Hi Val	313,400	317,600		1.3	5,517	5,717	200	3.6	1.76	1.80
Apartment	300,000	306,200		2.1	6,542	6,818	276	4.2	2.18	2.23
Comm/Ind: Lo Val	150,000	142,700		-4.9	5,035	4,912	-122	-2.4	3.36	3.44
Comm/Ind: Med Val	300,000	285,500		-4.8	11,600	11,246	-354	-3.0	3.87	3.94
Comm/Ind: Hi Val	1,000,000	951,600		-4.8	42,235	41,145	-1,090	-2.6	4.22	4.32

Hennepin County

Maple Grove city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,936,458	4,937,723	1,265	0.0	72,613	75,826	3,213	4.4	1.47	1.54
Res Non-Hm: exis	415,242	484,667	69,425	16.7	6,668	8,109	1,441	21.6	1.61	1.67
Apartments: exis	137,450	101,654	-35,797	-26.0	2,593	1,997	-596	-23.0	1.89	1.96
Low-inc Apts: ex	22,447	24,833	2,387	10.6	263	304	41	15.7	1.17	1.23
Seasnl Rec: exis	1,264	937	-327	-25.9	21	15	-6	-26.6	1.67	1.65
Com/Ind: Lo: exi	69,587	70,713	1,126	1.6	2,186	2,299	113	5.2	3.14	3.25
Com/Ind Hi: exis	1,261,174	1,249,603	-11,571	-0.9	51,703	52,879	1,176	2.3	4.10	4.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	94,097	98,308	4,211	4.5	3,850	4,150	300	7.8	4.09	4.22
Ag HGA: Exist	1,216	1,402	186	15.3	18	22	4	20.0	1.48	1.54
Ag Hmstd Land	2,684	2,603	-82	-3.0	16	16	0	-0.8	0.59	0.60
Ag Non-Hmstd	43,866	26,788	-17,078	-38.9	568	355	-213	-37.6	1.29	1.32
ResHmstd: NewCon	0	50,355	50,355	0.0	0	773	773	0.0	0.00	1.54
All other NewCon	0	18,854	18,854	0.0	0	450	450	0.0	0.00	2.38
Total	6,985,485	7,068,439	82,954	1.2	140,499	147,195	6,697	4.8	2.01	2.08

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	81,041	81,829	789	1.0	County	49.25	49.85	0.00	0.00	
(-) TIF Tax Capacity	315	301	-14	-4.6	City/Town	42.08	42.12	0.00	0.00	
(-) FD Contrib Tax Cap	11,534	10,652	-882	-7.7	School District	27.66	29.30	26.31	30.18	
(=) Taxable Tax Capacity	69,192	70,877	1,685	2.4	Special District	10.28	10.73	0.00	0.00	
FD Distrib Tax Cap	6,371	5,906	-466	-7.3	Total	129.27	132.01	26.31	30.18	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	161,200	161,200	0.0	2,214	2,314	100	4.5	1.37	1.44	
Res Hmstd: Avg Val	241,600	241,700	0.0	3,558	3,716	157	4.4	1.47	1.54	
Res Hmstd: Hi Val	322,100	322,200	0.0	4,904	5,117	213	4.3	1.52	1.59	
Res Hmstd: Ex-Hi Val	483,200	483,300	0.0	7,517	7,839	321	4.3	1.56	1.62	
Apartment	300,000	221,900	-26.0	5,637	4,331	-1,305	-23.2	1.88	1.95	
Comm/Ind: Lo Val	150,000	148,600	-0.9	4,702	4,814	112	2.4	3.13	3.24	
Comm/Ind: Med Val	300,000	297,200	-0.9	10,841	11,069	229	2.1	3.61	3.72	
Comm/Ind: Hi Val	1,000,000	990,800	-0.9	39,486	40,331	845	2.1	3.95	4.07	

Hennepin County

Medina city

<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	884,580	883,612	-968	-0.1	11,668	12,066	398	3.4	1.32	1.37
Res Non-Hm: exis	120,299	143,555	23,256	19.3	1,680	2,060	380	22.6	1.40	1.44
Apartments: exis	2,723	2,723	0	0.0	42	43	1	1.7	1.55	1.58
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	163	163	0	0.0	3	3	0	1.6	1.82	1.85
Com/Ind: Lo: exi	19,308	19,390	82	0.4	550	575	25	4.5	2.85	2.96
Com/Ind Hi: exis	111,207	102,791	-8,415	-7.6	4,122	3,977	-145	-3.5	3.71	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,886	12,788	1,902	17.5	402	495	93	23.1	3.69	3.87
Ag HGA: Exist	10,924	10,095	-830	-7.6	137	131	-6	-4.1	1.25	1.30
Ag Hmstd Land	19,597	21,070	1,473	7.5	99	107	9	8.8	0.50	0.51
Ag Non-Hmstd	61,008	55,844	-5,164	-8.5	655	611	-44	-6.7	1.07	1.09
ResHmstd: NewCon	0	14,895	14,895	0.0	0	203	203	0.0	0.00	1.37
All other NewCon	0	7,033	7,033	0.0	0	102	102	0.0	0.00	1.45
Total	1,240,695	1,273,960	33,265	2.7	19,358	20,373	1,015	5.2	1.56	1.60

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	14,415	14,732	317	2.2	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	417	413	-4	-1.0	City/Town	24.65	25.55	0.00	0.00
(-) FD Contrib Tax Cap	988	1,087	99	10.0	School District	24.48	24.19	17.88	20.24
(=) Taxable Tax Capacity	13,010	13,232	222	1.7	Special District	8.94	9.42	0.00	0.00
FD Distrib Tax Cap	196	193	-3	-1.6	Total	107.32	109.03	17.88	20.24

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	373,700	373,300	-0.1	4,640	4,786	146	3.1	1.24	1.28
Res Hmstd:Avg Val	560,300	559,700	-0.1	7,177	7,398	221	3.1	1.28	1.32
Res Hmstd: Hi Val	746,900	746,100	-0.1	10,014	10,315	301	3.0	1.34	1.38
Res Hmstd: Ex-Hi Val	1,120,600	1,119,400	-0.1	15,696	16,159	463	2.9	1.40	1.44
Apartment	300,000	300,000	0.0	4,561	4,696	135	3.0	1.52	1.57
Comm/Ind: Lo Val	150,000	138,600	-7.6	4,235	4,099	-136	-3.2	2.82	2.96
Comm/Ind: Med Val	300,000	277,300	-7.6	9,791	9,370	-422	-4.3	3.26	3.38
Comm/Ind: Hi Val	1,000,000	924,300	-7.6	35,723	34,446	-1,277	-3.6	3.57	3.73

Hennepin County

Orono city

<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	1,747,375	1,723,265	-24,110	-1.4	21,790	22,284	493	2.3	1.25	1.29
Res Non-Hm: exis	492,614	477,566	-15,048	-3.1	6,426	6,448	22	0.3	1.30	1.35
Apartments: exis	8,186	8,548	362	4.4	116	126	10	8.9	1.41	1.47
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	37,840	35,691	-2,149	-5.7	488	467	-21	-4.2	1.29	1.31
Com/Ind: Lo: exi	9,988	9,698	-290	-2.9	274	273	-1	-0.5	2.74	2.81
Com/Ind Hi: exis	45,756	44,762	-994	-2.2	1,657	1,660	3	0.2	3.62	3.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,758	8,523	765	9.9	281	317	36	12.6	3.63	3.72
Ag HGA: Exist	879	843	-36	-4.1	10	10	0	0.3	1.12	1.17
Ag Hmstd Land	4,291	4,304	13	0.3	26	25	-1	-3.1	0.61	0.59
Ag Non-Hmstd	33,673	33,477	-196	-0.6	340	343	3	0.9	1.01	1.03
ResHmstd: NewCon	0	9,792	9,792	0.0	0	127	127	0.0	0.00	1.29
All other NewCon	0	11,032	11,032	0.0	0	179	179	0.0	0.00	1.63
Total	2,388,360	2,367,502	-20,858	-0.9	31,408	32,259	851	2.7	1.32	1.36

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	26,923	26,692	-231	-0.9	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	55	58	3	6.0	City/Town	17.68	17.81	0.00	0.00
(-) FD Contrib Tax Cap	477	452	-25	-5.2	School District	21.21	21.64	15.26	18.00
(=) Taxable Tax Capacity	26,391	26,181	-210	-0.8	Special District	11.82	12.34	0.00	0.00
FD Distrib Tax Cap	221	218	-2	-1.0	Total	99.96	101.67	15.26	18.00

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	458,700	452,400	-1.4	5,285	5,414	129	2.4	1.15	1.2
Res Hmstd:Avg Val	687,800	678,300	-1.4	8,394	8,570	176	2.1	1.22	1.26
Res Hmstd: Hi Val	916,800	904,200	-1.4	11,604	11,847	243	2.1	1.27	1.31
Res Hmstd: Ex-Hi Val	1,375,600	1,356,600	-1.4	18,037	18,411	374	2.1	1.31	1.36
Apartment	300,000	313,300	4.4	4,206	4,545	339	8.1	1.40	1.45
Comm/Ind: Lo Val	150,000	146,700	-2.2	4,125	4,142	17	0.4	2.75	2.82
Comm/Ind: Med Val	300,000	293,500	-2.2	9,548	9,551	3	0.0	3.18	3.25
Comm/Ind: Hi Val	1,000,000	978,300	-2.2	34,858	34,920	62	0.2	3.49	3.57

Hennepin County

Plymouth city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
	Res Hmstd: exist	5,659,273	5,687,274	28,001	0.5	76,887	78,939	2,053	2.7	1.36
Res Non-Hm: exis	625,260	647,147	21,888	3.5	9,092	9,574	482	5.3	1.45	1.48
Apartments: exis	552,836	567,646	14,810	2.7	9,496	9,989	493	5.2	1.72	1.76
Low-inc Apts: ex	28,283	36,981	8,698	30.8	291	386	95	32.5	1.03	1.04
Seasnl Rec: exis	4,000	3,879	-121	-3.0	65	65	0	-0.4	1.63	1.68
Com/Ind: Lo: exi	86,564	86,609	46	0.1	2,565	2,639	74	2.9	2.96	3.05
Com/Ind Hi: exis	1,705,440	1,703,915	-1,525	-0.1	66,187	68,063	1,876	2.8	3.88	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	75,217	78,495	3,278	4.4	2,922	3,134	212	7.3	3.88	3.99
Ag HGA: Exist	2,264	1,965	-299	-13.2	30	26	-4	-12.5	1.31	1.32
Ag Hmstd Land	1,715	1,843	127	7.4	7	8	1	15.8	0.42	0.45
Ag Non-Hmstd	24,665	19,170	-5,495	-22.3	284	222	-63	-22.0	1.15	1.16
ResHmstd: NewCon	0	85,107	85,107	0.0	0	1,182	1,182	0.0	0.00	1.39
All other NewCon	0	41,490	41,490	0.0	0	1,058	1,058	0.0	0.00	2.55
Total	8,765,515	8,961,519	196,004	2.2	167,826	175,285	7,458	4.4	1.91	1.96

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	105,063	107,333	2,270	2.2	County	49.25	49.85	0.00	0.00
(-) TIF Tax Capacity	927	1,027	100	10.8	City/Town	29.15	29.27	0.60	0.58
(-) FD Contrib Tax Cap	13,715	14,348	633	4.6	School District	27.10	27.40	23.08	24.53
(=) Taxable Tax Capacity	90,421	91,958	1,537	1.7	Special District	11.43	11.83	0.00	0.00
FD Distrib Tax Cap	6,264	6,117	-147	-2.3	Total	116.93	118.34	23.67	25.11

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	184,400	185,300	0.5	2,351	2,415	64	2.7	1.28	1.30
Res Hmstd:Avg Val	276,500	277,900	0.5	3,743	3,842	99	2.6	1.35	1.38
Res Hmstd: Hi Val	368,600	370,400	0.5	5,135	5,267	132	2.6	1.39	1.42
Res Hmstd: Ex-Hi Val	553,000	555,700	0.5	7,930	8,137	206	2.6	1.43	1.46
Apartment	300,000	308,000	2.7	5,095	5,330	235	4.6	1.7	1.73
Comm/Ind: Lo Val	150,000	149,900	-0.1	4,468	4,595	128	2.9	2.98	3.07
Comm/Ind: Med Val	300,000	299,700	-0.1	10,306	10,592	286	2.8	3.44	3.53
Comm/Ind: Hi Val	1,000,000	999,100	-0.1	37,552	38,593	1,041	2.8	3.76	3.86

Hennepin County

Brooklyn Park city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,210,817	3,173,931	-36,887	-1.1	51,106	51,565	459	0.9	1.59	1.62
Res Non-Hm: exis	330,781	347,081	16,299	4.9	6,144	6,566	421	6.9	1.86	1.89
Apartments: exis	241,666	243,195	1,529	0.6	5,265	5,454	189	3.6	2.18	2.24
Low-inc Apts: ex	36,509	28,551	-7,958	-21.8	502	402	-100	-19.9	1.38	1.41
Seasnl Rec: exis	709	697	-12	-1.6	19	19	0	0.2	2.64	2.69
Com/Ind: Lo: exi	62,770	60,478	-2,292	-3.7	2,103	2,089	-14	-0.6	3.35	3.45
Com/Ind Hi: exis	955,842	919,469	-36,373	-3.8	41,710	41,356	-355	-0.9	4.36	4.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	47,298	47,619	321	0.7	2,063	2,126	62	3.0	4.36	4.46
Ag HGA: Exist	468	444	-24	-5.0	7	7	0	-2.4	1.57	1.61
Ag Hmstd Land	2,456	1,176	-1,280	-52.1	20	8	-12	-58.2	0.82	0.72
Ag Non-Hmstd	69,727	62,754	-6,974	-10.0	1,043	955	-88	-8.5	1.50	1.52
ResHmstd: NewCon	0	27,564	27,564	0.0	0	448	448	0.0	0.00	1.63
All other NewCon	0	21,786	21,786	0.0	0	793	793	0.0	0.00	3.64
Total	4,959,043	4,934,743	-24,299	-0.5	109,983	111,788	1,805	1.6	2.22	2.27

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	56,272	55,885	-387	-0.7	County	49.25	49.94	0.00	0.00
(-) TIF Tax Capacity	1,774	1,426	-348	-19.6	City/Town	60.93	60.38	2.79	2.85
(-) FD Contrib Tax Cap	7,935	7,411	-524	-6.6	School District	27.84	29.63	27.03	28.63
(=) Taxable Tax Capacity	46,563	47,048	486	1.0	Special District	11.52	12.10	0.00	0.00
FD Distrib Tax Cap	13,711	12,821	-890	-6.5	Total	149.55	152.05	29.82	31.49

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	109,500	108,200	-1.2	1,555	1,568	13	0.8	1.42	1.45	
Res Hmstd:Avg Val	164,200	162,300	-1.2	2,609	2,635	25	1.0	1.59	1.62	
Res Hmstd: Hi Val	218,900	216,400	-1.1	3,664	3,702	37	1.0	1.67	1.71	
Res Hmstd: Ex-Hi Val	328,400	324,600	-1.2	5,776	5,835	60	1.0	1.76	1.8	
Apartment	300,000	301,900	0.6	6,503	6,688	186	2.9	2.17	2.22	
Comm/Ind: Lo Val	150,000	144,300	-3.8	5,022	4,959	-63	-1.3	3.35	3.44	
Comm/Ind: Med Val	300,000	288,600	-3.8	11,568	11,359	-209	-1.8	3.86	3.94	
Comm/Ind: Hi Val	1,000,000	961,900	-3.8	42,118	41,502	-616	-1.5	4.21	4.31	

Hennepin County

Greenwood city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	200,124	189,247	-10,877	-5.4	2,857	2,783	-75	-2.6	1.43	1.47
Res Non-Hm: exis	62,623	58,047	-4,576	-7.3	910	870	-41	-4.5	1.45	1.50
Apartments: exis	1,371	1,361	-10	-0.7	22	22	1	2.6	1.58	1.63
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4,507	4,500	-7	-0.2	67	69	2	3.2	1.49	1.54
Com/Ind: Lo: exi	1,444	1,444	0	0.0	43	45	2	5.0	2.97	3.12
Com/Ind Hi: exis	4,803	4,478	-325	-6.8	186	182	-4	-2.2	3.88	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	565	566	1	0.2	22	23	1	5.1	3.88	4.07
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	262	262	0.0	0	4	4	0.0	0.00	1.47
All other NewCon	0	588	588	0.0	0	9	9	0.0	0.00	1.49
Total	275,437	260,493	-14,945	-5.4	4,107	4,007	-101	-2.5	1.49	1.54

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	3,130	2,945	-185	-5.9	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	20.91	22.25	0.00	0.00
(-) FD Contrib Tax Cap	63	66	3	4.5	School District	24.50	24.34	24.61	27.01
(=) Taxable Tax Capacity	3,067	2,879	-188	-6.1	Special District	11.82	12.34	0.00	0.00
FD Distrib Tax Cap	16	16	0	0.4	Total	106.48	108.80	24.61	27.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	545,600	515,900		-5.4	7,273	7,050	-224	-3.1	1.33	1.37
Res Hmstd:Avg Val	818,100	773,600		-5.4	11,571	11,251	-320	-2.8	1.41	1.45
Res Hmstd: Hi Val	1,090,500	1,031,200		-5.4	15,867	15,450	-417	-2.6	1.46	1.5
Res Hmstd: Ex-Hi Val	1,636,100	1,547,200		-5.4	24,471	23,861	-610	-2.5	1.5	1.54
Apartment	300,000	297,800		-0.7	4,731	4,854	123	2.6	1.58	1.63
Comm/Ind: Lo Val	150,000	139,900		-6.7	4,457	4,365	-92	-2.1	2.97	3.12
Comm/Ind: Med Val	300,000	279,700		-6.8	10,276	9,959	-317	-3.1	3.43	3.56
Comm/Ind: Hi Val	1,000,000	932,400		-6.8	37,432	36,526	-906	-2.4	3.74	3.92

Hennepin County

Minnetonka city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,706,152	4,622,178	-83,973	-1.8	66,968	68,643	1,675	2.5	1.42	1.49
Res Non-Hm: exis	513,740	545,462	31,723	6.2	7,829	8,615	787	10.0	1.52	1.58
Apartments: exis	483,500	487,691	4,191	0.9	8,529	8,949	420	4.9	1.76	1.83
Low-inc Apts: ex	35,640	36,041	402	1.1	390	414	23	6.0	1.10	1.15
Seasnl Rec: exis	4,281	4,228	-53	-1.2	64	65	1	1.5	1.50	1.54
Com/Ind: Lo: exi	67,506	67,316	-189	-0.3	2,039	2,105	65	3.2	3.02	3.13
Com/Ind Hi: exis	1,695,255	1,672,899	-22,356	-1.3	67,097	68,288	1,191	1.8	3.96	4.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	36,488	36,695	208	0.6	1,446	1,502	57	3.9	3.96	4.09
Ag HGA: Exist	240	240	0	0.0	3	3	0	1.6	1.37	1.39
Ag Hmstd Land	153	102	-51	-33.6	1	0	0	-46.8	0.40	0.32
Ag Non-Hmstd	2,116	2,116	0	0.0	26	26	0	1.2	1.23	1.24
ResHmstd: NewCon	0	25,409	25,409	0.0	0	377	377	0.0	0.00	1.49
All other NewCon	0	35,531	35,531	0.0	0	1,146	1,146	0.0	0.00	3.22
Total	7,545,069	7,535,909	-9,160	-0.1	154,392	160,134	5,742	3.7	2.05	2.12

Tax Base

Tax Rates

						Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	93,193	93,099	-95	-0.1	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	1,840	1,896	56	3.0	City/Town	36.71	37.59	1.41	1.40
(-) FD Contrib Tax Cap	13,238	12,647	-591	-4.5	School District	27.32	28.69	19.04	21.82
(=) Taxable Tax Capacity	78,115	78,556	441	0.6	Special District	11.79	12.37	0.00	0.00
FD Distrib Tax Cap	3,613	3,501	-113	-3.1	Total	125.07	128.52	20.45	23.22

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	195,900	192,400	-1.8	2,606	2,664	58	2.2	1.33	1.38	
Res Hmstd:Avg Val	293,700	288,500	-1.8	4,139	4,233	94	2.3	1.41	1.47	
Res Hmstd: Hi Val	391,500	384,500	-1.8	5,672	5,801	129	2.3	1.45	1.51	
Res Hmstd: Ex-Hi Val	587,400	576,900	-1.8	8,821	9,001	180	2.0	1.50	1.56	
Apartment	300,000	302,600	0.9	5,304	5,564	260	4.9	1.77	1.84	
Comm/Ind: Lo Val	150,000	148,000	-1.3	4,534	4,625	91	2.0	3.02	3.12	
Comm/Ind: Med Val	300,000	296,000	-1.3	10,478	10,658	180	1.7	3.49	3.60	
Comm/Ind: Hi Val	1,000,000	986,800	-1.3	38,214	38,905	692	1.8	3.82	3.94	

Hennepin County

Shorewood city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,129,219	1,088,599	-40,620	-3.6	16,499	16,369	-130	-0.8	1.46	1.50
Res Non-Hm: exis	196,587	207,649	11,062	5.6	3,025	3,294	269	8.9	1.54	1.59
Apartments: exis	1,632	1,730	98	6.0	28	30	3	9.2	1.71	1.76
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	12,101	10,419	-1,682	-13.9	189	165	-25	-13.0	1.56	1.58
Com/Ind: Lo: exi	4,702	4,851	149	3.2	141	150	9	6.4	3.00	3.09
Com/Ind Hi: exis	40,040	40,907	867	2.2	1,569	1,650	82	5.2	3.92	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,141	6,170	29	0.5	239	248	8	3.4	3.90	4.01
Ag HGA: Exist	421	412	-9	-2.1	6	6	0	1.0	1.42	1.46
Ag Hmstd Land	46	54	8	17.0	0	0	0	20.8	0.29	0.30
Ag Non-Hmstd	50	521	471	942.0	1	6	6	961.5	1.17	1.19
ResHmstd: NewCon	0	5,639	5,639	0.0	0	85	85	0.0	0.00	1.50
All other NewCon	0	2,884	2,884	0.0	0	46	46	0.0	0.00	1.59
Total	1,390,938	1,369,834	-21,105	-1.5	21,696	22,049	353	1.6	1.56	1.61

Tax Base

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	15,133	14,885	-248	-1.6	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	31.57	32.71	0.00	0.00
(-) FD Contrib Tax Cap	393	394	0	0.1	School District	24.18	24.11	24.17	26.51
(=) Taxable Tax Capacity	14,739	14,491	-248	-1.7	Special District	11.77	12.36	0.00	0.00
FD Distrib Tax Cap	369	374	6	1.6	Total	116.78	119.05	24.17	26.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	314,600	303,300	-3.6	4,330	4,297	-33	-0.8	1.38	1.42	
Res Hmstd:Avg Val	471,700	454,700	-3.6	6,649	6,619	-30	-0.4	1.41	1.46	
Res Hmstd: Hi Val	628,800	606,200	-3.6	9,239	9,140	-99	-1.1	1.47	1.51	
Res Hmstd: Ex-Hi Val	943,400	909,500	-3.6	14,592	14,458	-134	-0.9	1.55	1.59	
Apartment	300,000	318,000	6.0	5,104	5,575	471	9.2	1.70	1.75	
Comm/Ind: Lo Val	150,000	153,200	2.1	4,493	4,762	269	6.0	3	3.11	
Comm/Ind: Med Val	300,000	306,500	2.2	10,363	10,939	576	5.6	3.45	3.57	
Comm/Ind: Hi Val	1,000,000	1,021,700	2.2	37,755	39,758	2,002	5.3	3.78	3.89	

Hennepin County

Independence city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	421,754	407,338	-14,416	-3.4	5,665	5,618	-47	-0.8	1.34	1.38
Res Non-Hm: exis	56,725	56,383	-342	-0.6	804	817	13	1.7	1.42	1.45
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4,286	4,178	-108	-2.5	63	63	0	-0.4	1.48	1.51
Com/Ind: Lo: exi	5,857	6,110	253	4.3	171	184	13	7.5	2.92	3.01
Com/Ind Hi: exis	11,846	11,766	-80	-0.7	453	465	12	2.5	3.82	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,940	8,397	458	5.8	307	334	27	8.8	3.87	3.98
Ag HGA: Exist	28,254	26,798	-1,456	-5.2	367	355	-12	-3.4	1.30	1.32
Ag Hmstd Land	33,166	40,102	6,936	20.9	160	208	47	29.4	0.48	0.52
Ag Non-Hmstd	31,638	37,220	5,581	17.6	372	450	79	21.2	1.17	1.21
ResHmstd: NewCon	0	2,684	2,684	0.0	0	37	37	0.0	0.00	1.38
All other NewCon	0	2,371	2,371	0.0	0	34	34	0.0	0.00	1.44
Total	601,467	603,347	1,881	0.3	8,363	8,565	202	2.4	1.39	1.42

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	6,144	6,111	-33	-0.5	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.94	37.13	0.00	0.00
(-) FD Contrib Tax Cap	193	196	3	1.4	School District	23.19	24.16	16.39	17.18
(=) Taxable Tax Capacity	<u>5,951</u>	<u>5,915</u>	<u>-36</u>	<u>-0.6</u>	Special District	<u>8.70</u>	<u>9.17</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	217	200	-17	-7.7	Total	117.08	120.33	16.39	17.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	266,600	257,500	-3.4	3,403	3,372	-31	-0.9	1.28	1.31	
Res Hmstd:Avg Val	399,800	386,100	-3.4	5,321	5,280	-42	-0.8	1.33	1.37	
Res Hmstd: Hi Val	532,900	514,700	-3.4	7,209	7,122	-86	-1.2	1.35	1.38	
Res Hmstd: Ex-Hi Val	799,500	772,200	-3.4	11,547	11,438	-109	-0.9	1.44	1.48	
Comm/Ind: Lo Val	150,000	149,000	-0.7	4,384	4,488	104	2.4	2.92	3.01	
Comm/Ind: Med Val	300,000	298,000	-0.7	10,146	10,376	230	2.3	3.38	3.48	
Comm/Ind: Hi Val	1,000,000	993,200	-0.7	37,040	37,896	857	2.3	3.70	3.82	

Hennepin County

Greenfield city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	261,287	244,405	-16,882	-6.5	3,880	3,689	-191	-4.9	1.48	1.51
Res Non-Hm: exis	39,149	37,579	-1,569	-4.0	647	634	-12	-1.9	1.65	1.69
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	61	58	-3	-4.9	1	1	0	-1.3	1.27	1.31
Com/Ind: Lo: exi	6,089	6,315	226	3.7	189	202	13	6.9	3.10	3.19
Com/Ind Hi: exis	22,497	21,193	-1,304	-5.8	921	893	-28	-3.0	4.09	4.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,527	7,532	5	0.1	306	315	9	2.8	4.07	4.18
Ag HGA: Exist	10,513	9,505	-1,009	-9.6	149	136	-13	-8.9	1.42	1.43
Ag Hmstd Land	21,912	26,578	4,666	21.3	135	181	46	33.8	0.62	0.68
Ag Non-Hmstd	13,501	14,190	689	5.1	190	201	11	6.0	1.41	1.42
ResHmstd: NewCon	0	1,814	1,814	0.0	0	27	27	0.0	0.00	1.51
All other NewCon	0	171	171	0.0	0	3	3	0.0	0.00	1.64
Total	382,536	369,340	-13,196	-3.4	6,417	6,281	-136	-2.1	1.68	1.70

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	4,015	3,835	-179	-4.5	County	49.25	49.87	0.00	0.00	
(-) TIF Tax Capacity	102	0	-102	-100.0	City/Town	35.92	37.76	0.00	0.00	
(-) FD Contrib Tax Cap	268	260	-8	-2.9	School District	46.33	45.23	12.04	13.97	
(=) Taxable Tax Capacity	3,645	3,576	-70	-1.9	Special District	8.37	8.84	0.00	0.00	
FD Distrib Tax Cap	203	203	0	-0.2	Total	139.87	141.70	12.04	13.97	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	212,000	198,300	-6.5	2,967	2,812	-154	-5.2	1.4	1.42	
Res Hmstd: Avg Val	317,900	297,400	-6.4	4,709	4,481	-227	-4.8	1.48	1.51	
Res Hmstd: Hi Val	423,700	396,300	-6.5	6,437	6,147	-290	-4.5	1.52	1.55	
Res Hmstd: Ex-Hi Val	635,700	594,600	-6.5	10,132	9,591	-540	-5.3	1.59	1.61	
Comm/Ind: Lo Val	150,000	141,300	-5.8	4,622	4,480	-142	-3.1	3.08	3.17	
Comm/Ind: Med Val	300,000	282,600	-5.8	10,725	10,300	-425	-4.0	3.57	3.64	
Comm/Ind: Hi Val	1,000,000	942,000	-5.8	39,204	37,871	-1,334	-3.4	3.92	4.02	

Hennepin County

Corcoran city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	437,239	399,237	-38,002	-8.7	6,663	6,179	-484	-7.3	1.52	1.55
Res Non-Hm: exis	47,148	47,974	826	1.8	813	855	42	5.2	1.72	1.78
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,278	2,285	7	0.3	45	46	1	2.7	1.96	2.01
Com/Ind: Lo: exi	9,326	9,190	-136	-1.5	294	300	5	1.8	3.16	3.26
Com/Ind Hi: exis	24,854	24,971	116	0.5	1,030	1,067	37	3.5	4.14	4.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,278	16,317	39	0.2	677	701	23	3.5	4.16	4.29
Ag HGA: Exist	24,682	22,928	-1,755	-7.1	368	348	-20	-5.5	1.49	1.52
Ag Hmstd Land	51,618	60,729	9,111	17.7	338	422	84	24.8	0.65	0.69
Ag Non-Hmstd	32,996	30,472	-2,523	-7.6	472	450	-22	-4.6	1.43	1.48
ResHmstd: NewCon	0	1,037	1,037	0.0	0	16	16	0.0	0.00	1.55
All other NewCon	0	288	288	0.0	0	4	4	0.0	0.00	1.50
Total	646,419	615,427	-30,991	-4.8	10,700	10,388	-312	-2.9	1.66	1.69

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	6,565	6,177	-388	-5.9	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	202	0	-202	-100.0	City/Town	46.21	49.94	0.00	0.00
(-) FD Contrib Tax Cap	396	385	-12	-3.0	School District	38.81	37.72	14.62	15.54
(=) Taxable Tax Capacity	5,967	5,792	-175	-2.9	Special District	8.37	8.84	0.00	0.00
FD Distrib Tax Cap	448	465	17	3.7	Total	142.64	146.37	14.62	15.54

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	193,300	176,500		-8.7	2,757	2,545	-212	-7.7	1.43	1.44
Res Hmstd:Avg Val	289,900	264,700		-8.7	4,400	4,089	-311	-7.1	1.52	1.54
Res Hmstd: Hi Val	386,400	352,800		-8.7	6,042	5,632	-410	-6.8	1.56	1.6
Res Hmstd: Ex-Hi Val	579,700	529,300		-8.7	9,401	8,677	-724	-7.7	1.62	1.64
Comm/Ind: Lo Val	150,000	150,700		0.5	4,705	4,878	173	3.7	3.14	3.24
Comm/Ind: Med Val	300,000	301,400		0.5	10,906	11,294	388	3.6	3.64	3.75
Comm/Ind: Hi Val	1,000,000	1,004,700		0.5	39,842	41,238	1,396	3.5	3.98	4.10

Hennepin County

Minnetrissa city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	884,700	861,127	-23,573	-2.7	11,650	11,415	-234	-2.0	1.32	1.33
Res Non-Hm: exis	227,894	225,708	-2,187	-1.0	3,222	3,232	10	0.3	1.41	1.43
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	20,113	19,125	-988	-4.9	275	266	-8	-3.1	1.37	1.39
Com/Ind: Lo: exi	2,327	2,307	-20	-0.9	68	69	1	0.8	2.93	2.98
Com/Ind Hi: exis	5,981	5,993	12	0.2	230	234	5	2.0	3.84	3.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,766	8,776	10	0.1	334	341	7	2.0	3.81	3.88
Ag HGA: Exist	12,641	11,481	-1,160	-9.2	173	155	-18	-10.5	1.37	1.35
Ag Hmstd Land	17,598	19,655	2,057	11.7	93	112	19	20.8	0.53	0.57
Ag Non-Hmstd	42,569	45,050	2,480	5.8	500	537	37	7.3	1.18	1.19
ResHmstd: NewCon	0	8,221	8,221	0.0	0	109	109	0.0	0.00	1.33
All other NewCon	0	10,128	10,128	0.0	0	146	146	0.0	0.00	1.44
Total	1,222,590	1,217,571	-5,020	-0.4	16,545	16,616	72	0.4	1.35	1.36

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	12,895	12,827	-68	-0.5	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	29.57	29.74	0.00	0.00
(-) FD Contrib Tax Cap	122	123	1	0.7	School District	24.36	24.60	14.99	14.57
(=) Taxable Tax Capacity	12,773	12,704	-69	-0.5	Special District	9.95	10.46	0.00	0.00
FD Distrib Tax Cap	315	342	27	8.7	Total	113.13	114.67	14.99	14.57

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	299,900	291,900	-2.7	3,726	3,647	-79	-2.1	1.24	1.25
Res Hmstd:Avg Val	449,700	437,700	-2.7	5,761	5,657	-104	-1.8	1.28	1.29
Res Hmstd: Hi Val	599,400	583,400	-2.7	7,960	7,779	-181	-2.3	1.33	1.33
Res Hmstd: Ex-Hi Val	899,300	875,300	-2.7	12,651	12,389	-262	-2.1	1.41	1.42
Comm/Ind: Lo Val	150,000	150,300	0.2	4,282	4,386	105	2.4	2.85	2.92
Comm/Ind: Med Val	300,000	300,600	0.2	9,916	10,158	242	2.4	3.31	3.38
Comm/Ind: Hi Val	1,000,000	1,002,000	0.2	36,207	37,092	885	2.4	3.62	3.70

Hennepin County

Eden Prairie city

<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	5,470,916	5,415,877	-55,039	-1.0	76,355	75,920	-435	-0.6	1.40	1.40
Res Non-Hm: exis	566,313	609,453	43,141	7.6	8,430	9,118	688	8.2	1.49	1.50
Apartments: exis	455,964	516,154	60,189	13.2	7,901	8,990	1,089	13.8	1.73	1.74
Low-inc Apts: ex	34,702	37,183	2,481	7.1	370	398	27	7.4	1.07	1.07
Seasnl Rec: exis	11,838	11,813	-25	-0.2	236	238	1	0.5	2.00	2.01
Com/Ind: Lo: exi	73,010	71,516	-1,494	-2.0	2,187	2,182	-5	-0.2	2.99	3.05
Com/Ind Hi: exis	1,793,117	1,789,150	-3,966	-0.2	70,527	71,710	1,183	1.7	3.93	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	69,312	72,158	2,846	4.1	2,726	2,888	162	5.9	3.93	4.00
Ag HGA: Exist	1,320	1,357	37	2.8	18	19	1	3.4	1.36	1.37
Ag Hmstd Land	1,103	1,178	75	6.8	6	6	1	9.0	0.52	0.53
Ag Non-Hmstd	4,613	4,641	28	0.6	57	58	0	0.9	1.24	1.25
ResHmstd: NewCon	0	21,444	21,444	0.0	0	301	301	0.0	0.00	1.40
All other NewCon	0	68,150	68,150	0.0	0	2,432	2,432	0.0	0.00	3.57
Total	8,482,207	8,620,073	137,865	1.6	168,813	174,258	5,445	3.2	1.99	2.02

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	103,995	106,098	2,103	2.0	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	2,990	3,138	148	4.9	City/Town	34.32	34.44	1.46	1.22
(-) FD Contrib Tax Cap	14,637	14,733	96	0.7	School District	28.89	27.91	16.66	17.10
(=) Taxable Tax Capacity	86,368	88,228	1,860	2.2	Special District	11.72	12.49	0.00	0.00
FD Distrib Tax Cap	5,076	4,628	-448	-8.8	Total	124.18	124.72	18.12	18.31

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	206,300	204,200	-1.0	2,704	2,685	-18	-0.7	1.31	1.32
Res Hmstd:Avg Val	309,300	306,200	-1.0	4,285	4,259	-26	-0.6	1.39	1.39
Res Hmstd: Hi Val	412,200	408,100	-1.0	5,864	5,831	-33	-0.6	1.42	1.43
Res Hmstd: Ex-Hi Val	618,500	612,300	-1.0	9,169	9,108	-61	-0.7	1.48	1.49
Apartment	300,000	339,600	13.2	5,200	5,916	716	13.8	1.73	1.74
Comm/Ind: Lo Val	150,000	149,700	-0.2	4,493	4,566	72	1.6	3	3.05
Comm/Ind: Med Val	300,000	299,300	-0.2	10,394	10,555	161	1.5	3.46	3.53
Comm/Ind: Hi Val	1,000,000	997,800	-0.2	37,931	38,534	603	1.6	3.79	3.86

Hennepin County

Chanhassen city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	23	23	0	0.0	0	0	0	2.4	0.94	0.97
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,650	1,640	-10	-0.6	49	49	0	-0.1	2.95	2.97
Com/Ind Hi: exis	65,819	62,213	-3,606	-5.5	2,552	2,424	-128	-5.0	3.88	3.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	227	214	-13	-5.9	9	8	0	-5.4	3.88	3.90
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	333	333	0.0	0	13	13	0.0	0.00	3.87
Total	67,719	64,423	-3,296	-4.9	2,609	2,494	-115	-4.4	3.85	3.87

Tax Base

Tax Rates

	Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	1,346	1,280	-66	-4.9	County	49.25	49.87		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.34	27.18		1.39	1.33
(-) FD Contrib Tax Cap	552	460	-92	-16.7	School District	28.97	27.77		16.49	16.74
(=) Taxable Tax Capacity	794	820	26	3.3	Special District	11.57	12.42		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	118.14	117.24		17.88	18.07

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	15,300	15,300	0.0	136	135	-1	-0.4	0.89	0.88
Res Hmstd:Avg Val	23,000	23,000	0.0	204	203	-1	-0.4	0.89	0.88
Res Hmstd: Hi Val	30,700	30,700	0.0	273	271	-1	-0.4	0.89	0.88
Res Hmstd: Ex-Hi Val	46,000	46,000	0.0	408	407	-2	-0.4	0.89	0.88
Comm/Ind: Lo Val	150,000	141,800	-5.5	4,428	4,208	-221	-5.0	2.95	2.97
Comm/Ind: Med Val	300,000	283,600	-5.5	10,244	9,656	-588	-5.7	3.41	3.40
Comm/Ind: Hi Val	1,000,000	945,200	-5.5	37,382	35,433	-1,949	-5.2	3.74	3.75

Hennepin County

Dayton city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	292,575	288,341	-4,234	-1.4	4,903	4,766	-137	-2.8	1.68	1.65
Res Non-Hm: exis	36,365	33,384	-2,981	-8.2	694	633	-61	-8.8	1.91	1.90
Apartments: exis	252	252	0	0.0	6	6	0	0.8	2.32	2.34
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	3,539	3,540	1	0.0	76	76	0	0.0	2.15	2.15
Com/Ind: Lo: exi	10,814	10,931	117	1.1	359	373	14	3.8	3.32	3.41
Com/Ind Hi: exis	43,642	42,539	-1,103	-2.5	1,891	1,904	13	0.7	4.33	4.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,714	7,574	-140	-1.8	335	335	0	0.0	4.34	4.42
Ag HGA: Exist	9,521	8,144	-1,376	-14.5	155	130	-26	-16.4	1.63	1.59
Ag Hmstd Land	19,729	22,690	2,961	15.0	129	171	41	31.9	0.66	0.75
Ag Non-Hmstd	25,402	24,464	-938	-3.7	387	382	-4	-1.1	1.52	1.56
ResHmstd: NewCon	0	3,293	3,293	0.0	0	54	54	0.0	0.00	1.65
All other NewCon	0	711	711	0.0	0	14	14	0.0	0.00	2.01
Total	449,554	445,863	-3,690	-0.8	8,936	8,844	-92	-1.0	1.99	1.98

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,792	4,729	-63	-1.3	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	97	96	-1	-1.2	City/Town	63.92	65.51	0.00	0.00
(-) FD Contrib Tax Cap	473	489	16	3.4	School District	30.60	31.86	25.52	20.91
(=) Taxable Tax Capacity	4,222	4,145	-77	-1.8	Special District	8.60	9.07	0.00	0.00
FD Distrib Tax Cap	499	494	-4	-0.8	Total	152.37	156.31	25.52	20.91

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	155,300	153,100	-1.4	2,408	2,346	-62	-2.6	1.55	1.53
Res Hmstd: Avg Val	232,800	229,400	-1.5	3,893	3,806	-87	-2.2	1.67	1.66
Res Hmstd: Hi Val	310,300	305,800	-1.5	5,378	5,267	-111	-2.1	1.73	1.72
Res Hmstd: Ex-Hi Val	465,600	458,900	-1.4	8,283	8,133	-150	-1.8	1.78	1.77
Apartment	300,000	300,000	0.0	6,480	6,489	9	0.1	2.16	2.16
Comm/Ind: Lo Val	150,000	146,200	-2.5	4,997	4,938	-59	-1.2	3.33	3.38
Comm/Ind: Med Val	300,000	292,400	-2.5	11,532	11,379	-153	-1.3	3.84	3.89
Comm/Ind: Hi Val	1,000,000	974,700	-2.5	42,030	41,628	-402	-1.0	4.20	4.27

Hennepin County

Hanover city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	51,311	47,216	-4,096	-8.0	797	716	-81	-10.2	1.55	1.52
Res Non-Hm: exis	8,258	8,440	182	2.2	139	140	0	0.1	1.69	1.65
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	503	503	0	0.0	16	16	0	0.9	3.16	3.19
Com/Ind Hi: exis	60	60	0	0.0	3	3	0	0.9	4.17	4.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	434	435	1	0.3	18	18	0	1.2	4.17	4.21
Ag HGA: Exist	1,035	1,010	-25	-2.4	16	15	-1	-4.3	1.53	1.50
Ag Hmstd Land	815	928	113	13.9	4	5	1	14.6	0.55	0.56
Ag Non-Hmstd	2,784	2,565	-220	-7.9	41	37	-4	-9.5	1.47	1.45
ResHmstd: NewCon	0	73	73	0.0	0	1	1	0.0	0.00	1.52
All other NewCon	0	166	166	0.0	0	3	3	0.0	0.00	1.65
Total	65,200	61,395	-3,805	-5.8	1,034	953	-81	-7.8	1.59	1.55

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	640	598	-42	-6.5	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	52.40	51.95	0.00	0.00
(-) FD Contrib Tax Cap	6	6	0	3.8	School District	36.90	33.81	13.58	13.65
(=) Taxable Tax Capacity	634	592	-42	-6.6	Special District	8.67	9.05	0.00	0.00
FD Distrib Tax Cap	73	73	0	0.7	Total	147.23	144.67	13.58	13.65

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	195,600	180,000		-8.0	2,856	2,545	-311	-10.9	1.46	1.41
Res Hmstd:Avg Val	293,200	269,800		-8.0	4,555	4,084	-471	-10.3	1.55	1.51
Res Hmstd: Hi Val	390,800	359,600		-8.0	6,254	5,623	-631	-10.1	1.60	1.56
Res Hmstd: Ex-Hi Val	586,400	539,600		-8.0	9,748	8,686	-1,062	-10.9	1.66	1.61
Comm/Ind: Lo Val	150,000	150,000		0.0	4,743	4,786	43	0.9	3.16	3.19
Comm/Ind: Med Val	300,000	300,000		0.0	10,999	11,098	99	0.9	3.67	3.7
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	40,194	40,558	363	0.9	4.02	4.06

Hennepin County

Rockford city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,586	9,312	-274	-2.9	145	142	-3	-2.3	1.51	1.52
Res Non-Hm: exis	2,842	2,765	-77	-2.7	57	56	-1	-1.4	2.00	2.03
Apartments: exis	3,034	3,172	138	4.5	66	69	4	5.5	2.16	2.18
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,139	1,148	9	0.8	38	39	1	3.0	3.30	3.37
Com/Ind Hi: exis	3,422	3,550	128	3.7	149	158	9	5.9	4.36	4.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,001	6,034	34	0.6	261	268	7	2.6	4.36	4.45
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	39	51	12	31.8	0	0	0	31.5	0.82	0.82
Ag Non-Hmstd	518	518	0	0.0	8	8	0	-0.2	1.64	1.63
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	26,581	26,551	-30	-0.1	724	741	16	2.3	2.73	2.79

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	363	365	1	0.4	County	49.06	49.68	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	59.49	58.97	0.00	0.00
(-) FD Contrib Tax Cap	79	80	1	1.5	School District	48.39	47.54	11.58	13.97
(=) Taxable Tax Capacity	284	285	0	0.1	Special District	6.82	7.21	0.00	0.00
FD Distrib Tax Cap	80	77	-4	-4.6	Total	163.76	163.41	11.58	13.97

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,800	101,800	-2.9	1,382	1,347	-35	-2.6	1.32	1.32
Res Hmstd: Avg Val	157,100	152,600	-2.9	2,376	2,323	-54	-2.3	1.51	1.52
Res Hmstd: Hi Val	209,500	203,500	-2.9	3,372	3,300	-72	-2.1	1.61	1.62
Res Hmstd: Ex-Hi Val	314,300	305,300	-2.9	5,364	5,256	-109	-2.0	1.71	1.72
Apartment	300,000	313,600	4.5	6,489	6,844	355	5.5	2.16	2.18
Comm/Ind: Lo Val	150,000	155,600	3.7	4,946	5,304	358	7.2	3.3	3.41
Comm/Ind: Med Val	300,000	311,200	3.7	11,482	12,223	741	6.5	3.83	3.93
Comm/Ind: Hi Val	1,000,000	1,037,400	3.7	41,985	44,516	2,531	6.0	4.2	4.29

Hennepin County

Minneapolis city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	16,522,046	16,527,469	5,424	0.0	276,245	276,688	442	0.2	1.67	1.67
Res Non-Hm: exis	4,972,180	4,980,169	7,989	0.2	95,010	95,280	270	0.3	1.91	1.91
Apartments: exis	2,935,425	3,014,174	78,750	2.7	64,059	65,700	1,641	2.6	2.18	2.18
Low-inc Apts: ex	398,236	455,957	57,721	14.5	5,344	6,118	774	14.5	1.34	1.34
Seasnl Rec: exis	21,153	19,160	-1,993	-9.4	489	442	-47	-9.7	2.31	2.31
Com/Ind: Lo: exi	634,721	625,693	-9,029	-1.4	21,212	21,173	-38	-0.2	3.34	3.38
Com/Ind Hi: exis	6,710,844	6,800,911	90,067	1.3	294,163	301,726	7,563	2.6	4.38	4.44
Publ U: Elec Gen	32,132	37,452	5,320	16.6	1,073	1,272	199	18.6	3.34	3.40
Publ U: Other	336,563	335,717	-846	-0.3	14,753	14,891	138	0.9	4.38	4.44
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	1,469	1,496	28	1.9	23	23	0	1.3	1.57	1.56
ResHmstd: NewCon	0	74,832	74,832	0.0	0	1,254	1,254	0.0	0.00	1.68
All other NewCon	0	281,923	281,923	0.0	0	6,988	6,988	0.0	0.00	2.48
Total	32,564,769	33,154,953	590,185	1.8	772,371	791,554	19,184	2.5	2.37	2.39

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	397,589	405,568	7,979	2.0	County	48.73	49.36	0.00	0.00	
(-) TIF Tax Capacity	26,242	31,184	4,943	18.8	City/Town	72.36	71.86	2.87	2.82	
(-) FD Contrib Tax Cap	47,101	49,148	2,047	4.3	School District	27.09	25.71	18.86	19.81	
(=) Taxable Tax Capacity	324,246	325,235	989	0.3	Special District	9.02	9.35	0.00	0.00	
FD Distrib Tax Cap	51,076	48,687	-2,389	-4.7	Total	157.20	156.27	21.73	22.63	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	144,100	144,100	0.0	2,197	2,199	2	0.1	1.52	1.53	
Res Hmstd:Avg Val	216,000	216,100	0.0	3,585	3,588	3	0.1	1.66	1.66	
Res Hmstd: Hi Val	287,900	288,000	0.0	4,973	4,975	2	0.0	1.73	1.73	
Res Hmstd: Ex-Hi Val	432,000	432,100	0.0	7,730	7,730	1	0.0	1.79	1.79	
Apartment	300,000	308,000	2.7	6,547	6,713	167	2.5	2.18	2.18	
Comm/Ind: Lo Val	150,000	152,000	1.3	5,013	5,165	152	3.0	3.34	3.4	
Comm/Ind: Med Val	300,000	304,000	1.3	11,588	11,908	320	2.8	3.86	3.92	
Comm/Ind: Hi Val	1,000,000	1,013,400	1.3	42,272	43,381	1,109	2.6	4.23	4.28	

Hennepin County

MSP Intl Airport

<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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	385,656	391,444	5,788	1.5	4,623	4,789	166	3.6	1.20	1.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,292	7,253	-39	-0.5	87	89	1	1.5	1.20	1.22
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	392,947	398,696	5,749	1.5	4,710	4,877	167	3.5	1.20	1.22

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	7,859	7,974	115	1.5	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.00	0.00		
(=) Taxable Tax Capacity	<u>7,859</u>	<u>7,974</u>	<u>115</u>	<u>1.5</u>	Special District	<u>10.68</u>	<u>11.30</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	59.94	61.17		

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	152,300	1.5						
Comm/Ind: Med Val	300,000	304,500	1.5						
Comm/Ind: Hi Val	1,000,000	1,015,000	1.5						

Hennepin County

St. Anthony city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	374,884	369,424	-5,461	-1.5	6,938	6,883	-55	-0.8	1.85	1.86
Res Non-Hm: exis	23,643	23,849	207	0.9	499	506	7	1.3	2.11	2.12
Apartments: exis	15,508	15,928	420	2.7	380	390	11	2.8	2.45	2.45
Low-inc Apts: ex	2,819	2,760	-59	-2.1	42	42	-1	-1.7	1.51	1.51
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	7,104	7,005	-99	-1.4	252	254	1	0.5	3.55	3.62
Com/Ind Hi: exis	37,596	38,692	1,096	2.9	1,748	1,830	82	4.7	4.65	4.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,797	2,569	-228	-8.2	130	121	-9	-6.6	4.65	4.73
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1,517	1,517	0.0	0	28	28	0.0	0.00	1.86
All other NewCon	0	978	978	0.0	0	36	36	0.0	0.00	3.64
Total	464,351	462,723	-1,629	-0.4	9,990	10,090	100	1.0	2.15	2.18

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	4,794	4,799	5	0.1	County	49.25	49.87	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	73.28	75.05	0.00	0.00
(-) FD Contrib Tax Cap	333	280	-52	-15.7	School District	38.87	33.08	24.79	28.69
(=) Taxable Tax Capacity	4,461	4,518	57	1.3	Special District	14.61	15.04	0.00	0.00
FD Distrib Tax Cap	637	636	-1	-0.2	Total	176.01	173.04	24.79	28.69

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	136,800	134,800		-1.5	2,308	2,285	-24	-1.0	1.69	1.69
Res Hmstd:Avg Val	205,200	202,200		-1.5	3,790	3,749	-41	-1.1	1.85	1.85
Res Hmstd: Hi Val	273,500	269,500		-1.5	5,270	5,212	-58	-1.1	1.93	1.93
Res Hmstd: Ex-Hi Val	410,300	404,300		-1.5	8,234	8,141	-93	-1.1	2.01	2.01
Apartment	300,000	308,100		2.7	7,344	7,548	204	2.8	2.45	2.45
Comm/Ind: Lo Val	150,000	154,400		2.9	5,324	5,636	313	5.9	3.55	3.65
Comm/Ind: Med Val	300,000	308,700		2.9	12,298	12,934	636	5.2	4.1	4.19
Comm/Ind: Hi Val	1,000,000	1,029,100		2.9	44,845	47,006	2,161	4.8	4.48	4.57

Houston County

Brownsville city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	23,200	22,290	-910	-3.9	306	280	-25	-8.3	1.32	1.26
Res Non-Hm: exis	4,755	4,757	2	0.0	83	80	-3	-3.4	1.74	1.68
Apartments: exis	253	232	-21	-8.3	5	4	-1	-11.2	1.92	1.86
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4,640	4,557	-83	-1.8	73	70	-3	-3.5	1.57	1.54
Com/Ind: Lo: exi	541	536	-5	-1.0	17	16	-1	-3.3	3.06	2.99
Com/Ind Hi: exis	153	174	21	13.6	6	7	1	11.2	4.02	3.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	169	205	36	21.4	7	8	1	18.7	4.02	3.93
Ag HGA: Exist	296	287	-9	-3.2	3	3	0	-8.4	1.14	1.08
Ag Hmstd Land	838	918	81	9.6	5	5	0	5.7	0.59	0.57
Ag Non-Hmstd	285	310	25	8.7	4	4	0	8.0	1.28	1.28
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	35,132	34,267	-865	-2.5	508	478	-30	-5.8	1.45	1.40

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	316	307	-9	-2.8	County	66.07	64.14	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	36.91	37.60	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.90	35.17	17.35	14.98
(=) Taxable Tax Capacity	316	307	-9	-2.8	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	139.88	136.91	17.35	14.98

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,800	85,300	-3.9	987	891	-96	-9.7	1.11	1.04	
Res Hmstd: Avg Val	133,200	128,000	-3.9	1,741	1,592	-149	-8.6	1.31	1.24	
Res Hmstd: Hi Val	177,500	170,500	-3.9	2,493	2,290	-203	-8.2	1.40	1.34	
Res Hmstd: Ex-Hi Val	266,300	255,900	-3.9	4,001	3,692	-309	-7.7	1.50	1.44	
Apartment	300,000	275,000	-8.3	5,766	5,118	-648	-11.2	1.92	1.86	
Seas Rec: Lo Val	75,000	73,700	-1.7	1,115	1,076	-40	-3.6	1.49	1.46	
Seas Rec: Hi Val	200,000	196,400	-1.8	3,139	3,029	-110	-3.5	1.57	1.54	
Comm/Ind: Lo Val	150,000	170,500	13.7	4,584	5,282	698	15.2	3.06	3.1	
Comm/Ind: Med Val	300,000	340,900	13.6	10,608	11,977	1,369	12.9	3.54	3.51	
Comm/Ind: Hi Val	1,000,000	1,136,400	13.6	38,723	43,234	4,511	11.6	3.87	3.80	

Houston County

Caledonia city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	96,628	95,494	-1,134	-1.2	1,283	1,242	-41	-3.2	1.33	1.30
Res Non-Hm: exis	9,555	10,926	1,371	14.3	171	190	19	11.4	1.79	1.74
Apartments: exis	1,669	1,484	-185	-11.1	35	30	-4	-12.5	2.07	2.04
Low-inc Apts: ex	2,757	2,396	-361	-13.1	35	30	-5	-14.7	1.27	1.24
Seasnl Rec: exis	407	484	77	19.0	9	10	1	10.5	2.17	2.02
Com/Ind: Lo: exi	15,268	14,138	-1,130	-7.4	493	451	-42	-8.5	3.23	3.19
Com/Ind Hi: exis	14,461	13,390	-1,070	-7.4	615	563	-51	-8.4	4.25	4.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,306	1,204	-102	-7.8	56	51	-5	-8.8	4.25	4.21
Ag HGA: Exist	840	850	10	1.2	13	12	0	-0.6	1.49	1.46
Ag Hmstd Land	2,988	3,830	842	28.2	21	27	6	30.1	0.70	0.71
Ag Non-Hmstd	357	415	58	16.3	5	6	1	15.7	1.52	1.51
ResHmstd: NewCon	0	476	476	0.0	0	6	6	0.0	0.00	1.30
All other NewCon	0	1,100	1,100	0.0	0	42	42	0.0	0.00	3.79
Total	146,235	146,187	-48	0.0	2,734	2,661	-73	-2.7	1.87	1.82

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	1,454	1,444	-10	-0.7	County	64.24	62.43	0.00	0.00
(-) TIF Tax Capacity	18	16	-2	-12.5	City/Town	49.86	52.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.53	34.78	17.36	15.00
(=) Taxable Tax Capacity	1,436	1,428	-7	-0.5	Special District	1.00	1.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	151.63	150.83	17.36	15.00

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	72,900	72,000	-1.2	790	760	-30	-3.8	1.08	1.06	
Res Hmstd:Avg Val	109,300	108,000	-1.2	1,432	1,376	-56	-3.9	1.31	1.27	
Res Hmstd: Hi Val	145,700	144,000	-1.2	2,096	2,022	-75	-3.6	1.44	1.40	
Res Hmstd: Ex-Hi Val	218,600	216,000	-1.2	3,428	3,314	-114	-3.3	1.57	1.53	
Apartment	300,000	266,800	-11.1	6,207	5,431	-776	-12.5	2.07	2.04	
Comm/Ind: Lo Val	150,000	138,900	-7.4	4,848	4,436	-413	-8.5	3.23	3.19	
Comm/Ind: Med Val	300,000	277,800	-7.4	11,225	10,168	-1,058	-9.4	3.74	3.66	
Comm/Ind: Hi Val	1,000,000	926,000	-7.4	40,986	37,442	-3,544	-8.6	4.1	4.04	

Houston County

Eitzen city

<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	9,167	9,205	38	0.4	137	132	-4	-3.0	1.49	1.44
Res Non-Hm: exis	865	868	4	0.4	19	18	-1	-3.2	2.16	2.08
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,195	1,185	-10	-0.8	45	44	-1	-3.2	3.78	3.69
Com/Ind Hi: exis	485	485	0	0.0	24	24	-1	-2.2	4.98	4.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	57	49	-8	-14.3	3	2	0	-16.4	4.94	4.83
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	746	957	210	28.2	7	9	2	25.4	0.92	0.90
Ag Non-Hmstd	104	149	45	43.2	2	3	1	40.0	1.88	1.84
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,619	12,898	279	2.2	236	232	-5	-2.0	1.87	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	107	108	2	1.5	County	62.90	61.06	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	91.21	90.53	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.06	32.37	17.36	15.00
(=) Taxable Tax Capacity	107	108	2	1.5	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	188.18	183.96	17.36	15.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,300	57,500	0.3	746	721	-26	-3.4	1.30	1.25
Res Hmstd: Avg Val	85,900	86,300	0.5	1,210	1,175	-35	-2.9	1.41	1.36
Res Hmstd: Hi Val	114,500	115,000	0.4	1,847	1,793	-53	-2.9	1.61	1.56
Res Hmstd: Ex-Hi Val	171,800	172,500	0.4	3,121	3,033	-89	-2.8	1.82	1.76
Comm/Ind: Lo Val	150,000	150,000	0.0	5,670	5,535	-135	-2.4	3.78	3.69
Comm/Ind: Med Val	300,000	300,000	0.0	13,144	12,841	-303	-2.3	4.38	4.28
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	48,021	46,933	-1,088	-2.3	4.80	4.69

Houston County

Hokah city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	20,832	20,869	37	0.2	364	355	-9	-2.4	1.75	1.70
Res Non-Hm: exis	2,410	2,358	-52	-2.2	56	54	-2	-4.1	2.32	2.27
Apartments: exis	574	574	0	0.0	16	15	0	-2.2	2.73	2.67
Low-inc Apts: ex	331	331	0	0.0	6	5	0	-2.4	1.66	1.62
Seasnl Rec: exis	127	127	0	0.0	3	3	0	-2.2	2.73	2.67
Com/Ind: Lo: exi	1,713	1,688	-25	-1.5	69	67	-2	-3.1	4.03	3.96
Com/Ind Hi: exis	301	301	0	0.0	16	16	0	-1.5	5.32	5.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	213	213	1	0.3	11	11	0	-1.2	5.32	5.24
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	68	70	1	2.1	1	1	0	2.9	0.89	0.89
Ag Non-Hmstd	227	282	55	24.0	5	6	1	22.6	2.06	2.04
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	26,795	26,811	17	0.1	546	533	-13	-2.4	2.04	1.99

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	236	236	0	0.1	County	62.15	60.35	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	125.35	125.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.38	18.06	15.71	12.68
(=) Taxable Tax Capacity	236	236	0	0.1	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	205.89	203.61	15.71	12.68

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	75,900	76,000		0.1	1,057	1,025	-32	-3.0	1.39	1.35
Res Hmstd: Avg Val	113,900	114,100		0.2	1,968	1,919	-50	-2.5	1.73	1.68
Res Hmstd: Hi Val	151,800	152,100		0.2	2,878	2,810	-68	-2.4	1.9	1.85
Res Hmstd: Ex-Hi Val	227,700	228,100		0.2	4,701	4,593	-108	-2.3	2.06	2.01
Apartment	300,000	300,000		0.0	8,192	8,016	-176	-2.2	2.73	2.67
Comm/Ind: Lo Val	150,000	150,000		0.0	6,044	5,943	-101	-1.7	4.03	3.96
Comm/Ind: Med Val	300,000	300,000		0.0	14,024	13,803	-221	-1.6	4.67	4.60
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	51,264	50,483	-782	-1.5	5.13	5.05

Houston County

Houston city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	25,914	24,781	-1,133	-4.4	449	437	-12	-2.6	1.73	1.76
Res Non-Hm: exis	6,099	7,141	1,042	17.1	148	174	25	17.0	2.43	2.43
Apartments: exis	756	786	30	3.9	21	22	1	4.3	2.78	2.79
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	128	128	0	0.0	4	4	0	0.2	3.34	3.34
Com/Ind: Lo: exi	3,586	3,861	275	7.7	145	156	11	7.5	4.03	4.03
Com/Ind Hi: exis	2,417	2,255	-162	-6.7	127	117	-9	-7.2	5.24	5.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,030	948	-82	-8.0	54	49	-5	-8.5	5.24	5.21
Ag HGA: Exist	168	168	0	0.0	3	4	0	1.3	2.06	2.09
Ag Hmstd Land	339	504	165	48.5	3	5	1	47.6	0.91	0.90
Ag Non-Hmstd	96	104	8	8.2	2	2	0	5.6	1.88	1.83
ResHmstd: NewCon	0	38	38	0.0	0	1	1	0.0	0.00	1.77
All other NewCon	0	253	253	0.0	0	11	11	0.0	0.00	4.21
Total	40,534	40,965	432	1.1	956	981	24	2.6	2.36	2.39

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	383	390	7	1.8	County	64.05	62.26	0.00	0.00
(-) TIF Tax Capacity	7	7	0	-1.7	City/Town	112.98	114.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.90	6.94	43.20	49.88
(=) Taxable Tax Capacity	376	383	7	1.9	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	187.93	183.41	43.20	49.88

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,200	55,700	-4.3	908	891	-17	-1.9	1.56	1.6
Res Hmstd:Avg Val	87,200	83,400	-4.4	1,463	1,400	-63	-4.3	1.68	1.68
Res Hmstd: Hi Val	116,300	111,200	-4.4	2,185	2,095	-90	-4.1	1.88	1.88
Res Hmstd: Ex-Hi Val	174,400	166,800	-4.4	3,626	3,484	-142	-3.9	2.08	2.09
Apartment	300,000	311,800	3.9	8,343	8,704	360	4.3	2.78	2.79
Comm/Ind: Lo Val	150,000	139,900	-6.7	6,052	5,639	-413	-6.8	4.03	4.03
Comm/Ind: Med Val	300,000	279,800	-6.7	13,906	12,806	-1,100	-7.9	4.64	4.58
Comm/Ind: Hi Val	1,000,000	932,800	-6.7	50,557	46,815	-3,742	-7.4	5.06	5.02

Houston County

Spring Grove city

<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	38,532	38,394	-138	-0.4	617	624	6	1.0	1.60	1.62
Res Non-Hm: exis	4,838	4,910	72	1.5	106	110	4	3.7	2.18	2.23
Apartments: exis	1,277	1,276	-1	-0.1	33	33	1	2.3	2.54	2.61
Low-inc Apts: ex	1,493	1,493	0	0.0	24	24	1	2.1	1.59	1.62
Seasnl Rec: exis	122	122	0	0.0	3	3	0	3.3	2.16	2.23
Com/Ind: Lo: exi	4,185	4,123	-63	-1.5	151	152	1	0.4	3.62	3.69
Com/Ind Hi: exis	3,497	3,497	0	0.0	143	147	3	2.2	4.10	4.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,467	1,549	83	5.6	71	77	6	8.0	4.87	4.97
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	459	560	101	21.9	5	7	1	23.8	1.19	1.21
Ag Non-Hmstd	166	173	7	4.2	3	3	0	8.2	1.70	1.77
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	56,035	56,095	60	0.1	1,156	1,179	23	2.0	2.06	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	501	502	1	0.2	County	62.23	60.42	0.00	0.00
(-) TIF Tax Capacity	17	17	0	1.7	City/Town	103.26	113.03	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.64	3.22	41.79	39.75
(=) Taxable Tax Capacity	484	485	1	0.1	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	170.13	176.67	41.79	39.75

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,000	57,800	-0.3	834	842	8	1.0	1.44	1.46
Res Hmstd:Avg Val	87,000	86,700	-0.3	1,343	1,356	13	1.0	1.54	1.56
Res Hmstd: Hi Val	115,900	115,500	-0.3	2,000	2,025	25	1.3	1.73	1.75
Res Hmstd: Ex-Hi Val	173,900	173,300	-0.3	3,318	3,368	50	1.5	1.91	1.94
Apartment	300,000	299,800	-0.1	7,634	7,813	179	2.3	2.54	2.61
Comm/Ind: Lo Val	150,000	150,000	0.0	5,631	5,743	112	2.0	3.75	3.83
Comm/Ind: Med Val	300,000	300,000	0.0	12,929	13,201	271	2.1	4.31	4.40
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	46,989	48,005	1,016	2.2	4.7	4.80

Houston County

La Crescent city (part)

<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	284,207	283,489	-718	-0.3	4,145	3,992	-153	-3.7	1.46	1.41
Res Non-Hm: exis	24,003	23,994	-9	0.0	422	403	-19	-4.6	1.76	1.68
Apartments: exis	11,480	11,618	138	1.2	230	225	-4	-1.8	2.00	1.94
Low-inc Apts: ex	1,040	1,040	0	0.0	13	12	0	-3.3	1.22	1.18
Seasnl Rec: exis	8,033	7,767	-267	-3.3	141	135	-6	-3.9	1.75	1.74
Com/Ind: Lo: exi	10,184	10,093	-91	-0.9	321	311	-10	-3.1	3.15	3.08
Com/Ind Hi: exis	14,045	14,290	245	1.7	583	581	-1	-0.3	4.15	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,496	5,461	-35	-0.6	226	220	-6	-2.6	4.12	4.04
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	343	343	0	0.0	5	5	0	-1.6	1.47	1.45
ResHmstd: NewCon	0	791	791	0.0	0	11	11	0.0	0.00	1.41
All other NewCon	0	1,070	1,070	0.0	0	25	25	0.0	0.00	2.35
Total	358,830	359,955	1,124	0.3	6,086	5,922	-163	-2.7	1.70	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	3,552	3,566	14	0.4	County	64.76	62.95	0.00	0.00
(-) TIF Tax Capacity	67	73	6	8.2	City/Town	61.37	61.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.29	20.97	15.71	12.68
(=) Taxable Tax Capacity	3,484	3,493	9	0.3	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	147.42	145.07	15.71	12.68

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	119,700	119,400	-0.3	1,562	1,499	-63	-4.0	1.31	1.26
Res Hmstd:Avg Val	179,400	178,900	-0.3	2,615	2,515	-100	-3.8	1.46	1.41
Res Hmstd: Hi Val	239,100	238,500	-0.3	3,668	3,533	-135	-3.7	1.53	1.48
Res Hmstd: Ex-Hi Val	358,800	357,900	-0.3	5,780	5,573	-207	-3.6	1.61	1.56
Apartment	300,000	303,600	1.2	5,999	5,890	-109	-1.8	2	1.94
Comm/Ind: Lo Val	150,000	152,600	1.7	4,728	4,731	3	0.1	3.15	3.10
Comm/Ind: Med Val	300,000	305,200	1.7	10,954	10,941	-14	-0.1	3.65	3.58
Comm/Ind: Hi Val	1,000,000	1,017,500	1.8	40,009	39,926	-83	-0.2	4.00	3.92

Hubbard County

Akeley city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,606	7,788	-1,819	-18.9	108	90	-18	-16.2	1.12	1.16
Res Non-Hm: exis	3,346	2,303	-1,043	-31.2	56	41	-16	-28.2	1.69	1.76
Apartments: exis	251	173	-78	-31.1	5	3	-1	-29.5	1.97	2.01
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	5,943	5,286	-657	-11.1	103	92	-11	-10.4	1.73	1.74
Com/Ind: Lo: exi	1,238	1,212	-25	-2.0	39	39	0	-0.7	3.14	3.19
Com/Ind Hi: exis	22	24	2	8.9	1	1	0	10.2	4.18	4.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	637	637	-1	-0.1	27	27	0	1.1	4.18	4.23
Ag HGA: Exist	238	162	-76	-31.9	3	2	-1	-36.4	1.06	0.99
Ag Hmstd Land	180	163	-17	-9.3	1	1	0	-8.1	0.48	0.49
Ag Non-Hmstd	412	399	-13	-3.1	6	6	0	-2.3	1.56	1.57
ResHmstd: NewCon	0	44	44	0.0	0	1	1	0.0	0.00	1.16
All other NewCon	0	10	10	0.0	0	0	0	0.0	0.00	1.94
Total	21,873	18,201	-3,672	-16.8	349	303	-46	-13.2	1.59	1.66

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	205	173	-32	-15.5	County	36.10	37.49	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	108.97	109.11	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.46	9.27	2.60	5.25
(=) Taxable Tax Capacity	205	173	-32	-15.5	Special District	1.04	1.04	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	155.56	156.92	2.60	5.25

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	46,000	37,300	-18.9	441	371	-71	-16.0	0.96	0.99
Res Hmstd: Avg Val	68,900	55,900	-18.9	661	556	-105	-15.9	0.96	0.99
Res Hmstd: Hi Val	91,900	74,500	-18.9	1,003	741	-262	-26.2	1.09	0.99
Res Hmstd: Ex-Hi Val	137,900	111,800	-18.9	1,795	1,387	-408	-22.7	1.30	1.24
Apartment	300,000	206,800	-31.1	5,912	4,165	-1,747	-29.5	1.97	2.01
Seas Rec: Lo Val	75,000	66,700	-11.1	1,233	1,107	-126	-10.2	1.64	1.66
Seas Rec: Hi Val	200,000	177,900	-11.1	3,453	3,090	-362	-10.5	1.73	1.74
Comm/Ind: Lo Val	150,000	163,400	8.9	4,715	5,348	633	13.4	3.14	3.27
Comm/Ind: Med Val	300,000	326,800	8.9	10,989	12,263	1,274	11.6	3.66	3.75
Comm/Ind: Hi Val	1,000,000	1,089,300	8.9	40,266	44,532	4,265	10.6	4.03	4.09

Hubbard County

Laporte city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,922	3,830	-92	-2.4	40	45	4	10.7	1.03	1.17
Res Non-Hm: exis	741	696	-45	-6.1	10	11	1	5.5	1.40	1.58
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,944	1,832	-112	-5.8	28	29	1	3.1	1.42	1.56
Com/Ind: Lo: exi	796	761	-35	-4.4	22	23	1	3.8	2.74	2.98
Com/Ind Hi: exis	166	87	-78	-47.3	6	3	-3	-42.9	3.64	3.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	121	270	149	123.7	4	11	6	142.2	3.64	3.94
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	179	187	8	4.7	1	1	0	15.5	0.64	0.70
Ag Non-Hmstd	38	32	-6	-14.8	0	0	0	-6.0	1.27	1.40
ResHmstd: NewCon	0	27	27	0.0	0	0	0	0.0	0.00	1.17
All other NewCon	0	106	106	0.0	0	2	2	0.0	0.00	1.56
Total	7,906	7,828	-78	-1.0	112	125	12	11.0	1.42	1.59

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	77	76	0	-0.4	County	36.10	37.48	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	57.19	64.77	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.97	37.15	4.82	8.99
(=) Taxable Tax Capacity	77	76	0	-0.4	Special District	1.04	1.04	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.30	140.45	4.82	8.99

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	55,700	54,400	-2.3	452	507	55	12.2	0.81	0.93
Res Hmstd:Avg Val	83,500	81,500	-2.4	725	798	73	10.1	0.87	0.98
Res Hmstd: Hi Val	111,200	108,600	-2.3	1,123	1,237	115	10.2	1.01	1.14
Res Hmstd: Ex-Hi Val	166,900	163,000	-2.3	1,922	2,119	197	10.2	1.15	1.3
Seas Rec: Lo Val	75,000	70,700	-5.7	1,021	1,057	36	3.5	1.36	1.49
Seas Rec: Hi Val	200,000	188,500	-5.8	2,887	2,970	83	2.9	1.44	1.58
Comm/Ind: Lo Val	150,000	79,100	-47.3	4,113	2,355	-1,757	-42.7	2.74	2.98
Comm/Ind: Med Val	300,000	158,200	-47.3	9,572	4,789	-4,783	-50.0	3.19	3.03
Comm/Ind: Hi Val	1,000,000	527,200	-47.3	35,048	19,327	-15,721	-44.9	3.50	3.67

Hubbard County

Nevis city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	11,240	11,117	-123	-1.1	123	128	5	4.0	1.09	1.15
Res Non-Hm: exis	2,785	2,301	-484	-17.4	45	40	-5	-11.8	1.63	1.74
Apartments: exis	498	496	-1	-0.3	9	10	0	5.0	1.87	1.97
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4,887	5,046	158	3.2	78	85	7	8.6	1.60	1.68
Com/Ind: Lo: exi	2,733	2,398	-335	-12.3	82	75	-7	-8.9	3.02	3.13
Com/Ind Hi: exis	202	89	-114	-56.2	8	4	-4	-54.5	3.99	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	537	568	31	5.7	21	24	2	11.1	3.94	4.15
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	153	141	-13	-8.3	2	2	0	-3.2	1.43	1.51
ResHmstd: NewCon	0	68	68	0.0	0	1	1	0.0	0.00	1.15
All other NewCon	0	37	37	0.0	0	1	1	0.0	0.00	1.91
Total	23,036	22,260	-775	-3.4	369	368	-1	-0.3	1.60	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	222	212	-10	-4.4	County	36.11	37.48	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	94.13	99.28	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.52	12.92	8.97	8.95
(=) Taxable Tax Capacity	222	212	-10	-4.4	Special District	1.04	1.04	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	142.79	150.72	8.97	8.95

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	55,500	54,900	-1.1	525	546	20	3.9	0.95	0.99
Res Hmstd:Avg Val	83,100	82,200	-1.1	836	863	27	3.2	1.01	1.05
Res Hmstd: Hi Val	110,800	109,600	-1.1	1,292	1,337	45	3.5	1.17	1.22
Res Hmstd: Ex-Hi Val	166,300	164,500	-1.1	2,206	2,289	83	3.7	1.33	1.39
Apartment	300,000	299,200	-0.3	5,624	5,905	281	5.0	1.87	1.97
Seas Rec: Lo Val	75,000	77,400	3.2	1,137	1,238	101	8.9	1.52	1.60
Seas Rec: Hi Val	200,000	206,500	3.3	3,197	3,476	279	8.7	1.6	1.68
Comm/Ind: Lo Val	150,000	65,700	-56.2	4,523	2,057	-2,466	-54.5	3.02	3.13
Comm/Ind: Med Val	300,000	131,400	-56.2	10,510	4,114	-6,395	-60.9	3.50	3.13
Comm/Ind: Hi Val	1,000,000	438,100	-56.2	38,446	16,639	-21,807	-56.7	3.84	3.8

Hubbard County

Park Rapids city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	99,104	102,299	3,195	3.2	1,129	1,178	49	4.4	1.14	1.15
Res Non-Hm: exis	28,517	29,244	728	2.6	427	440	13	3.1	1.50	1.51
Apartments: exis	7,512	7,764	253	3.4	130	136	6	4.6	1.72	1.75
Low-inc Apts: ex	9,058	9,082	23	0.3	96	97	1	1.3	1.06	1.07
Seasnl Rec: exis	14,267	15,443	1,176	8.2	196	217	21	10.6	1.37	1.40
Com/Ind: Lo: exi	36,528	35,492	-1,036	-2.8	1,032	1,011	-21	-2.0	2.82	2.85
Com/Ind Hi: exis	60,258	54,761	-5,497	-9.1	2,240	2,055	-184	-8.2	3.72	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,952	8,270	3,318	67.0	184	310	126	68.6	3.72	3.75
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	154	328	175	113.5	1	2	1	134.6	0.54	0.60
Ag Non-Hmstd	2,982	2,709	-273	-9.2	36	33	-3	-7.1	1.19	1.22
ResHmstd: NewCon	0	383	383	0.0	0	4	4	0.0	0.00	1.15
All other NewCon	0	866	866	0.0	0	20	20	0.0	0.00	2.31
Total	263,332	266,642	3,310	1.3	5,468	5,503	35	0.6	2.08	2.06

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,266	3,269	3	0.1	County	35.47	36.83	0.00	0.00
(-) TIF Tax Capacity	103	105	2	1.9	City/Town	70.82	72.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.91	18.34	14.64	13.48
(=) Taxable Tax Capacity	3,163	3,164	1	0.0	Special District	1.04	1.04	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	126.24	128.84	14.64	13.48

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	76,900	79,400	3.3	701	742	42	6.0	0.91	0.93
Res Hmstd: Avg Val	115,300	119,000	3.2	1,285	1,352	67	5.2	1.11	1.14
Res Hmstd: Hi Val	153,700	158,700	3.3	1,870	1,963	93	5.0	1.22	1.24
Res Hmstd: Ex-Hi Val	230,600	238,000	3.2	3,041	3,184	143	4.7	1.32	1.34
Apartment	300,000	310,100	3.4	5,173	5,412	239	4.6	1.72	1.75
Seas Rec: Lo Val	75,000	81,200	8.3	1,013	1,127	113	11.2	1.35	1.39
Seas Rec: Hi Val	200,000	216,500	8.3	2,866	3,175	309	10.8	1.43	1.47
Comm/Ind: Lo Val	150,000	136,300	-9.1	4,236	3,882	-354	-8.4	2.82	2.85
Comm/Ind: Med Val	300,000	272,600	-9.1	9,811	8,873	-937	-9.6	3.27	3.26
Comm/Ind: Hi Val	1,000,000	908,800	-9.1	35,826	32,749	-3,078	-8.6	3.58	3.60

Isanti County	Cambridge city
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<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	233,816	224,320	-9,496	-4.1	3,468	3,737	269	7.7	1.48	1.67
Res Non-Hm: exis	68,967	58,262	-10,705	-15.5	1,403	1,291	-112	-8.0	2.03	2.22
Apartments: exis	15,219	15,177	-43	-0.3	359	397	38	10.7	2.36	2.62
Low-inc Apts: ex	5,728	4,537	-1,192	-20.8	81	72	-9	-11.4	1.42	1.59
Seasnl Rec: exis	1,153	678	-476	-41.2	34	21	-13	-38.2	2.96	3.11
Com/Ind: Lo: exi	33,522	32,799	-723	-2.2	1,188	1,262	73	6.2	3.54	3.85
Com/Ind Hi: exis	112,226	108,466	-3,760	-3.4	5,181	5,369	189	3.6	4.62	4.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,754	6,166	-2,589	-29.6	420	317	-102	-24.4	4.79	5.15
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	638	598	-40	-6.3	6	6	0	0.0	0.92	0.98
Ag Non-Hmstd	1,903	1,996	92	4.8	36	40	4	12.4	1.87	2.01
ResHmstd: NewCon	0	1,378	1,378	0.0	0	23	23	0.0	0.00	1.67
All other NewCon	0	3,819	3,819	0.0	0	177	177	0.0	0.00	4.64
Total	481,928	458,195	-23,733	-4.9	12,175	12,712	537	4.4	2.53	2.77

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,670	5,378	-292	-5.1	County	60.25	66.68	0.00	0.00
(-) TIF Tax Capacity	82	102	20	24.5	City/Town	86.69	91.82	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	39.87	41.82	1.95	10.93
(=) Taxable Tax Capacity	5,588	5,276	-312	-5.6	Special District	0.22	0.25	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	187.04	200.56	1.95	10.93

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,900	76,700	-4.0	948	1,014	66	6.9	1.19	1.32
Res Hmstd: Avg Val	119,800	114,900	-4.1	1,769	1,890	121	6.9	1.48	1.65
Res Hmstd: Hi Val	159,700	153,200	-4.1	2,590	2,770	179	6.9	1.62	1.81
Res Hmstd: Ex-Hi Val	239,700	230,000	-4.0	4,237	4,532	295	7.0	1.77	1.97
Apartment	300,000	299,200	-0.3	7,072	7,828	755	10.7	2.36	2.62
Comm/Ind: Lo Val	150,000	145,000	-3.3	5,414	5,653	239	4.4	3.61	3.9
Comm/Ind: Med Val	300,000	289,900	-3.4	12,622	13,069	447	3.5	4.21	4.51
Comm/Ind: Hi Val	1,000,000	966,500	-3.4	46,260	47,991	1,731	3.7	4.63	4.97

Isanti County	Isanti city
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<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	166,830	165,739	-1,090	-0.7	2,173	2,469	297	13.6	1.30	1.49
Res Non-Hm: exis	39,805	31,968	-7,836	-19.7	722	640	-82	-11.4	1.81	2.00
Apartments: exis	13,642	11,981	-1,661	-12.2	287	283	-4	-1.4	2.10	2.36
Low-inc Apts: ex	1,767	1,767	0	0.0	22	25	3	13.3	1.27	1.43
Seasnl Rec: exis	472	368	-105	-22.1	10	9	-1	-12.6	2.10	2.36
Com/Ind: Lo: exi	15,786	15,388	-398	-2.5	522	553	31	6.0	3.30	3.59
Com/Ind Hi: exis	24,753	22,641	-2,112	-8.5	1,089	1,076	-12	-1.1	4.40	4.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,344	3,960	-384	-8.8	191	188	-3	-1.5	4.40	4.76
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	572	517	-56	-9.7	5	5	0	-2.4	0.83	0.90
Ag Non-Hmstd	2,973	1,916	-1,057	-35.6	50	35	-15	-30.3	1.67	1.80
ResHmstd: NewCon	0	192	192	0.0	0	3	3	0.0	0.00	1.49
All other NewCon	0	362	362	0.0	0	7	7	0.0	0.00	2.00
Total	270,943	256,798	-14,145	-5.2	5,070	5,293	223	4.4	1.87	2.06

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	2,753	2,563	-190	-6.9	County	60.29	66.72	0.00	0.00	
(-) TIF Tax Capacity	69	72	3	3.9	City/Town	66.82	71.98	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	39.41	41.29	1.95	10.93	
(=) Taxable Tax Capacity	2,683	2,491	-193	-7.2	Special District	0.22	0.25	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	166.75	180.24	1.95	10.93	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	77,300	76,800	-0.6	799	922	122	15.3	1.03	1.2
Res Hmstd: Avg Val	116,000	115,200	-0.7	1,510	1,718	208	13.8	1.30	1.49
Res Hmstd: Hi Val	154,600	153,600	-0.6	2,219	2,514	295	13.3	1.44	1.64
Res Hmstd: Ex-Hi Val	231,900	230,400	-0.6	3,639	4,107	468	12.9	1.57	1.78
Apartment	300,000	263,500	-12.2	6,312	6,225	-87	-1.4	2.10	2.36
Comm/Ind: Lo Val	150,000	137,200	-8.5	4,957	4,930	-27	-0.5	3.30	3.59
Comm/Ind: Med Val	300,000	274,400	-8.5	11,557	11,306	-251	-2.2	3.85	4.12
Comm/Ind: Hi Val	1,000,000	914,700	-8.5	42,355	41,753	-602	-1.4	4.24	4.56

Isanti County	St. Francis city (part)
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Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: 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	570	519	-51	-8.9	9	8	-1	-7.2	1.57	1.60
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	570	519	-51	-8.9	9	8	-1	-7.2	1.57	1.60

Tax Base

Tax Rates

						Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	6	5	-1	-8.9	County	60.67	67.15	#####	#####
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	62.89	59.49	#####	#####
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.69	33.59	#####	#####
(=) Taxable Tax Capacity	6	5	-1	-8.9	Special District	0.22	0.25	#####	#####
FD Distrib Tax Cap	0	0	0	0.0	Total	157.47	160.48	#####	#####

Isanti County	Braham city (part)
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<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	34,133	38,875	4,741	13.9	500	580	80	16.0	1.47	1.49
Res Non-Hm: exis	6,800	7,607	806	11.9	152	163	11	7.3	2.23	2.14
Apartments: exis	3,274	1,779	-1,495	-45.7	88	46	-42	-47.3	2.69	2.61
Low-inc Apts: ex	907	2,405	1,498	165.1	15	38	23	156.1	1.63	1.58
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,315	4,301	-15	-0.3	172	168	-5	-2.7	3.99	3.90
Com/Ind Hi: exis	2,704	2,734	30	1.1	142	141	-2	-1.1	5.27	5.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,652	2,628	-23	-0.9	137	133	-4	-3.2	5.18	5.06
Ag HGA: Exist	160	178	18	11.0	2	3	0	11.9	1.43	1.44
Ag Hmstd Land	114	103	-11	-9.5	1	1	0	-14.1	0.81	0.77
Ag Non-Hmstd	44	39	-5	-12.3	1	1	0	-13.8	2.06	2.02
ResHmstd: NewCon	0	22	22	0.0	0	0	0	0.0	0.00	1.50
All other NewCon	0	15	15	0.0	0	0	0	0.0	0.00	2.13
Total	55,103	60,684	5,580	10.1	1,211	1,274	63	5.2	2.20	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	513	561	48	9.4	County	60.38	66.85	0.00	0.00
(-) TIF Tax Capacity	24	31	7	30.6	City/Town	108.35	100.11	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.63	34.76	12.40	8.67
(=) Taxable Tax Capacity	489	530	41	8.4	Special District	0.22	0.25	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	205.58	201.96	12.40	8.67

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,500	59,800	13.9	713	776	64	8.9	1.36	1.3
Res Hmstd: Avg Val	78,800	89,700	13.8	1,098	1,300	202	18.4	1.39	1.45
Res Hmstd: Hi Val	105,000	119,600	13.9	1,718	1,984	267	15.5	1.64	1.66
Res Hmstd: Ex-Hi Val	157,500	179,400	13.9	2,959	3,353	394	13.3	1.88	1.87
Apartment	300,000	163,000	-45.7	8,081	4,256	-3,825	-47.3	2.69	2.61
Comm/Ind: Lo Val	150,000	151,600	1.1	5,988	5,928	-60	-1.0	3.99	3.91
Comm/Ind: Med Val	300,000	303,300	1.1	13,909	13,766	-143	-1.0	4.64	4.54
Comm/Ind: Hi Val	1,000,000	1,011,000	1.1	50,876	50,334	-542	-1.1	5.09	4.98

Itasca County	Bigfork city
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<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	6,841	6,717	-124	-1.8	52	53	0	0.8	0.77	0.79
Res Non-Hm: exis	2,441	2,132	-309	-12.7	39	35	-5	-11.7	1.61	1.62
Apartments: exis	609	676	67	11.1	12	13	1	12.7	1.90	1.93
Low-inc Apts: ex	966	836	-131	-13.5	11	10	-1	-11.4	1.14	1.17
Seasnl Rec: exis	63	283	220	351.2	1	5	4	351.6	1.59	1.59
Com/Ind: Lo: exi	2,675	2,471	-203	-7.6	84	77	-7	-8.3	3.13	3.11
Com/Ind Hi: exis	1,046	1,010	-36	-3.4	44	42	-2	-4.8	4.17	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,359	1,288	-70	-5.2	54	50	-4	-6.7	3.94	3.88
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	312	357	45	14.3	4	5	1	14.0	1.28	1.27
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	0.80
All other NewCon	0	511	511	0.0	0	8	8	0.0	0.00	1.56
Total	16,311	16,294	-17	-0.1	300	296	-4	-1.5	1.84	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	179	177	-3	-1.5	County	49.24	52.20	0.00	0.00
(-) TIF Tax Capacity	12	12	1	8.3	City/Town	77.14	71.29	0.00	0.00
(-) FD Contrib Tax Cap	22	22	0	-1.6	School District	16.19	16.88	1.90	9.58
(=) Taxable Tax Capacity	145	142	-3	-2.2	Special District	7.78	6.09	0.00	0.00
FD Distrib Tax Cap	43	43	0	0.2	Total	150.35	146.46	1.90	9.58

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	55,400	54,400	-1.8	221	240	20	9.0	0.4	0.44
Res Hmstd:Avg Val	83,000	81,500	-1.8	526	544	18	3.4	0.63	0.67
Res Hmstd: Hi Val	110,600	108,600	-1.8	984	1,003	19	1.9	0.89	0.92
Res Hmstd: Ex-Hi Val	166,000	163,000	-1.8	1,902	1,923	21	1.1	1.15	1.18
Apartment	300,000	333,200	11.1	5,695	6,419	724	12.7	1.9	1.93
Comm/Ind: Lo Val	150,000	144,800	-3.5	4,698	4,499	-199	-4.2	3.13	3.11
Comm/Ind: Med Val	300,000	289,700	-3.4	10,953	10,403	-550	-5.0	3.65	3.59
Comm/Ind: Hi Val	1,000,000	965,700	-3.4	40,143	38,192	-1,951	-4.9	4.01	3.95

Itasca County	Bovey city
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<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	15,837	16,069	232	1.5	158	169	11	6.9	1.00	1.05
Res Non-Hm: exis	5,603	5,133	-470	-8.4	115	109	-6	-5.4	2.05	2.11
Apartments: exis	190	182	-8	-4.2	5	5	0	-1.2	2.53	2.61
Low-inc Apts: ex	287	287	0	0.0	4	5	0	3.3	1.52	1.57
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,411	1,335	-77	-5.4	52	49	-3	-5.8	3.71	3.69
Com/Ind Hi: exis	874	797	-77	-8.8	43	39	-4	-9.2	4.94	4.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	345	336	-9	-2.6	17	16	-1	-3.1	4.93	4.91
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	911	811	-100	-11.0	18	17	-2	-9.1	2.00	2.04
ResHmstd: NewCon	0	109	109	0.0	0	1	1	0.0	0.00	1.05
All other NewCon	0	259	259	0.0	0	6	6	0.0	0.00	2.49
Total	25,457	25,317	-140	-0.5	412	415	3	0.7	1.62	1.64

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	224	220	-3	-1.5	County	45.64	48.51	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	118.38	118.92	0.00	0.00
(-) FD Contrib Tax Cap	11	12	1	12.4	School District	35.71	36.42	3.05	5.65
(=) Taxable Tax Capacity	213	208	-5	-2.2	Special District	0.43	0.47	0.00	0.00
FD Distrib Tax Cap	91	95	4	4.1	Total	200.17	204.32	3.05	5.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,800	51,500	1.4	310	345	35	11.2	0.61	0.67
Res Hmstd: Avg Val	76,100	77,200	1.4	623	687	64	10.3	0.82	0.89
Res Hmstd: Hi Val	101,400	102,900	1.5	1,183	1,274	91	7.7	1.17	1.24
Res Hmstd: Ex-Hi Val	152,200	154,400	1.4	2,307	2,450	143	6.2	1.52	1.59
Apartment	300,000	287,500	-4.2	7,598	7,505	-93	-1.2	2.53	2.61
Comm/Ind: Lo Val	150,000	136,900	-8.7	5,562	5,058	-504	-9.1	3.71	3.69
Comm/Ind: Med Val	300,000	273,700	-8.8	12,962	11,612	-1,350	-10.4	4.32	4.24
Comm/Ind: Hi Val	1,000,000	912,400	-8.8	47,498	42,955	-4,543	-9.6	4.75	4.71

Itasca County	Calumet city
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<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	7,210	6,840	-369	-5.1	59	68	9	14.7	0.82	0.99
Res Non-Hm: exis	1,651	1,782	131	7.9	34	42	8	22.2	2.07	2.34
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	138	127	-11	-8.0	4	4	0	4.1	3.07	3.47
Com/Ind: Lo: exi	829	757	-72	-8.7	31	30	-1	-3.4	3.75	3.97
Com/Ind Hi: exis	567	642	76	13.3	28	34	6	19.7	4.99	5.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	595	622	27	4.6	30	33	3	10.4	4.99	5.27
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	578	418	-160	-27.7	12	10	-2	-18.8	2.03	2.28
ResHmstd: NewCon	0	24	24	0.0	0	0	0	0.0	0.00	1.00
All other NewCon	0	49	49	0.0	0	1	1	0.0	0.00	2.34
Total	11,567	11,261	-306	-2.6	199	222	23	11.7	1.72	1.97

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	106	105	-1	-1.2	County	44.08	46.81	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	123.50	145.21	0.00	0.00
(-) FD Contrib Tax Cap	7	10	2	30.1	School District	34.68	35.30	3.05	5.65
(=) Taxable Tax Capacity	99	95	-3	-3.5	Special District	0.43	0.47	0.00	0.00
FD Distrib Tax Cap	45	47	2	4.1	Total	202.71	227.80	3.05	5.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	38,800	36,800	-5.2	169	209	40	23.8	0.43	0.57
Res Hmstd:Avg Val	58,200	55,200	-5.2	410	471	60	14.6	0.71	0.85
Res Hmstd: Hi Val	77,600	73,600	-5.2	668	732	64	9.6	0.86	1
Res Hmstd: Ex-Hi Val	116,400	110,400	-5.2	1,537	1,640	103	6.7	1.32	1.49
Comm/Ind: Lo Val	150,000	170,000	13.3	5,630	7,010	1,381	24.5	3.75	4.12
Comm/Ind: Med Val	300,000	340,000	13.3	13,121	15,977	2,857	21.8	4.37	4.7
Comm/Ind: Hi Val	1,000,000	1,133,400	13.3	48,079	57,828	9,749	20.3	4.81	5.10

Itasca County	Cohasset city
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<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	219,969	215,667	-4,301	-2.0	1,672	1,875	203	12.1	0.76	0.87
Res Non-Hm: exis	13,987	12,746	-1,242	-8.9	142	145	2	1.7	1.02	1.13
Apartments: exis	1,465	1,461	-4	-0.2	17	19	2	10.6	1.16	1.29
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	46,574	46,760	186	0.4	519	541	22	4.3	1.11	1.16
Com/Ind: Lo: exi	8,544	8,142	-402	-4.7	192	191	-1	-0.5	2.24	2.34
Com/Ind Hi: exis	12,299	12,619	320	2.6	344	367	23	6.8	2.80	2.91
Publ U: Elec Gen	272,951	271,261	-1,691	-0.6	5,537	5,827	289	5.2	2.03	2.15
Publ U: Other	88,890	93,430	4,540	5.1	2,729	2,977	247	9.1	3.07	3.19
Ag HGA: Exist	963	941	-22	-2.3	6	7	1	15.2	0.66	0.77
Ag Hmstd Land	1,114	984	-130	-11.7	3	3	0	-9.7	0.29	0.29
Ag Non-Hmstd	24,754	21,533	-3,221	-13.0	222	201	-21	-9.3	0.90	0.94
ResHmstd: NewCon	0	1,852	1,852	0.0	0	16	16	0.0	0.00	0.87
All other NewCon	0	1,302	1,302	0.0	0	18	18	0.0	0.00	1.40
Total	691,509	688,697	-2,813	-0.4	11,385	12,187	803	7.0	1.65	1.77

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	10,572	10,573	1	0.0	County	52.04	55.06	0.00	0.00	
(-) TIF Tax Capacity	35	34	-1	-3.4	City/Town	20.50	20.61	0.00	0.00	
(-) FD Contrib Tax Cap	887	945	58	6.5	School District	18.36	19.11	1.90	9.58	
(=) Taxable Tax Capacity	9,651	9,595	-56	-0.6	Special District	0.43	0.47	0.00	0.00	
FD Distrib Tax Cap	33	35	3	8.0	Total	91.34	95.25	1.90	9.58	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	163,400	160,200	-2.0	1,003	1,147	144	14.4	0.61	0.72
Res Hmstd: Avg Val	244,900	240,100	-2.0	1,830	2,053	224	12.2	0.75	0.86
Res Hmstd: Hi Val	326,500	320,100	-2.0	2,657	2,960	303	11.4	0.81	0.92
Res Hmstd: Ex-Hi Val	489,800	480,200	-2.0	4,252	4,719	467	11.0	0.87	0.98
Apartment	300,000	299,300	-0.2	3,482	3,851	368	10.6	1.16	1.29
Seas Rec: Lo Val	75,000	75,300	0.4	751	785	34	4.5	1.00	1.04
Seas Rec: Hi Val	200,000	200,800	0.4	2,168	2,263	95	4.4	1.08	1.13
Comm/Ind: Lo Val	150,000	153,900	2.6	3,465	3,748	283	8.2	2.31	2.44
Comm/Ind: Med Val	300,000	307,800	2.6	8,076	8,656	580	7.2	2.69	2.81
Comm/Ind: Hi Val	1,000,000	1,026,000	2.6	29,594	31,560	1,966	6.6	2.96	3.08

Itasca County

Coleraine city

<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	85,317	85,155	-162	-0.2	834	890	56	6.7	0.98	1.05
Res Non-Hm: exis	17,468	16,472	-996	-5.7	268	266	-2	-0.7	1.54	1.62
Apartments: exis	1,659	1,643	-17	-1.0	30	31	1	3.9	1.82	1.91
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	70	0	-70	-100.0	1	0	-1	-100.0	1.52	0.00
Com/Ind: Lo: exi	6,070	5,808	-262	-4.3	187	180	-8	-4.0	3.09	3.10
Com/Ind Hi: exis	2,844	2,887	43	1.5	117	119	2	1.6	4.10	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	26,425	27,691	1,266	4.8	1,083	1,136	53	4.9	4.10	4.10
Ag HGA: Exist	1,306	1,390	84	6.5	12	13	1	11.6	0.92	0.97
Ag Hmstd Land	2,441	2,114	-327	-13.4	14	12	-2	-14.1	0.56	0.55
Ag Non-Hmstd	8,748	7,665	-1,083	-12.4	124	113	-11	-9.2	1.42	1.47
ResHmstd: NewCon	0	117	117	0.0	0	1	1	0.0	0.00	1.05
All other NewCon	0	425	425	0.0	0	8	8	0.0	0.00	1.83
Total	152,349	151,367	-982	-0.6	2,670	2,769	99	3.7	1.75	1.83

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,689	1,693	4	0.2	County	49.31	52.29	0.00	0.00
(-) TIF Tax Capacity	204	203	-1	-0.5	City/Town	55.54	56.87	0.00	0.00
(-) FD Contrib Tax Cap	208	228	20	9.6	School District	38.13	38.91	3.05	5.65
(=) Taxable Tax Capacity	1,278	1,263	-15	-1.2	Special District	0.43	0.47	0.00	0.00
FD Distrib Tax Cap	86	91	5	6.1	Total	143.42	148.53	3.05	5.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	91,100	90,900	-0.2	603	655	52	8.6	0.66	0.72
Res Hmstd:Avg Val	136,600	136,300	-0.2	1,328	1,415	88	6.6	0.97	1.04
Res Hmstd: Hi Val	182,100	181,800	-0.2	2,053	2,178	125	6.1	1.13	1.2
Res Hmstd: Ex-Hi Val	273,200	272,700	-0.2	3,505	3,701	196	5.6	1.28	1.36
Apartment	300,000	297,000	-1.0	5,470	5,682	212	3.9	1.82	1.91
Comm/Ind: Lo Val	150,000	152,300	1.5	4,629	4,738	109	2.4	3.09	3.11
Comm/Ind: Med Val	300,000	304,500	1.5	10,786	10,992	205	1.9	3.6	3.61
Comm/Ind: Hi Val	1,000,000	1,015,200	1.5	39,520	40,193	673	1.7	3.95	3.96

Itasca County

Deer River city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	16,293	16,288	-5	0.0	185	208	22	11.9	1.14	1.27
Res Non-Hm: exis	3,467	3,217	-251	-7.2	78	79	0	0.6	2.25	2.44
Apartments: exis	826	722	-104	-12.5	22	21	-1	-5.4	2.71	2.94
Low-inc Apts: ex	1,271	1,185	-86	-6.8	21	21	0	1.0	1.63	1.77
Seasnl Rec: exis	118	93	-25	-21.2	4	4	-1	-15.3	3.58	3.85
Com/Ind: Lo: exi	5,222	4,810	-412	-7.9	211	206	-4	-2.0	4.03	4.29
Com/Ind Hi: exis	3,043	2,301	-742	-24.4	163	131	-32	-19.6	5.36	5.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,260	1,238	-23	-1.8	65	68	3	4.4	5.18	5.50
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	121	106	-15	-12.7	3	2	0	-6.2	2.14	2.30
ResHmstd: NewCon	0	129	129	0.0	0	2	2	0.0	0.00	1.28
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	31,622	30,090	-1,532	-4.8	753	742	-11	-1.5	2.38	2.47

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	334	309	-25	-7.6	County	49.94	52.79	0.00	0.00
(-) TIF Tax Capacity	6	6	-1	-10.1	City/Town	153.20	165.28	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.43	11.44	3.96	6.18
(=) Taxable Tax Capacity	328	303	-25	-7.5	Special District	0.43	0.47	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	214.00	229.98	3.96	6.18

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	50,500	50,500	0.0	379	438	60	15.7	0.75	0.87	
Res Hmstd:Avg Val	75,700	75,700	0.0	712	802	89	12.5	0.94	1.06	
Res Hmstd: Hi Val	101,000	101,000	0.0	1,309	1,448	139	10.6	1.3	1.43	
Res Hmstd: Ex-Hi Val	151,500	151,500	0.0	2,507	2,745	238	9.5	1.65	1.81	
Apartment	300,000	262,400	-12.5	8,144	7,705	-438	-5.4	2.71	2.94	
Comm/Ind: Lo Val	150,000	113,400	-24.4	6,050	4,867	-1,183	-19.6	4.03	4.29	
Comm/Ind: Med Val	300,000	226,900	-24.4	14,098	10,824	-3,274	-23.2	4.7	4.77	
Comm/Ind: Hi Val	1,000,000	756,300	-24.4	51,652	41,012	-10,640	-20.6	5.17	5.42	

Itasca County	Effie city
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<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	2,331	2,014	-317	-13.6	13	12	-1	-5.0	0.56	0.61
Res Non-Hm: exis	762	860	98	12.9	11	14	3	26.8	1.40	1.58
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	482	448	-34	-7.1	7	7	0	-0.7	1.47	1.58
Com/Ind: Lo: exi	312	286	-27	-8.6	9	9	0	-4.1	2.95	3.10
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	23	22	0	-1.5	1	1	0	2.7	3.93	4.10
Ag HGA: Exist	20	16	-4	-19.4	0	0	0	-11.0	0.48	0.53
Ag Hmstd Land	83	86	3	3.9	0	0	0	17.4	0.42	0.48
Ag Non-Hmstd	787	777	-10	-1.3	11	11	1	6.6	1.35	1.46
ResHmstd: NewCon	0	12	12	0.0	0	0	0	0.0	0.00	0.61
All other NewCon	0	12	12	0.0	0	0	0	0.0	0.00	1.48
Total	4,800	4,534	-266	-5.6	52	55	3	5.4	1.08	1.21

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	42	40	-2	-4.7	County	52.04	55.06	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	56.61	65.35	0.00	0.00
(-) FD Contrib Tax Cap	1	1	0	-1.1	School District	18.33	19.07	1.90	9.58
(=) Taxable Tax Capacity	41	39	-2	-4.8	Special District	7.78	6.09	0.00	0.00
FD Distrib Tax Cap	10	12	1	13.2	Total	134.76	145.57	1.90	9.58

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	45,200	39,100	-13.5	161	163	2	1.3	0.36	0.42
Res Hmstd: Avg Val	67,700	58,500	-13.6	270	277	7	2.5	0.4	0.47
Res Hmstd: Hi Val	90,300	78,000	-13.6	552	480	-71	-12.9	0.61	0.62
Res Hmstd: Ex-Hi Val	135,500	117,100	-13.6	1,224	1,138	-86	-7.0	0.90	0.97
Seas Rec: Lo Val	75,000	69,700	-7.1	1,077	1,078	1	0.1	1.44	1.55
Seas Rec: Hi Val	200,000	185,800	-7.1	3,037	3,021	-15	-0.5	1.52	1.63

Itasca County	Grand Rapids city
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<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	392,353	395,061	2,708	0.7	3,717	4,469	752	20.2	0.95	1.13
Res Non-Hm: exis	61,282	58,068	-3,214	-5.2	891	965	74	8.4	1.45	1.66
Apartments: exis	23,682	23,740	58	0.2	412	469	58	14.0	1.74	1.98
Low-inc Apts: ex	17,360	16,875	-485	-2.8	181	203	21	11.9	1.04	1.20
Seasnl Rec: exis	5,106	4,892	-214	-4.2	90	96	6	6.3	1.77	1.96
Com/Ind: Lo: exi	53,121	51,778	-1,343	-2.5	1,582	1,632	50	3.2	2.98	3.15
Com/Ind Hi: exis	173,366	158,775	-14,592	-8.4	6,856	6,606	-250	-3.6	3.95	4.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	30,515	30,802	287	0.9	1,208	1,282	74	6.1	3.96	4.16
Ag HGA: Exist	176	175	-1	-0.4	2	2	0	18.3	0.92	1.10
Ag Hmstd Land	281	266	-15	-5.4	1	1	0	6.8	0.37	0.41
Ag Non-Hmstd	11,024	10,142	-882	-8.0	152	153	1	0.5	1.38	1.51
ResHmstd: NewCon	0	1,278	1,278	0.0	0	15	15	0.0	0.00	1.14
All other NewCon	0	1,762	1,762	0.0	0	38	38	0.0	0.00	2.16
Total	768,266	753,614	-14,652	-1.9	15,092	15,931	839	5.6	1.96	2.11

<i>Tax Base</i>					<i>Tax Rates</i>				
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	9,342	9,045	-297	-3.2	County	50.86	53.83	0.00	0.00
(-) TIF Tax Capacity	144	138	-6	-4.1	City/Town	67.77	77.07	0.00	0.00
(-) FD Contrib Tax Cap	1,146	1,211	65	5.6	School District	18.63	19.51	1.94	9.43
(=) Taxable Tax Capacity	<u>8,052</u>	<u>7,696</u>	<u>-356</u>	<u>-4.4</u>	Special District	<u>0.25</u>	<u>0.26</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	512	529	17	3.4	Total	137.50	150.68	1.94	9.43

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	93,300	93,900	0.6	615	780	165	26.9	0.66	0.83
Res Hmstd: Avg Val	139,900	140,900	0.7	1,322	1,596	274	20.7	0.95	1.13
Res Hmstd: Hi Val	186,500	187,800	0.7	2,030	2,411	381	18.8	1.09	1.28
Res Hmstd: Ex-Hi Val	279,900	281,800	0.7	3,448	4,043	595	17.3	1.23	1.43
Apartment	300,000	300,700	0.2	5,215	5,947	732	14.0	1.74	1.98
Comm/Ind: Lo Val	150,000	137,400	-8.4	4,469	4,330	-138	-3.1	2.98	3.15
Comm/Ind: Med Val	300,000	274,800	-8.4	10,417	9,932	-485	-4.7	3.47	3.61
Comm/Ind: Hi Val	1,000,000	915,800	-8.4	38,177	36,665	-1,511	-4.0	3.82	4.00

Itasca County

Keewatin city

<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	21,000	20,872	-128	-0.6	119	134	15	12.4	0.57	0.64
Res Non-Hm: exis	3,894	3,990	96	2.5	62	70	8	12.4	1.59	1.75
Apartments: exis	201	201	0	0.0	4	4	0	10.4	1.92	2.12
Low-inc Apts: ex	878	878	0	0.0	10	11	1	10.0	1.18	1.30
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,650	1,674	24	1.4	49	50	2	3.3	2.94	2.99
Com/Ind Hi: exis	194	198	5	2.3	8	9	0	6.1	4.18	4.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	539	574	35	6.6	23	25	2	10.0	4.20	4.33
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	68	90	22	31.9	1	1	0	48.2	1.41	1.58
ResHmstd: NewCon	0	21	21	0.0	0	0	0	0.0	0.00	0.65
All other NewCon	0	50	50	0.0	0	1	1	0.0	0.00	2.04
Total	28,424	28,548	125	0.4	276	306	30	10.9	0.97	1.07

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	217	219	2	0.9	County	42.33	45.47	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	91.50	108.40	0.00	0.00
(-) FD Contrib Tax Cap	11	10	-1	-11.3	School District	6.30	3.63	16.76	15.04
(=) Taxable Tax Capacity	<u>206</u>	<u>210</u>	<u>3</u>	<u>1.5</u>	Special District	<u>0.43</u>	<u>0.47</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	156	170	14	8.7	Total	140.56	157.97	16.76	15.04

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,300	39,100		-0.5	135	146	11	8.1	0.34	0.37
Res Hmstd:Avg Val	58,900	58,500		-0.7	280	327	47	16.8	0.48	0.56
Res Hmstd: Hi Val	78,500	78,000		-0.6	496	557	61	12.3	0.63	0.71
Res Hmstd: Ex-Hi Val	117,800	117,100		-0.6	1,164	1,289	125	10.8	0.99	1.10
Apartment	300,000	300,000		0.0	5,774	6,375	601	10.4	1.92	2.12
Comm/Ind: Lo Val	150,000	153,500		2.3	4,785	5,084	299	6.3	3.19	3.31
Comm/Ind: Med Val	300,000	307,000		2.3	11,081	11,738	656	5.9	3.69	3.82
Comm/Ind: Hi Val	1,000,000	1,023,300		2.3	40,463	42,785	2,321	5.7	4.05	4.18

Itasca County

La Prairie city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	29,191	29,050	-140	-0.5	277	309	31	11.3	0.95	1.06
Res Non-Hm: exis	4,188	4,217	29	0.7	60	66	6	9.7	1.44	1.57
Apartments: exis	82	104	22	26.7	1	2	1	37.7	1.75	1.90
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	211	211	0	0.0	4	5	0	8.4	2.10	2.27
Com/Ind: Lo: exi	4,237	4,195	-42	-1.0	123	126	3	2.4	2.90	3.00
Com/Ind Hi: exis	8,353	8,407	54	0.6	320	299	-21	-6.7	3.84	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,741	4,332	-7,409	-63.1	459	174	-285	-62.1	3.91	4.02
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	979	843	-135	-13.8	13	12	-1	-7.6	1.38	1.48
ResHmstd: NewCon	0	635	635	0.0	0	7	7	0.0	0.00	1.07
All other NewCon	0	100	100	0.0	0	3	3	0.0	0.00	3.20
Total	58,981	52,093	-6,887	-11.7	1,259	1,003	-256	-20.4	2.14	1.93

Tax Base

Tax Rates

	Tax Base				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	763	606	-157	-20.6	County	52.01	55.02	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.33	50.06	0.00	0.00	
(-) FD Contrib Tax Cap	90	99	9	10.5	School District	37.02	36.76	2.88	6.29	
(=) Taxable Tax Capacity	673	507	-167	-24.7	Special District	0.43	0.47	0.00	0.00	
FD Distrib Tax Cap	29	26	-3	-9.9	Total	134.79	142.31	2.88	6.29	

Tax Burdens on Hypothetical Properties

Hypothetical Properties	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,100	91,700		-0.4	588	660	72	12.3	0.64	0.72
Res Hmstd: Avg Val	138,100	137,400		-0.5	1,277	1,398	121	9.5	0.92	1.02
Res Hmstd: Hi Val	184,100	183,200		-0.5	1,966	2,137	171	8.7	1.07	1.17
Res Hmstd: Ex-Hi Val	276,200	274,900		-0.5	3,346	3,617	272	8.1	1.21	1.32
Apartment	300,000	380,200		26.7	5,141	7,003	1,861	36.2	1.71	1.84
Comm/Ind: Lo Val	150,000	151,000		0.7	4,403	4,600	197	4.5	2.94	3.05
Comm/Ind: Med Val	300,000	301,900		0.6	10,259	10,683	424	4.1	3.42	3.54
Comm/Ind: Hi Val	1,000,000	1,006,400		0.6	37,589	39,087	1,498	4.0	3.76	3.88

Itasca County

Marble city

<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	13,155	12,779	-376	-2.9	87	90	3	3.6	0.66	0.71
Res Non-Hm: exis	2,586	2,821	235	9.1	46	51	6	12.4	1.77	1.82
Apartments: exis	149	149	0	0.0	3	3	0	2.9	2.17	2.24
Low-inc Apts: ex	466	466	0	0.0	6	6	0	3.2	1.31	1.35
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,114	692	-422	-37.9	38	23	-14	-38.1	3.38	3.37
Com/Ind Hi: exis	470	514	44	9.3	21	23	2	9.0	4.49	4.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	483	480	-3	-0.6	22	21	0	-1.1	4.49	4.47
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	486	803	318	65.4	8	14	6	68.3	1.71	1.74
ResHmstd: NewCon	0	61	61	0.0	0	0	0	0.0	0.00	0.72
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	18,909	18,765	-144	-0.8	231	233	3	1.1	1.22	1.24

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	155	153	-2	-1.1	County	41.92	44.82	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	95.70	95.03	0.00	0.00
(-) FD Contrib Tax Cap	9	9	0	-2.5	School District	33.26	33.99	3.05	5.65
(=) Taxable Tax Capacity	146	145	-1	-1.0	Special District	0.43	0.47	0.00	0.00
FD Distrib Tax Cap	83	105	21	25.7	Total	171.31	174.31	3.05	5.65

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,200	42,000	-2.8	155	157	2	1.3	0.36	0.37
Res Hmstd:Avg Val	64,800	62,900	-2.9	371	378	8	2.0	0.57	0.60
Res Hmstd: Hi Val	86,400	83,900	-2.9	687	677	-9	-1.4	0.79	0.81
Res Hmstd: Ex-Hi Val	129,600	125,900	-2.9	1,506	1,499	-7	-0.5	1.16	1.19
Apartment	300,000	300,000	0.0	6,515	6,706	191	2.9	2.17	2.24
Comm/Ind: Lo Val	150,000	164,000	9.3	5,066	5,673	607	12.0	3.38	3.46
Comm/Ind: Med Val	300,000	327,900	9.3	11,805	12,996	1,191	10.1	3.93	3.96
Comm/Ind: Hi Val	1,000,000	1,093,200	9.3	43,254	47,190	3,936	9.1	4.33	4.32

Itasca County

Nashwauk city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	26,347	24,548	-1,799	-6.8	210	178	-32	-15.3	0.80	0.72
Res Non-Hm: exis	4,419	4,268	-151	-3.4	68	62	-6	-8.5	1.55	1.46
Apartments: exis	2,357	2,248	-109	-4.6	44	40	-4	-9.2	1.87	1.78
Low-inc Apts: ex	1,069	1,068	0	0.0	12	12	-1	-4.9	1.15	1.09
Seasn1 Rec: exis	73	62	-11	-15.2	1	1	0	-18.4	1.45	1.40
Com/Ind: Lo: exi	7,210	5,435	-1,775	-24.6	220	162	-57	-26.1	3.05	2.99
Com/Ind Hi: exis	2,219	2,351	132	5.9	75	81	6	7.5	3.39	3.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,839	2,594	755	41.1	77	108	31	40.4	4.17	4.15
Ag HGA: Exist	72	67	-5	-6.6	0	0	0	-16.2	0.58	0.52
Ag Hmstd Land	37	33	-4	-11.3	0	0	0	-22.3	0.21	0.19
Ag Non-Hmstd	5,058	5,892	834	16.5	79	85	7	8.3	1.56	1.45
ResHmstd: NewCon	0	256	256	0.0	0	2	2	0.0	0.00	0.73
All other NewCon	0	486	486	0.0	0	18	18	0.0	0.00	3.79
Total	50,700	49,309	-1,391	-2.7	787	750	-37	-4.7	1.55	1.52

Tax Base

Tax Rates

	Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	501	496	-5	-1.0	County	47.14	50.07		0.00	0.00
(-) TIF Tax Capacity	1	0	-1	-100.0	City/Town	79.78	74.74		0.00	0.00
(-) FD Contrib Tax Cap	57	59	3	4.8	School District	12.41	11.09		16.51	14.51
(=) Taxable Tax Capacity	443	437	-7	-1.5	Special District	0.43	0.47		0.00	0.00
FD Distrib Tax Cap	66	75	9	13.1	Total	139.76	136.38		16.51	14.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	53,300	49,700	-6.8	220	164	-56	-25.5	0.41	0.33
Res Hmstd:Avg Val	80,000	74,500	-6.9	515	403	-113	-21.9	0.64	0.54
Res Hmstd: Hi Val	106,600	99,300	-6.8	964	797	-167	-17.3	0.90	0.80
Res Hmstd: Ex-Hi Val	159,900	149,000	-6.8	1,864	1,608	-256	-13.7	1.17	1.08
Apartment	300,000	286,100	-4.6	5,736	5,292	-444	-7.7	1.91	1.85
Comm/Ind: Lo Val	150,000	158,900	5.9	4,787	4,956	170	3.5	3.19	3.12
Comm/Ind: Med Val	300,000	317,800	5.9	11,086	11,372	286	2.6	3.7	3.58
Comm/Ind: Hi Val	1,000,000	1,059,300	5.9	40,483	41,312	829	2.0	4.05	3.9

Itasca County

Squaw Lake city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,429	2,059	-370	-15.2	18	17	-1	-7.0	0.74	0.81
Res Non-Hm: exis	260	248	-11	-4.3	3	3	0	9.1	1.12	1.27
Apartments: exis	350	364	15	4.2	5	6	1	17.4	1.39	1.57
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,498	1,732	233	15.6	18	22	5	26.1	1.17	1.28
Com/Ind: Lo: exi	463	409	-55	-11.8	12	12	-1	-7.2	2.69	2.83
Com/Ind Hi: exis	133	32	-101	-76.1	5	1	-4	-75.0	3.58	3.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20	20	0	-0.3	1	1	0	4.8	2.79	2.94
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	337	320	-17	-4.9	4	4	0	2.0	1.10	1.18
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	0.81
All other NewCon	0	5	5	0.0	0	0	0	0.0	0.00	2.89
Total	5,489	5,189	-301	-5.5	65	65	0	0.3	1.18	1.25

Tax Base

Tax Rates

	Market Value				Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter	
Total Tax Capacity	55	51	-4	-7.5	County	52.04	55.05	0.00	0.00		
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.81	42.95	0.00	0.00		
(-) FD Contrib Tax Cap	3	2	0	-9.6	School District	18.33	19.07	1.90	9.58		
(=) Taxable Tax Capacity	52	48	-4	-7.4	Special District	0.43	0.47	0.00	0.00		
FD Distrib Tax Cap	7	7	0	-0.5	Total	109.61	117.55	1.90	9.58		

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	90,000	76,300	-15.2	394	323	-71	-18.0	0.44	0.42
Res Hmstd:Avg Val	135,000	114,400	-15.3	941	848	-93	-9.9	0.7	0.74
Res Hmstd: Hi Val	179,900	152,500	-15.2	1,486	1,373	-113	-7.6	0.83	0.90
Res Hmstd: Ex-Hi Val	269,900	228,800	-15.2	2,578	2,423	-155	-6.0	0.96	1.06
Apartment	300,000	312,600	4.2	4,167	4,893	726	17.4	1.39	1.57
Seas Rec: Lo Val	75,000	86,700	15.6	888	1,112	224	25.2	1.18	1.28
Seas Rec: Hi Val	200,000	231,100	15.6	2,534	3,135	602	23.8	1.27	1.36
Comm/Ind: Lo Val	150,000	35,800	-76.1	4,032	1,012	-3,019	-74.9	2.69	2.83
Comm/Ind: Med Val	300,000	71,700	-76.1	9,397	2,027	-7,370	-78.4	3.13	2.83
Comm/Ind: Hi Val	1,000,000	239,000	-76.1	34,438	7,568	-26,870	-78.0	3.44	3.17

Itasca County

Taconite city

<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	8,320	27,693	19,373	232.8	52	271	219	420.8	0.63	0.98
Res Non-Hm: exis	894	1,997	1,103	123.3	14	30	16	116.5	1.53	1.48
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	601	7,782	7,181	#####	10	121	112	#####	1.61	1.56
Com/Ind: Lo: exi	2,598	2,726	127	4.9	80	81	1	1.0	3.09	2.98
Com/Ind Hi: exis	619	1,298	680	109.9	25	51	26	101.1	4.11	3.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	991	4,224	3,232	326.1	41	167	126	309.4	4.12	3.95
Ag HGA: Exist	0	578	578	0.0	0	6	6	0.0	0.00	1.01
Ag Hmstd Land	0	613	613	0.0	0	3	3	0.0	0.00	0.43
Ag Non-Hmstd	7,719	11,319	3,600	46.6	113	158	45	40.0	1.46	1.39
ResHmstd: NewCon	0	206	206	0.0	0	2	2	0.0	0.00	0.99
All other NewCon	0	50	50	0.0	0	1	1	0.0	0.00	1.54
Total	21,742	58,485	36,743	169.0	335	891	556	166.1	1.54	1.52

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	218	600	382	175.1	County	47.17	53.18	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	64.59	48.05	0.00	0.00
(-) FD Contrib Tax Cap	12	22	11	92.5	School District	36.31	39.04	3.05	5.65
(=) Taxable Tax Capacity	206	577	371	179.8	Special District	0.43	0.47	0.00	0.00
FD Distrib Tax Cap	19	25	6	30.5	Total	148.50	140.75	3.05	5.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,100	163,400		232.8	154	1,760	1,606	#####	0.31	1.08
Res Hmstd:Avg Val	73,600	245,000		232.9	363	3,058	2,695	742.2	0.49	1.25
Res Hmstd: Hi Val	98,100	326,500		232.8	750	4,354	3,605	480.8	0.76	1.33
Res Hmstd: Ex-Hi Val	147,300	490,300		232.9	1,561	6,863	5,302	339.6	1.06	1.4
Comm/Ind: Lo Val	150,000	314,800		109.9	4,641	10,986	6,345	136.7	3.09	3.49
Comm/Ind: Med Val	300,000	629,600		109.9	10,814	23,434	12,620	116.7	3.60	3.72
Comm/Ind: Hi Val	1,000,000	2,098,600		109.9	39,621	81,523	41,901	105.8	3.96	3.88

Itasca County

Warba city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,739	4,626	-113	-2.4	29	34	4	14.7	0.62	0.73
Res Non-Hm: exis	695	644	-51	-7.4	8	9	0	3.7	1.20	1.35
Apartments: exis	77	87	10	13.7	1	1	0	27.2	1.45	1.63
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	465	360	-105	-22.7	6	5	-1	-17.6	1.26	1.34
Com/Ind: Lo: exi	311	245	-65	-21.0	9	7	-2	-17.7	2.74	2.86
Com/Ind Hi: exis	265	302	37	13.9	10	11	2	17.9	3.65	3.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,786	2,859	73	2.6	101	108	6	6.2	3.64	3.77
Ag HGA: Exist	169	257	88	51.7	1	2	1	50.7	0.79	0.78
Ag Hmstd Land	68	115	47	68.5	0	0	0	-59.3	0.15	0.04
Ag Non-Hmstd	1,021	1,011	-10	-1.0	12	12	1	5.7	1.15	1.23
ResHmstd: NewCon	0	26	26	0.0	0	0	0	0.0	0.00	0.73
All other NewCon	0	22	22	0.0	0	0	0	0.0	0.00	1.34
Total	10,596	10,553	-42	-0.4	177	189	12	6.8	1.67	1.80

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	126	125	-1	-0.4	County	52.04	55.06	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	44.04	47.91	0.00	0.00
(-) FD Contrib Tax Cap	17	20	2	13.2	School District	18.33	19.07	1.90	9.58
(=) Taxable Tax Capacity	109	106	-3	-2.6	Special District	0.43	0.47	0.00	0.00
FD Distrib Tax Cap	11	11	0	0.6	Total	114.84	122.51	1.90	9.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,900	63,400		-2.3	198	237	39	19.9	0.30	0.37
Res Hmstd: Avg Val	97,300	95,000		-2.4	519	614	95	18.2	0.53	0.65
Res Hmstd: Hi Val	129,700	126,600		-2.4	931	1,066	135	14.5	0.72	0.84
Res Hmstd: Ex-Hi Val	194,600	190,000		-2.4	1,755	1,973	218	12.4	0.90	1.04
Apartment	300,000	341,000		13.7	4,364	5,549	1,185	27.2	1.45	1.63
Comm/Ind: Lo Val	150,000	170,900		13.9	4,115	5,075	960	23.3	2.74	2.97
Comm/Ind: Med Val	300,000	341,800		13.9	9,591	11,530	1,939	20.2	3.2	3.37
Comm/Ind: Hi Val	1,000,000	1,139,400		13.9	35,148	41,657	6,509	18.5	3.51	3.66

Itasca County

Zemple city

<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	1,331	1,325	-6	-0.5	5	5	0	2.7	0.35	0.36
Res Non-Hm: exis	178	205	27	15.3	2	2	0	17.4	0.93	0.95
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	45	43	-2	-4.9	1	1	0	-2.6	2.12	2.17
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,028	2,243	215	10.6	57	64	7	12.9	2.81	2.87
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	33	26	-7	-21.6	0	0	0	-19.7	0.43	0.44
Ag Non-Hmstd	176	159	-18	-10.0	2	1	0	-7.8	0.86	0.89
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	140	140	0.0	0	1	1	0.0	0.00	0.95
Total	3,792	4,140	349	9.2	66	75	9	13.6	1.74	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	54	60	6	10.6	County	52.04	55.06	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.15	20.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.84	12.96	3.96	6.17
(=) Taxable Tax Capacity	<u>54</u>	<u>60</u>	<u>6</u>	<u>10.6</u>	Special District	<u>0.43</u>	<u>0.47</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	86.46	88.52	3.96	6.17

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,000	36,800	-0.5	89	94	5	5.6	0.24	0.25
Res Hmstd:Avg Val	55,500	55,200	-0.5	133	141	7	5.6	0.24	0.25
Res Hmstd: Hi Val	73,900	73,600	-0.4	177	188	10	5.8	0.24	0.25
Res Hmstd: Ex-Hi Val	110,900	110,400	-0.5	477	514	37	7.7	0.43	0.47

Jackson County

Alpha city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,593	1,552	-41	-2.6	30	30	-1	-2.8	1.91	1.90
Res Non-Hm: exis	132	133	1	0.9	4	4	0	1.4	3.03	3.05
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	314	306	-8	-2.4	16	16	0	-1.8	5.17	5.20
Com/Ind Hi: exis	170	172	3	1.5	12	12	0	2.3	6.82	6.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	225	239	13	6.0	6	6	0	3.7	2.50	2.44
Ag Non-Hmstd	14	8	-6	-40.7	0	0	0	-39.9	2.77	2.80
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.91
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,447	2,413	-34	-1.4	68	67	-1	-1.1	2.78	2.79

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	21	21	0	-1.5	County	35.33	26.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	229.84	245.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.21	8.11	23.91	21.67
(=) Taxable Tax Capacity	21	21	0	-1.5	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	276.53	280.33	23.91	21.67

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	20,000	19,500	-2.5	380	370	-9	-2.5	1.9	1.9
Res Hmstd: Avg Val	30,100	29,300	-2.7	571	556	-15	-2.6	1.9	1.9
Res Hmstd: Hi Val	40,100	39,100	-2.5	761	742	-19	-2.5	1.9	1.9
Res Hmstd: Ex-Hi Val	60,100	58,500	-2.7	1,141	1,111	-30	-2.6	1.9	1.9
Comm/Ind: Lo Val	150,000	152,300	1.5	7,757	7,962	205	2.6	5.17	5.23
Comm/Ind: Med Val	300,000	304,600	1.5	17,979	18,416	437	2.4	5.99	6.05
Comm/Ind: Hi Val	1,000,000	1,015,300	1.5	65,684	67,202	1,518	2.3	6.57	6.62

Jackson County

Heron Lake city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,951	12,387	-564	-4.4	214	170	-44	-20.6	1.65	1.37
Res Non-Hm: exis	2,025	2,350	325	16.1	44	42	-2	-3.5	2.16	1.79
Apartments: exis	1,267	1,280	13	1.0	32	27	-5	-16.0	2.53	2.10
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	92	90	-2	-1.8	1	1	0	-17.0	1.59	1.34
Com/Ind: Lo: exi	1,239	1,288	49	3.9	46	41	-5	-9.9	3.69	3.20
Com/Ind Hi: exis	16,625	15,045	-1,580	-9.5	153	133	-20	-13.3	0.92	0.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	476	1,554	1,079	226.8	22	63	41	184.0	4.70	4.09
Ag HGA: Exist	217	216	-1	-0.3	4	3	-1	-17.3	1.78	1.47
Ag Hmstd Land	815	1,089	275	33.7	7	8	2	21.9	0.85	0.77
Ag Non-Hmstd	568	764	196	34.6	9	10	1	12.4	1.50	1.25
ResHmstd: NewCon	0	19	19	0.0	0	0	0	0.0	0.00	1.37
All other NewCon	0	276	276	0.0	0	10	10	0.0	0.00	3.80
Total	36,274	36,359	85	0.2	532	510	-22	-4.2	1.47	1.40

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	228	260	31	13.6	County	37.97	30.39	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	96.98	85.34	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.56	8.43	65.46	53.79
(=) Taxable Tax Capacity	228	260	31	13.6	Special District	1.59	1.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	150.10	125.36	65.46	53.79

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,000	38,300		-4.3	622	494	-128	-20.6	1.56	1.29
Res Hmstd: Avg Val	60,000	57,400		-4.3	933	740	-193	-20.6	1.56	1.29
Res Hmstd: Hi Val	79,900	76,400		-4.4	1,271	988	-283	-22.3	1.59	1.29
Res Hmstd: Ex-Hi Val	119,900	114,700		-4.3	2,187	1,717	-470	-21.5	1.82	1.5
Apartment	300,000	303,000		1.0	7,592	6,378	-1,215	-16.0	2.53	2.10
Comm/Ind: Lo Val	150,000	135,700		-9.5	5,535	4,341	-1,194	-21.6	3.69	3.2
Comm/Ind: Med Val	300,000	271,500		-9.5	12,588	9,763	-2,824	-22.4	4.2	3.6
Comm/Ind: Hi Val	1,000,000	905,000		-9.5	45,500	35,649	-9,851	-21.6	4.55	3.94

Jackson County

Jackson city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	85,094	91,371	6,277	7.4	960	975	15	1.6	1.13	1.07
Res Non-Hm: exis	9,650	11,035	1,385	14.4	147	152	5	3.5	1.52	1.38
Apartments: exis	6,417	6,912	494	7.7	115	113	-3	-2.3	1.80	1.63
Low-inc Apts: ex	1,011	1,135	123	12.2	11	11	0	1.8	1.11	1.01
Seasnl Rec: exis	436	433	-3	-0.7	8	7	-1	-9.2	1.80	1.65
Com/Ind: Lo: exi	12,982	11,736	-1,246	-9.6	371	312	-59	-15.9	2.86	2.66
Com/Ind Hi: exis	36,825	36,969	143	0.4	1,186	1,088	-98	-8.2	3.22	2.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,482	2,764	282	11.4	94	97	4	3.8	3.78	3.52
Ag HGA: Exist	693	766	73	10.6	9	9	0	2.9	1.27	1.18
Ag Hmstd Land	871	625	-246	-28.2	8	4	-4	-46.4	0.90	0.67
Ag Non-Hmstd	2,818	3,524	706	25.1	35	40	5	13.5	1.25	1.13
ResHmstd: NewCon	0	1,019	1,019	0.0	0	11	11	0.0	0.00	1.07
All other NewCon	0	4,143	4,143	0.0	0	126	126	0.0	0.00	3.04
Total	159,278	172,431	13,152	8.3	2,944	2,946	2	0.1	1.85	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	1,711	1,873	162	9.5	County	34.37	26.50	0.00	0.00
(-) TIF Tax Capacity	73	131	58	79.1	City/Town	77.80	77.23	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.29	9.27	23.91	21.67
(=) Taxable Tax Capacity	1,637	1,742	104	6.4	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	124.62	113.12	23.91	21.67

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	54,000	58,000		7.4	533	519	-14	-2.5	0.99	0.9
Res Hmstd:Avg Val	80,900	86,900		7.4	828	839	10	1.2	1.02	0.96
Res Hmstd: Hi Val	107,900	115,900		7.4	1,260	1,259	-1	0.0	1.17	1.09
Res Hmstd: Ex-Hi Val	161,900	173,800		7.4	2,122	2,098	-24	-1.1	1.31	1.21
Apartment	300,000	323,100		7.7	5,391	5,269	-122	-2.3	1.8	1.63
Comm/Ind: Lo Val	150,000	150,600		0.4	4,339	4,063	-276	-6.4	2.89	2.7
Comm/Ind: Med Val	300,000	301,200		0.4	10,004	9,364	-639	-6.4	3.33	3.11
Comm/Ind: Hi Val	1,000,000	1,003,900		0.4	36,441	34,101	-2,340	-6.4	3.64	3.4

Jackson County

Lakefield city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	45,738	45,940	202	0.4	536	493	-43	-8.1	1.17	1.07
Res Non-Hm: exis	5,839	6,121	282	4.8	94	89	-4	-4.4	1.60	1.46
Apartments: exis	4,093	4,061	-31	-0.8	78	71	-7	-9.4	1.91	1.75
Low-inc Apts: ex	164	164	0	0.0	2	2	0	-8.8	1.18	1.08
Seasnl Rec: exis	236	205	-31	-13.1	5	4	-1	-21.7	2.02	1.82
Com/Ind: Lo: exi	4,929	4,886	-44	-0.9	149	138	-11	-7.4	3.03	2.83
Com/Ind Hi: exis	2,548	2,563	14	0.6	101	95	-6	-6.0	3.96	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	520	813	293	56.5	21	30	10	46.3	3.96	3.70
Ag HGA: Exist	114	115	1	0.7	1	1	0	-3.5	1.10	1.06
Ag Hmstd Land	314	411	97	30.8	2	2	0	28.9	0.48	0.47
Ag Non-Hmstd	598	665	67	11.3	8	8	0	1.6	1.34	1.22
ResHmstd: NewCon	0	346	346	0.0	0	4	4	0.0	0.00	1.07
All other NewCon	0	100	100	0.0	0	2	2	0.0	0.00	1.52
Total	65,094	66,390	1,296	2.0	997	939	-58	-5.8	1.53	1.41

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	577	592	15	2.6	County	32.79	24.47	0.00	0.00
(-) TIF Tax Capacity	1	1	0	-1.3	City/Town	91.23	91.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.30	5.37	23.91	21.67
(=) Taxable Tax Capacity	576	591	15	2.6	Special District	1.59	1.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	133.90	122.31	23.91	21.67

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,200	50,400	0.4	523	479	-44	-8.5	1.04	0.95
Res Hmstd:Avg Val	75,200	75,500	0.4	784	718	-66	-8.5	1.04	0.95
Res Hmstd: Hi Val	100,200	100,600	0.4	1,203	1,104	-100	-8.3	1.20	1.1
Res Hmstd: Ex-Hi Val	150,400	151,100	0.5	2,056	1,886	-170	-8.3	1.37	1.25
Apartment	300,000	297,700	-0.8	5,739	5,197	-542	-9.4	1.91	1.75
Comm/Ind: Lo Val	150,000	150,800	0.5	4,547	4,278	-270	-5.9	3.03	2.84
Comm/Ind: Med Val	300,000	301,700	0.6	10,491	9,867	-624	-5.9	3.5	3.27
Comm/Ind: Hi Val	1,000,000	1,005,600	0.6	38,228	35,940	-2,289	-6.0	3.82	3.57

Jackson County

Okabena city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,703	3,514	-190	-5.1	84	70	-14	-17.0	2.28	1.99
Res Non-Hm: exis	453	579	126	27.8	15	17	2	12.6	3.24	2.86
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	6	14	8	118.9	0	1	0	102.0	4.53	4.18
Com/Ind: Lo: exi	355	349	-6	-1.7	19	17	-2	-11.4	5.32	4.79
Com/Ind Hi: exis	0	8	8	0.0	0	0	0	0.0	0.00	6.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	172	192	20	11.5	12	12	0	0.8	6.87	6.21
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	548	659	111	20.3	9	10	1	13.4	1.68	1.58
Ag Non-Hmstd	215	347	132	61.7	6	8	2	44.9	2.59	2.32
ResHmstd: NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.99
All other NewCon	0	59	59	0.0	0	3	3	0.0	0.00	4.82
Total	5,453	5,725	272	5.0	145	138	-7	-4.9	2.66	2.41

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	42	46	4	9.0	County	29.83	22.06	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	226.00	207.33	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.13	1.11	65.46	53.79
(=) Taxable Tax Capacity	42	46	4	9.0	Special District	1.59	1.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	258.55	231.71	65.46	53.79

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	32,500	30,800	-5.2	717	594	-123	-17.2	2.21	1.93
Res Hmstd:Avg Val	48,700	46,200	-5.1	1,074	891	-183	-17.1	2.21	1.93
Res Hmstd: Hi Val	65,000	61,700	-5.1	1,434	1,190	-244	-17.0	2.21	1.93
Res Hmstd: Ex-Hi Val	97,500	92,500	-5.1	2,423	1,971	-452	-18.7	2.49	2.13

Jackson County

Wilder city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	808	803	-5	-0.6	11	9	-1	-11.5	1.30	1.16
Res Non-Hm: exis	135	133	-2	-1.4	3	2	0	-13.1	2.03	1.79
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	150	150	0	0.0	5	5	0	-9.5	3.47	3.14
Com/Ind Hi: exis	479	490	11	2.4	22	20	-2	-7.5	4.50	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	24	24	-1	-3.3	1	1	0	-12.6	4.50	4.07
Ag HGA: Exist	208	207	0	-0.2	3	2	0	-11.7	1.33	1.17
Ag Hmstd Land	891	1,199	309	34.7	6	7	1	17.5	0.69	0.60
Ag Non-Hmstd	174	237	63	36.2	3	3	0	18.3	1.54	1.34
ResHmstd: NewCon	0	12	12	0.0	0	0	0	0.0	0.00	1.16
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,868	3,254	386	13.5	53	50	-2	-4.7	1.84	1.54

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	26	29	2	9.2	County	36.79	28.41	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	95.62	87.54	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.84	16.43	37.77	35.38
(=) Taxable Tax Capacity	26	29	2	9.2	Special District	1.59	1.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	153.85	133.58	37.77	35.38

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	24,500	24,300	-0.8	319	281	-38	-11.9	1.30	1.16
Res Hmstd:Avg Val	36,700	36,500	-0.5	477	422	-56	-11.7	1.30	1.16
Res Hmstd: Hi Val	49,000	48,700	-0.6	637	563	-75	-11.7	1.30	1.16
Res Hmstd: Ex-Hi Val	73,500	73,000	-0.7	956	843	-113	-11.8	1.30	1.16
Comm/Ind: Lo Val	150,000	153,500	2.3	5,204	4,850	-354	-6.8	3.47	3.16
Comm/Ind: Med Val	300,000	307,100	2.4	11,954	11,096	-858	-7.2	3.98	3.61
Comm/Ind: Hi Val	1,000,000	1,023,600	2.4	43,453	40,233	-3,220	-7.4	4.35	3.93

Kanabec County

Grasston city

<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	4,140	4,155	15	0.4	51	51	0	0.7	1.22	1.23
Res Non-Hm: exis	1,045	922	-124	-11.8	19	17	-2	-8.9	1.82	1.88
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	245	244	-1	-0.5	8	8	0	1.6	3.36	3.43
Com/Ind Hi: exis	290	331	41	14.1	13	15	2	16.8	4.44	4.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	182	189	7	3.9	8	9	1	6.3	4.44	4.54
Ag HGA: Exist	194	187	-7	-3.4	3	3	0	-3.3	1.36	1.36
Ag Hmstd Land	639	591	-47	-7.4	5	5	0	-3.6	0.76	0.79
Ag Non-Hmstd	164	106	-59	-35.7	3	2	-1	-32.9	1.62	1.69
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	58	58	0.0	0	1	1	0.0	0.00	1.88
Total	6,899	6,783	-116	-1.7	109	110	1	1.3	1.58	1.63

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	58	57	-1	-1.0	County	102.11	110.51	2.38	2.58
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	23.40	24.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.43	34.46	12.40	8.67
(=) Taxable Tax Capacity	58	57	-1	-1.0	Special District	0.23	0.26	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	162.17	169.40	14.78	11.25

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	55,200	55,400	0.4	619	625	7	1.1	1.12	1.13
Res Hmstd:Avg Val	82,800	83,100	0.4	982	997	15	1.5	1.19	1.2
Res Hmstd: Hi Val	110,400	110,800	0.4	1,511	1,540	29	1.9	1.37	1.39
Res Hmstd: Ex-Hi Val	165,600	166,200	0.4	2,568	2,625	57	2.2	1.55	1.58
Comm/Ind: Lo Val	150,000	171,100	14.1	5,046	6,110	1,063	21.1	3.36	3.57
Comm/Ind: Med Val	300,000	342,300	14.1	11,701	13,885	2,184	18.7	3.90	4.06
Comm/Ind: Hi Val	1,000,000	1,140,800	14.1	42,755	50,149	7,393	17.3	4.28	4.4

Kanabec County

Mora city

<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	76,108	70,321	-5,787	-7.6	939	908	-30	-3.2	1.23	1.29
Res Non-Hm: exis	17,528	16,939	-589	-3.4	315	321	6	1.9	1.80	1.89
Apartments: exis	11,030	10,945	-85	-0.8	230	243	13	5.8	2.08	2.22
Low-inc Apts: ex	4,841	4,841	0	0.0	61	65	4	6.7	1.26	1.35
Seasnl Rec: exis	757	870	112	14.8	17	22	4	23.8	2.29	2.47
Com/Ind: Lo: exi	19,060	18,554	-506	-2.7	623	636	13	2.1	3.27	3.43
Com/Ind Hi: exis	20,226	19,727	-499	-2.5	876	895	19	2.2	4.33	4.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	494	530	36	7.3	21	24	3	12.4	4.33	4.54
Ag HGA: Exist	1,037	981	-56	-5.4	14	14	0	-0.7	1.35	1.41
Ag Hmstd Land	1,414	1,398	-16	-1.1	9	10	1	9.3	0.62	0.69
Ag Non-Hmstd	2,030	1,927	-103	-5.1	33	33	0	0.7	1.60	1.70
ResHmstd: NewCon	0	26	26	0.0	0	0	0	0.0	0.00	1.30
All other NewCon	0	742	742	0.0	0	31	31	0.0	0.00	4.20
Total	154,526	147,800	-6,725	-4.4	3,138	3,202	64	2.0	2.03	2.17

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,656	1,591	-65	-3.9	County	102.69	111.14	2.37	2.58
(-) TIF Tax Capacity	89	87	-1	-1.6	City/Town	38.08	39.01	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.33	19.68	5.57	6.87
(=) Taxable Tax Capacity	1,567	1,504	-64	-4.1	Special District	0.23	0.26	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	160.32	170.09	7.94	9.46

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,700	58,900	-7.5	663	657	-7	-1.0	1.04	1.12
Res Hmstd:Avg Val	95,600	88,300	-7.6	1,150	1,087	-62	-5.4	1.20	1.23
Res Hmstd: Hi Val	127,400	117,700	-7.6	1,731	1,660	-71	-4.1	1.36	1.41
Res Hmstd: Ex-Hi Val	191,100	176,600	-7.6	2,894	2,808	-87	-3.0	1.51	1.59
Apartment	300,000	297,700	-0.8	6,250	6,611	360	5.8	2.08	2.22
Comm/Ind: Lo Val	150,000	146,300	-2.5	4,902	5,013	111	2.3	3.27	3.43
Comm/Ind: Med Val	300,000	292,600	-2.5	11,399	11,610	211	1.9	3.8	3.97
Comm/Ind: Hi Val	1,000,000	975,300	-2.5	41,717	42,587	870	2.1	4.17	4.37

Kanabec County

Ogilvie city

<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	7,221	6,734	-487	-6.7	86	87	1	1.2	1.19	1.30
Res Non-Hm: exis	1,710	1,639	-72	-4.2	34	35	1	2.9	1.98	2.13
Apartments: exis	406	401	-5	-1.2	9	10	1	7.5	2.31	2.51
Low-inc Apts: ex	960	1,000	40	4.2	13	15	2	13.6	1.40	1.52
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,327	2,294	-33	-1.4	83	87	4	5.1	3.55	3.78
Com/Ind Hi: exis	785	757	-28	-3.5	37	38	1	2.7	4.71	5.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	947	933	-13	-1.4	45	47	2	5.0	4.71	5.01
Ag HGA: Exist	135	128	-7	-5.5	2	2	0	3.9	1.14	1.25
Ag Hmstd Land	357	373	16	4.4	3	3	1	20.8	0.72	0.84
Ag Non-Hmstd	159	131	-28	-17.4	3	3	0	-11.0	1.80	1.94
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.31
All other NewCon	0	171	171	0.0	0	7	7	0.0	0.00	4.10
Total	15,006	14,563	-443	-3.0	314	333	19	6.2	2.09	2.29

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	150	147	-3	-2.1	County	100.31	108.69	2.37	2.58
(-) TIF Tax Capacity	3	3	0	0.0	City/Town	38.88	41.64	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	40.74	43.60	3.56	6.15
(=) Taxable Tax Capacity	147	143	-3	-2.1	Special District	0.23	0.26	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	180.16	194.19	5.94	8.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,700	45,400	-6.8	555	569	13	2.4	1.14	1.25
Res Hmstd:Avg Val	73,000	68,100	-6.7	832	853	20	2.5	1.14	1.25
Res Hmstd: Hi Val	97,200	90,600	-6.8	1,296	1,274	-22	-1.7	1.33	1.41
Res Hmstd: Ex-Hi Val	145,900	136,100	-6.7	2,281	2,276	-4	-0.2	1.56	1.67
Apartment	300,000	296,400	-1.2	6,934	7,454	519	7.5	2.31	2.51
Comm/Ind: Lo Val	150,000	144,700	-3.5	5,319	5,471	152	2.9	3.55	3.78
Comm/Ind: Med Val	300,000	289,400	-3.5	12,381	12,659	278	2.2	4.13	4.37
Comm/Ind: Hi Val	1,000,000	964,800	-3.5	45,336	46,511	1,175	2.6	4.53	4.82

Kanabec County

Quamba city

<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	2,780	2,453	-327	-11.8	43	43	0	0.3	1.54	1.75
Res Non-Hm: exis	785	812	28	3.5	17	20	3	18.9	2.14	2.46
Apartments: exis	0	136	136	0.0	0	4	4	0.0	0.00	3.03
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	106	67	-40	-37.2	4	3	-1	-29.4	3.91	4.39
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	24	24	-1	-2.9	1	1	0	9.1	5.18	5.83
Ag HGA: Exist	285	261	-23	-8.2	4	4	0	3.9	1.39	1.58
Ag Hmstd Land	294	295	0	0.2	2	3	0	19.4	0.78	0.93
Ag Non-Hmstd	261	198	-63	-24.1	5	5	-1	-12.3	2.03	2.35
ResHmstd: NewCon	0	8	8	0.0	0	0	0	0.0	0.00	1.75
All other NewCon	0	59	59	0.0	0	1	1	0.0	0.00	2.13
Total	4,535	4,312	-223	-4.9	76	84	8	10.0	1.69	1.95

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	36	34	-2	-4.5	County	102.69	111.17	2.38	2.58
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	80.73	103.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.33	19.68	5.57	6.87
(=) Taxable Tax Capacity	36	34	-2	-4.5	Special District	0.23	0.26	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	202.99	234.54	7.94	9.45

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	59,800	52,800	-11.7	776	793	17	2.2	1.3	1.50
Res Hmstd:Avg Val	89,700	79,100	-11.8	1,300	1,224	-76	-5.9	1.45	1.55
Res Hmstd: Hi Val	119,500	105,400	-11.8	1,983	1,921	-62	-3.1	1.66	1.82
Res Hmstd: Ex-Hi Val	179,400	158,300	-11.8	3,356	3,323	-33	-1.0	1.87	2.1

Kanabec County

Braham city (part)

<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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	150	205	55	36.9	7	9	2	34.2	4.69	4.59
Com/Ind Hi: exis	11	10	-1	-5.6	1	1	0	-7.3	6.20	6.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5	5	0	6.3	0	0	0	4.3	6.20	6.08
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	36	40	4	12.3	0	0	0	10.6	1.25	1.23
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	201	261	60	29.6	8	11	2	28.6	4.19	4.16

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3	4	1	30.9	County	103.29	111.11	2.42	2.55
(-) TIF Tax Capacity	2	3	1	31.1	City/Town	109.81	100.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.90	34.99	12.38	8.69
(=) Taxable Tax Capacity	0	0	0	30.0	Special District	0.23	0.26	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	250.23	246.54	14.80	11.24

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	141,600	-5.6	7,028	6,501	-527	-7.5	4.69	4.59
Comm/Ind: Med Val	300,000	283,200	-5.6	16,325	14,991	-1,334	-8.2	5.44	5.29
Comm/Ind: Hi Val	1,000,000	943,900	-5.6	59,710	55,189	-4,520	-7.6	5.97	5.85

Kandiyohi County

Atwater city

<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	29,493	29,055	-437	-1.5	417	392	-25	-6.1	1.41	1.35
Res Non-Hm: exis	4,634	4,893	258	5.6	94	95	1	0.9	2.03	1.94
Apartments: exis	1,401	1,419	18	1.3	33	32	-1	-2.7	2.34	2.25
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,223	4,205	-18	-0.4	150	144	-5	-3.4	3.54	3.43
Com/Ind Hi: exis	3,288	3,441	153	4.7	152	155	3	1.7	4.63	4.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,254	1,290	36	2.9	58	58	0	0.0	4.59	4.47
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	47	140	94	200.0	1	1	1	126.1	1.25	0.94
Ag Non-Hmstd	166	115	-51	-30.7	3	2	-1	-32.6	1.65	1.61
ResHmstd: NewCon	0	117	117	0.0	0	2	2	0.0	0.00	1.35
All other NewCon	0	34	34	0.0	0	1	1	0.0	0.00	3.37
Total	44,505	44,710	205	0.5	906	881	-25	-2.8	2.04	1.97

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	425	430	5	1.2	County	57.73	55.16	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	92.05	91.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.69	10.25	28.04	24.22
(=) Taxable Tax Capacity	425	430	5	1.2	Special District	3.65	3.64	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	165.12	160.76	28.04	24.22

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	54,600	53,800	-1.5	694	649	-45	-6.5	1.27	1.21
Res Hmstd:Avg Val	81,800	80,600	-1.5	1,087	1,009	-78	-7.2	1.33	1.25
Res Hmstd: Hi Val	109,100	107,500	-1.5	1,655	1,545	-109	-6.6	1.52	1.44
Res Hmstd: Ex-Hi Val	163,700	161,300	-1.5	2,790	2,618	-172	-6.2	1.70	1.62
Apartment	300,000	303,900	1.3	7,033	6,843	-191	-2.7	2.34	2.25
Comm/Ind: Lo Val	150,000	157,000	4.7	5,312	5,466	155	2.9	3.54	3.48
Comm/Ind: Med Val	300,000	314,000	4.7	12,254	12,529	275	2.2	4.08	3.99
Comm/Ind: Hi Val	1,000,000	1,046,500	4.7	44,651	45,480	829	1.9	4.47	4.35

Kandiyohi County	Blomkest city
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<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	5,653	5,596	-57	-1.0	65	58	-7	-10.7	1.15	1.04
Res Non-Hm: exis	249	288	38	15.4	4	4	0	2.0	1.71	1.51
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	635	702	67	10.5	19	19	0	2.1	2.99	2.76
Com/Ind Hi: exis	0	25	24	#####	0	1	1	#####	3.93	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	82	82	0	0.2	3	3	0	-7.3	3.93	3.63
Ag HGA: Exist	353	261	-93	-26.2	4	3	-1	-31.8	1.22	1.13
Ag Hmstd Land	2,160	1,996	-165	-7.6	21	19	-2	-8.4	0.95	0.94
Ag Non-Hmstd	931	1,702	771	82.8	13	21	8	65.1	1.35	1.22
ResHmstd: NewCon	0	220	220	0.0	0	2	2	0.0	0.00	1.04
All other NewCon	0	10	10	0.0	0	0	0	0.0	0.00	2.76
Total	10,064	10,882	818	8.1	129	131	2	1.4	1.28	1.20

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	82	93	11	13.3	County	59.51	56.91	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	54.55	51.14	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.55	12.52	17.68	14.76
(=) Taxable Tax Capacity	82	93	11	13.3	Special District	1.59	1.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	135.20	122.06	17.68	14.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,100	56,500	-1.1	564	497	-67	-11.9	0.99	0.88
Res Hmstd: Avg Val	85,600	84,700	-1.1	909	797	-112	-12.3	1.06	0.94
Res Hmstd: Hi Val	114,200	113,100	-1.0	1,381	1,217	-164	-11.9	1.21	1.08
Res Hmstd: Ex-Hi Val	171,300	169,600	-1.0	2,324	2,052	-272	-11.7	1.36	1.21
Comm/Ind: Lo Val	150,000	9,262,500	#####	4,483	334,911	330,428	#####	2.99	3.62
Comm/Ind: Med Val	300,000	18,525,000	#####	10,372	671,128	660,756	#####	3.46	3.62
Comm/Ind: Hi Val	1,000,000	61,750,000	#####	37,855	2,240,140	#####	#####	3.79	3.63

Kandiyohi County	Kandiyohi city
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<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	15,159	14,833	-326	-2.1	217	197	-19	-8.8	1.43	1.33
Res Non-Hm: exis	1,467	1,716	248	16.9	28	31	3	8.9	1.93	1.80
Apartments: exis	1,488	1,725	237	15.9	35	38	3	8.5	2.33	2.18
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,227	1,166	-61	-4.9	43	39	-4	-9.7	3.54	3.37
Com/Ind Hi: exis	234	325	91	39.0	11	14	4	32.3	4.66	4.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	153	160	7	4.6	2	2	0	-1.4	1.63	1.54
Ag Hmstd Land	0	47	47	0.0	0	1	1	0.0	0.00	1.63
Ag Non-Hmstd	268	271	3	1.2	5	4	0	-4.4	1.72	1.63
ResHmstd: NewCon	0	40	40	0.0	0	1	1	0.0	0.00	1.33
All other NewCon	0	161	161	0.0	0	5	5	0.0	0.00	3.41
Total	19,995	20,443	448	2.2	341	333	-8	-2.3	1.71	1.63

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	171	178	8	4.4	County	59.53	56.95	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	91.48	91.55	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.55	12.51	17.68	14.76
(=) Taxable Tax Capacity	171	178	8	4.4	Special District	1.59	1.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	172.15	162.52	17.68	14.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	67,000	65,600	-2.1	810	736	-74	-9.1	1.21	1.12
Res Hmstd: Avg Val	100,400	98,200	-2.2	1,420	1,279	-141	-9.9	1.41	1.30
Res Hmstd: Hi Val	133,800	130,900	-2.2	2,106	1,907	-199	-9.5	1.57	1.46
Res Hmstd: Ex-Hi Val	200,800	196,500	-2.1	3,482	3,166	-316	-9.1	1.73	1.61
Apartment	300,000	347,700	15.9	6,986	7,576	591	8.5	2.33	2.18
Comm/Ind: Lo Val	150,000	208,500	39.0	5,314	7,646	2,332	43.9	3.54	3.67
Comm/Ind: Med Val	300,000	417,000	39.0	12,312	16,901	4,589	37.3	4.10	4.05
Comm/Ind: Hi Val	1,000,000	1,389,900	39.0	44,967	60,088	15,121	33.6	4.5	4.32

Kandiyohi County

Lake Lillian city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,312	7,113	-198	-2.7	98	93	-5	-5.3	1.34	1.31
Res Non-Hm: exis	925	1,071	146	15.8	19	21	2	12.5	2.02	1.96
Apartments: exis	292	298	6	2.0	7	7	0	0.1	2.33	2.28
Low-inc Apts: ex	242	238	-3	-1.4	3	3	0	-3.4	1.42	1.39
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	947	955	8	0.8	34	33	0	-0.6	3.54	3.49
Com/Ind Hi: exis	206	91	-115	-56.0	10	4	-5	-56.5	4.67	4.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	132	132	0	0.2	6	6	0	-1.0	4.67	4.61
Ag HGA: Exist	193	191	-3	-1.3	3	3	0	-3.9	1.39	1.35
Ag Hmstd Land	418	475	57	13.5	3	4	0	14.8	0.75	0.76
Ag Non-Hmstd	209	188	-22	-10.3	4	3	0	-11.2	1.73	1.71
ResHmstd: NewCon	0	40	40	0.0	0	1	1	0.0	0.00	1.31
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.95
Total	10,875	10,794	-81	-0.7	186	178	-8	-4.3	1.71	1.65

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	92	90	-2	-1.9	County	59.07	56.46	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	104.42	106.50	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.53	6.47	16.77	14.67
(=) Taxable Tax Capacity	92	90	-2	-1.9	Special District	1.59	1.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	172.62	170.92	16.77	14.67

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,700	50,300		-2.7	622	590	-33	-5.2	1.20	1.17
Res Hmstd: Avg Val	77,400	75,300		-2.7	943	883	-61	-6.4	1.22	1.17
Res Hmstd: Hi Val	103,200	100,400		-2.7	1,472	1,381	-91	-6.2	1.43	1.38
Res Hmstd: Ex-Hi Val	154,900	150,700		-2.7	2,531	2,392	-139	-5.5	1.63	1.59
Apartment	300,000	306,000		2.0	6,976	6,987	10	0.1	2.33	2.28
Comm/Ind: Lo Val	150,000	66,100		-55.9	5,311	2,308	-3,004	-56.6	3.54	3.49
Comm/Ind: Med Val	300,000	132,100		-56.0	12,309	4,612	-7,697	-62.5	4.10	3.49
Comm/Ind: Hi Val	1,000,000	440,400		-56.0	44,967	18,614	-26,353	-58.6	4.5	4.23

Kandiyohi County

New London city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	43,816	47,264	3,448	7.9	571	593	22	3.8	1.30	1.25
Res Non-Hm: exis	6,858	7,233	375	5.5	123	121	-1	-0.8	1.79	1.68
Apartments: exis	3,835	3,978	143	3.7	77	75	-1	-1.9	2.00	1.89
Low-inc Apts: ex	584	640	56	9.6	7	7	0	3.4	1.22	1.15
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	6,774	6,668	-106	-1.6	214	202	-12	-5.6	3.16	3.03
Com/Ind Hi: exis	5,623	5,713	90	1.6	235	229	-6	-2.4	4.17	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	874	880	5	0.6	36	35	-1	-3.3	4.16	3.99
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	68	82	14	20.2	1	1	0	14.9	0.75	0.72
Ag Non-Hmstd	524	513	-11	-2.1	8	7	-1	-6.4	1.50	1.43
ResHmstd: NewCon	0	95	95	0.0	0	1	1	0.0	0.00	1.26
All other NewCon	0	210	210	0.0	0	8	8	0.0	0.00	3.78
Total	68,954	73,273	4,319	6.3	1,271	1,281	9	0.7	1.84	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	709	756	48	6.7	County	59.42	56.83	0.00	0.00
(-) TIF Tax Capacity	31	29	-2	-7.5	City/Town	62.71	59.77	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.19	23.11	12.91	10.23
(=) Taxable Tax Capacity	677	727	50	7.4	Special District	3.65	3.64	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	149.96	143.35	12.91	10.23

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,000	84,100	7.8	817	866	49	6.0	1.05	1.03
Res Hmstd: Avg Val	116,900	126,100	7.9	1,503	1,566	62	4.1	1.29	1.24
Res Hmstd: Hi Val	155,800	168,100	7.9	2,189	2,265	75	3.4	1.41	1.35
Res Hmstd: Ex-Hi Val	233,700	252,100	7.9	3,563	3,663	100	2.8	1.52	1.45
Apartment	300,000	311,200	3.7	6,011	5,895	-116	-1.9	2.00	1.89
Comm/Ind: Lo Val	150,000	152,400	1.6	4,744	4,646	-97	-2.1	3.16	3.05
Comm/Ind: Med Val	300,000	304,800	1.6	11,004	10,758	-246	-2.2	3.67	3.53
Comm/Ind: Hi Val	1,000,000	1,016,000	1.6	40,219	39,280	-939	-2.3	4.02	3.87

Kandiyohi County

Pennock city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,478	11,608	-870	-7.0	172	146	-27	-15.6	1.38	1.25
Res Non-Hm: exis	1,409	1,537	128	9.1	27	27	0	0.7	1.89	1.75
Apartments: exis	338	350	11	3.4	8	7	0	-4.0	2.28	2.12
Low-inc Apts: ex	172	203	31	18.0	2	3	0	9.4	1.40	1.29
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,073	1,073	0	0.0	37	35	-2	-5.5	3.49	3.30
Com/Ind Hi: exis	243	296	53	21.9	11	13	2	15.3	4.59	4.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	224	257	33	14.6	10	11	1	8.4	4.59	4.35
Ag HGA: Exist	107	101	-6	-5.9	2	1	0	-15.3	1.43	1.28
Ag Hmstd Land	747	892	145	19.4	6	7	1	12.2	0.81	0.76
Ag Non-Hmstd	1,391	1,667	276	19.9	23	26	3	12.2	1.69	1.58
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.26
All other NewCon	0	265	265	0.0	0	5	5	0.0	0.00	1.75
Total	18,183	18,261	78	0.4	299	281	-18	-6.0	1.65	1.54

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	153	155	2	1.1	County	59.26	56.66	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	88.46	87.48	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.24	12.20	17.68	14.76
(=) Taxable Tax Capacity	153	155	2	1.1	Special District	1.59	1.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	168.55	157.84	17.68	14.76

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,000	56,700	-7.0	725	621	-104	-14.4	1.19	1.09
Res Hmstd: Avg Val	91,400	85,000	-7.0	1,213	1,000	-213	-17.6	1.33	1.18
Res Hmstd: Hi Val	121,800	113,300	-7.0	1,825	1,529	-297	-16.3	1.5	1.35
Res Hmstd: Ex-Hi Val	182,800	170,000	-7.0	3,054	2,588	-466	-15.3	1.67	1.52
Apartment	300,000	310,100	3.4	6,851	6,576	-275	-4.0	2.28	2.12
Comm/Ind: Lo Val	150,000	182,800	21.9	5,234	6,369	1,136	21.7	3.49	3.48
Comm/Ind: Med Val	300,000	365,700	21.9	12,123	14,317	2,194	18.1	4.04	3.92
Comm/Ind: Hi Val	1,000,000	1,218,800	21.9	44,275	51,389	7,114	16.1	4.43	4.22

Kandiyohi County

Prinsburg city

<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	19,095	18,545	-550	-2.9	267	243	-25	-9.2	1.40	1.31
Res Non-Hm: exis	1,085	1,404	319	29.4	20	24	4	19.6	1.88	1.74
Apartments: exis	253	286	34	13.4	6	6	0	6.1	2.30	2.16
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,645	1,613	-31	-1.9	58	54	-4	-6.9	3.54	3.36
Com/Ind Hi: exis	2,474	3,233	760	30.7	116	144	28	24.0	4.71	4.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	249	249	1	0.2	12	11	-1	-4.9	4.71	4.47
Ag HGA: Exist	135	134	-1	-0.9	2	2	0	-7.4	1.51	1.41
Ag Hmstd Land	1,320	2,138	818	61.9	17	29	11	66.2	1.31	1.35
Ag Non-Hmstd	1,082	718	-365	-33.7	20	12	-7	-38.1	1.81	1.69
ResHmstd: NewCon	0	163	163	0.0	0	2	2	0.0	0.00	1.31
All other NewCon	0	240	240	0.0	0	10	10	0.0	0.00	4.04
Total	27,337	28,724	1,386	5.1	519	538	19	3.6	1.90	1.87

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	258	281	23	9.0	County	59.30	56.72	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	116.72	107.12	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.40	3.78	4.20	4.30
(=) Taxable Tax Capacity	258	281	23	9.0	Special District	1.59	1.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	181.01	169.12	4.20	4.30

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	68,900	66,900	-2.9	777	708	-70	-9.0	1.13	1.06
Res Hmstd: Avg Val	103,200	100,200	-2.9	1,405	1,260	-145	-10.3	1.36	1.26
Res Hmstd: Hi Val	137,600	133,600	-2.9	2,099	1,890	-208	-9.9	1.53	1.41
Res Hmstd: Ex-Hi Val	206,500	200,600	-2.9	3,487	3,154	-333	-9.5	1.69	1.57
Apartment	300,000	340,200	13.4	6,914	7,338	424	6.1	2.30	2.16
Comm/Ind: Lo Val	150,000	196,100	30.7	5,312	7,100	1,788	33.7	3.54	3.62
Comm/Ind: Med Val	300,000	392,100	30.7	12,373	15,854	3,482	28.1	4.12	4.04
Comm/Ind: Hi Val	1,000,000	1,307,100	30.7	45,324	56,723	11,399	25.1	4.53	4.34

Kandiyohi County	Raymond city
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<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	21,810	21,478	-331	-1.5	364	345	-19	-5.3	1.67	1.61
Res Non-Hm: exis	2,877	2,894	17	0.6	62	60	-2	-2.8	2.14	2.07
Apartments: exis	212	198	-13	-6.3	5	5	0	-9.3	2.48	2.40
Low-inc Apts: ex	737	742	5	0.7	12	11	0	-2.8	1.57	1.51
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,041	2,032	-9	-0.4	75	73	-2	-2.9	3.66	3.57
Com/Ind Hi: exis	1,453	1,520	66	4.6	68	70	1	2.2	4.71	4.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	311	312	1	0.3	15	14	0	-2.0	4.71	4.60
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	269	315	46	17.1	3	3	0	14.8	0.94	0.92
Ag Non-Hmstd	345	412	67	19.4	5	6	1	17.1	1.57	1.54
ResHmstd: NewCon	0	27	27	0.0	0	0	0	0.0	0.00	1.61
All other NewCon	0	43	43	0.0	0	1	1	0.0	0.00	1.92
Total	30,054	29,973	-81	-0.3	608	588	-20	-3.3	2.02	1.96

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	269	269	0	0.2	County	58.54	55.94	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	88.89	88.73	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.12	7.85	51.82	47.73	
(=) Taxable Tax Capacity	<u>269</u>	<u>269</u>	<u>0</u>	<u>0.2</u>	Special District	<u>1.59</u>	<u>1.50</u>	<u>0.00</u>	<u>0.00</u>	
FD Distrib Tax Cap	0	0	0	0.0	Total	157.15	154.02	51.82	47.73	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,800	62,800	-1.6	932	880	-52	-5.6	1.46	1.40
Res Hmstd: Avg Val	95,600	94,100	-1.6	1,548	1,455	-92	-6.0	1.62	1.55
Res Hmstd: Hi Val	127,400	125,500	-1.5	2,257	2,132	-125	-5.5	1.77	1.7
Res Hmstd: Ex-Hi Val	191,200	188,300	-1.5	3,681	3,487	-194	-5.3	1.93	1.85
Apartment	300,000	281,200	-6.3	7,448	6,756	-691	-9.3	2.48	2.40
Comm/Ind: Lo Val	150,000	156,800	4.5	5,489	5,665	176	3.2	3.66	3.61
Comm/Ind: Med Val	300,000	313,700	4.6	12,549	12,881	332	2.6	4.18	4.11
Comm/Ind: Hi Val	1,000,000	1,045,600	4.6	45,494	46,540	1,047	2.3	4.55	4.45

Kandiyohi County

Regal city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,065	988	-77	-7.3	10	8	-1	-15.0	0.93	0.85
Res Non-Hm: exis	189	251	63	33.2	2	3	1	20.8	1.32	1.20
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	241	241	0	0.0	6	6	0	-5.7	2.63	2.48
Com/Ind Hi: exis	177	203	26	14.5	6	7	0	8.1	3.45	3.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	32	32	0	0.3	1	1	0	-5.2	3.45	3.26
Ag HGA: Exist	343	341	-2	-0.5	4	4	0	-9.0	1.15	1.05
Ag Hmstd Land	606	692	86	14.2	3	4	0	5.0	0.57	0.52
Ag Non-Hmstd	88	105	18	20.1	1	1	0	8.9	1.12	1.01
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,740	2,853	113	4.1	34	33	-1	-2.9	1.25	1.17

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	24	26	1	5.4	County	59.52	56.92	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.71	27.24	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.11	15.18	17.72	15.01
(=) Taxable Tax Capacity	24	26	1	5.4	Special District	4.22	3.90	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	111.56	103.24	17.72	15.01

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,700	47,000		-7.3	429	362	-68	-15.7	0.85	0.77
Res Hmstd: Avg Val	76,100	70,600		-7.2	645	543	-101	-15.7	0.85	0.77
Res Hmstd: Hi Val	101,400	94,000		-7.3	997	814	-183	-18.3	0.98	0.87
Res Hmstd: Ex-Hi Val	152,100	141,100		-7.2	1,704	1,415	-288	-16.9	1.12	1.00
Comm/Ind: Lo Val	150,000	171,700		14.5	3,952	4,426	474	12.0	2.63	2.58
Comm/Ind: Med Val	300,000	343,400		14.5	9,132	10,017	884	9.7	3.04	2.92
Comm/Ind: Hi Val	1,000,000	1,144,600		14.5	33,308	36,104	2,796	8.4	3.33	3.15

Kandiyohi County	Spicer city
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<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	75,197	75,307	110	0.1	1,211	1,169	-42	-3.4	1.61	1.55
Res Non-Hm: exis	9,182	10,307	1,125	12.3	164	176	12	7.4	1.78	1.71
Apartments: exis	2,758	3,105	347	12.6	59	64	5	8.7	2.13	2.05
Low-inc Apts: ex	1,934	1,998	64	3.3	25	25	0	-0.5	1.29	1.25
Seasnl Rec: exis	23,636	23,243	-393	-1.7	437	422	-15	-3.5	1.85	1.81
Com/Ind: Lo: exi	8,999	8,883	-115	-1.3	298	286	-11	-3.8	3.31	3.22
Com/Ind Hi: exis	9,175	8,935	-240	-2.6	401	381	-20	-5.0	4.37	4.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,737	1,750	13	0.8	76	75	-1	-1.7	4.37	4.26
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	273	425	151	55.3	4	7	2	51.7	1.60	1.56
ResHmstd: NewCon	0	271	271	0.0	0	4	4	0.0	0.00	1.55
All other NewCon	0	493	493	0.0	0	9	9	0.0	0.00	1.85
Total	132,890	134,717	1,827	1.4	2,674	2,617	-57	-2.1	2.01	1.94

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter		
Total Tax Capacity	1,440	1,457	18	1.2	County	59.05	56.46	0.00	0.00	
(-) TIF Tax Capacity	0	14	14	0.0	City/Town	73.23	73.18	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.78	22.69	12.91	10.23	
(=) Taxable Tax Capacity	1,440	1,443	3	0.2	Special District	3.65	3.64	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	159.71	155.97	12.91	10.23	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	141,200	141,400	0.1	2,046	1,968	-78	-3.8	1.45	1.39
Res Hmstd: Avg Val	211,600	211,900	0.1	3,362	3,238	-124	-3.7	1.59	1.53
Res Hmstd: Hi Val	282,100	282,500	0.1	4,680	4,511	-170	-3.6	1.66	1.6
Res Hmstd: Ex-Hi Val	423,200	423,800	0.1	7,305	7,044	-262	-3.6	1.73	1.66
Apartment	300,000	337,800	12.6	6,377	6,931	555	8.7	2.13	2.05
Seas Rec: Lo Val	75,000	73,800	-1.6	1,264	1,218	-46	-3.7	1.69	1.65
Seas Rec: Hi Val	200,000	196,700	-1.7	3,536	3,409	-127	-3.6	1.77	1.73
Comm/Ind: Lo Val	150,000	146,100	-2.6	4,963	4,708	-255	-5.1	3.31	3.22
Comm/Ind: Med Val	300,000	292,200	-2.6	11,516	10,896	-620	-5.4	3.84	3.73
Comm/Ind: Hi Val	1,000,000	973,900	-2.6	42,097	39,955	-2,141	-5.1	4.21	4.10

Kandiyohi County

Sunburg city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,717	1,657	-60	-3.5	25	21	-4	-15.8	1.44	1.26
Res Non-Hm: exis	168	322	153	90.9	4	6	3	68.2	2.28	2.01
Apartments: exis	301	308	7	2.3	8	8	-1	-7.6	2.70	2.44
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	513	507	-6	-1.2	20	19	-2	-8.5	3.98	3.69
Com/Ind Hi: exis	92	101	10	10.7	5	5	0	3.3	5.24	4.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	77	82	6	7.6	4	4	0	0.3	5.24	4.89
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	328	379	50	15.3	3	4	0	8.7	0.99	0.94
Ag Non-Hmstd	164	197	33	19.9	3	4	0	13.0	1.99	1.87
ResHmstd: NewCon	0	23	23	0.0	0	0	0	0.0	0.00	1.26
All other NewCon	0	21	21	0.0	0	0	0	0.0	0.00	2.01
Total	3,359	3,595	236	7.0	72	70	-2	-2.8	2.16	1.96

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	30	33	2	8.1	County	59.40	56.83	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	124.32	115.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.66	14.14	21.45	9.54
(=) Taxable Tax Capacity	30	33	2	8.1	Special District	1.59	1.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	198.97	187.49	21.45	9.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	29,400	28,400		-3.4	414	347	-67	-16.3	1.41	1.22
Res Hmstd: Avg Val	44,000	42,500		-3.4	620	519	-101	-16.3	1.41	1.22
Res Hmstd: Hi Val	58,700	56,600		-3.6	827	691	-136	-16.4	1.41	1.22
Res Hmstd: Ex-Hi Val	88,000	84,900		-3.5	1,356	1,118	-238	-17.6	1.54	1.32
Apartment	300,000	306,900		2.3	8,105	7,485	-619	-7.6	2.70	2.44
Comm/Ind: Lo Val	150,000	166,100		10.7	5,974	6,320	345	5.8	3.98	3.80
Comm/Ind: Med Val	300,000	332,100		10.7	13,833	14,431	598	4.3	4.61	4.35
Comm/Ind: Hi Val	1,000,000	1,107,100		10.7	50,507	52,300	1,793	3.5	5.05	4.72

Kandiyohi County	Willmar city
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<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	583,101	563,702	-19,399	-3.3	6,437	5,587	-850	-13.2	1.10	0.99
Res Non-Hm: exis	94,251	91,499	-2,752	-2.9	1,314	1,153	-160	-12.2	1.39	1.26
Apartments: exis	53,361	54,132	771	1.4	859	791	-69	-8.0	1.61	1.46
Low-inc Apts: ex	14,823	14,428	-395	-2.7	147	130	-18	-11.9	0.99	0.90
Seasnl Rec: exis	3,085	2,842	-243	-7.9	58	48	-10	-16.6	1.88	1.70
Com/Ind: Lo: exi	69,924	68,981	-943	-1.3	1,837	1,693	-144	-7.9	2.63	2.45
Com/Ind Hi: exis	228,960	231,523	2,563	1.1	7,768	7,358	-410	-5.3	3.39	3.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,079	6,149	69	1.1	212	201	-11	-5.4	3.49	3.27
Ag HGA: Exist	24	356	332	#####	0	4	4	#####	0.40	1.11
Ag Hmstd Land	1,368	1,629	260	19.0	9	9	0	2.7	0.63	0.54
Ag Non-Hmstd	9,825	10,824	999	10.2	113	114	1	0.9	1.15	1.05
ResHmstd: NewCon	0	1,921	1,921	0.0	0	19	19	0.0	0.00	0.99
All other NewCon	0	6,803	6,803	0.0	0	183	183	0.0	0.00	2.68
Total	1,064,803	1,054,789	-10,014	-0.9	18,753	17,289	-1,464	-7.8	1.76	1.64

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	12,210	12,183	-27	-0.2	County	58.50	55.99	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.91	33.98	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.72	12.57	17.68	14.76
(=) Taxable Tax Capacity	12,210	12,183	-27	-0.2	Special District	2.55	2.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	114.67	105.04	17.68	14.76

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	86,800	83,900	-3.3	811	693	-118	-14.6	0.93	0.83
Res Hmstd: Avg Val	130,100	125,800	-3.3	1,429	1,235	-194	-13.6	1.1	0.98
Res Hmstd: Hi Val	173,500	167,700	-3.3	2,048	1,776	-272	-13.3	1.18	1.06
Res Hmstd: Ex-Hi Val	260,300	251,600	-3.3	3,287	2,861	-426	-13.0	1.26	1.14
Apartment	300,000	304,300	1.4	4,831	4,444	-386	-8.0	1.61	1.46
Comm/Ind: Lo Val	150,000	151,700	1.1	4,021	3,812	-209	-5.2	2.68	2.51
Comm/Ind: Med Val	300,000	303,400	1.1	9,295	8,802	-493	-5.3	3.1	2.90
Comm/Ind: Hi Val	1,000,000	1,011,200	1.1	33,904	32,084	-1,820	-5.4	3.39	3.17

Kittson County	Lake Bronson city
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<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	1,593	1,612	19	1.2	29	26	-3	-9.8	1.83	1.63
Res Non-Hm: exis	515	494	-21	-4.0	15	13	-2	-15.2	2.87	2.54
Apartments: exis	99	99	0	0.0	3	3	0	-11.5	3.48	3.08
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	34	34	0	0.0	1	1	0	-11.1	3.65	3.24
Com/Ind: Lo: exi	255	213	-42	-16.4	12	9	-3	-24.7	4.89	4.40
Com/Ind Hi: exis	280	343	63	22.6	18	20	2	10.3	6.40	5.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	166	181	14	8.7	11	10	0	-2.2	6.40	5.76
Ag HGA: Exist	91	92	1	0.5	2	2	0	-10.1	1.85	1.65
Ag Hmstd Land	86	102	16	18.6	1	1	0	-0.8	0.96	0.80
Ag Non-Hmstd	13	12	-1	-6.9	0	0	0	-18.6	2.50	2.19
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	226	226	0.0	0	11	11	0.0	0.00	4.67
Total	3,132	3,408	276	8.8	92	96	3	3.5	2.95	2.80

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	30	35	4	14.8	County	27.60	25.85	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	205.73	179.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.09	7.03	34.75	34.18
(=) Taxable Tax Capacity	30	35	4	14.8	Special District	6.96	6.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	250.38	218.80	34.75	34.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	13,900	14,100	1.4	257	233	-24	-9.3	1.85	1.65
Res Hmstd:Avg Val	20,900	21,200	1.4	387	351	-36	-9.3	1.85	1.65
Res Hmstd: Hi Val	27,800	28,100	1.1	514	465	-49	-9.6	1.85	1.65
Res Hmstd: Ex-Hi Val	41,700	42,200	1.2	771	698	-73	-9.5	1.85	1.65
Apartment	300,000	300,000	0.0	10,432	9,230	-1,202	-11.5	3.48	3.08
Comm/Ind: Lo Val	150,000	183,900	22.6	7,331	8,559	1,228	16.8	4.89	4.65
Comm/Ind: Med Val	300,000	367,900	22.6	16,931	19,155	2,224	13.1	5.64	5.21
Comm/Ind: Hi Val	1,000,000	1,226,300	22.6	61,734	68,589	6,855	11.1	6.17	5.59

Kittson County	Donaldson city
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<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	153	171	18	11.9	1	1	0	-3.7	0.96	0.82
Res Non-Hm: exis	112	98	-14	-12.7	2	1	0	-25.6	1.47	1.25
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	154	154	0	0.0	4	4	-1	-11.5	2.86	2.53
Com/Ind Hi: exis	524	534	11	2.0	20	18	-2	-9.9	3.75	3.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	183	135	-48	-26.2	7	4	-2	-34.9	3.75	3.31
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	136	2	-135	-98.8	1	0	-1	-149.9	0.40	#####
Ag Non-Hmstd	466	722	256	54.9	6	7	2	28.2	1.25	1.03
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	0.82
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.25
Total	1,727	1,817	91	5.3	40	36	-4	-11.0	2.34	1.97

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	24	25	1	4.7	County	31.45	29.24	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	78.51	60.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.84	7.15	20.51	20.11
(=) Taxable Tax Capacity	24	25	1	4.7	Special District	6.96	6.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	124.76	103.28	20.51	20.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	9,200	10,300	12.0	88	85	-3	-3.6	0.95	0.82	
Res Hmstd: Avg Val	13,900	15,600	12.2	133	128	-5	-3.4	0.95	0.82	
Res Hmstd: Hi Val	18,500	20,700	11.9	176	170	-7	-3.7	0.95	0.82	
Res Hmstd: Ex-Hi Val	27,700	31,000	11.9	264	254	-10	-3.7	0.95	0.82	
Comm/Ind: Lo Val	150,000	153,100	2.1	4,291	3,899	-391	-9.1	2.86	2.55	
Comm/Ind: Med Val	300,000	306,100	2.0	9,909	8,960	-949	-9.6	3.30	2.93	
Comm/Ind: Hi Val	1,000,000	1,020,400	2.0	36,129	32,588	-3,541	-9.8	3.61	3.19	

Kittson County	Hallock city
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<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	23,770	23,460	-310	-1.3	349	318	-31	-8.8	1.47	1.36
Res Non-Hm: exis	2,577	2,931	355	13.8	52	54	2	4.4	2.01	1.85
Apartments: exis	1,126	1,203	76	6.8	27	27	-1	-1.9	2.42	2.22
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	95	96	1	1.1	3	2	0	-6.5	2.74	2.54
Com/Ind: Lo: exi	3,941	3,914	-26	-0.7	144	133	-10	-7.2	3.65	3.41
Com/Ind Hi: exis	1,208	1,235	27	2.2	58	55	-3	-4.5	4.79	4.48
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	166	1,151	985	594.6	8	52	44	548.7	4.79	4.48
Ag HGA: Exist	172	172	0	0.3	3	2	0	-6.6	1.54	1.43
Ag Hmstd Land	339	379	40	11.8	3	3	0	1.2	0.74	0.67
Ag Non-Hmstd	638	833	195	30.6	11	13	2	19.2	1.77	1.62
ResHmstd: NewCon	0	16	16	0.0	0	0	0	0.0	0.00	1.36
All other NewCon	0	37	37	0.0	0	1	1	0.0	0.00	2.10
Total	34,031	35,428	1,397	4.1	657	661	5	0.7	1.93	1.87

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	307	332	25	8.2	County	31.04	28.84	0.00	0.00
(-) TIF Tax Capacity	8	8	0	0.0	City/Town	131.89	119.56	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.32	6.67	20.52	20.11
(=) Taxable Tax Capacity	298	324	25	8.4	Special District	6.96	6.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	177.22	161.81	20.52	20.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,400	46,800	-1.3	601	548	-53	-8.8	1.27	1.17
Res Hmstd:Avg Val	71,000	70,100	-1.3	901	822	-79	-8.8	1.27	1.17
Res Hmstd: Hi Val	94,700	93,500	-1.3	1,364	1,235	-129	-9.5	1.44	1.32
Res Hmstd: Ex-Hi Val	142,000	140,200	-1.3	2,374	2,152	-222	-9.4	1.67	1.54
Apartment	300,000	320,400	6.8	7,261	7,125	-136	-1.9	2.42	2.22
Comm/Ind: Lo Val	150,000	153,300	2.2	5,471	5,261	-210	-3.8	3.65	3.43
Comm/Ind: Med Val	300,000	306,700	2.2	12,663	12,131	-532	-4.2	4.22	3.96
Comm/Ind: Hi Val	1,000,000	1,022,200	2.2	46,227	44,175	-2,052	-4.4	4.62	4.32

Kittson County	Halma city
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<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	635	640	5	0.8	9	8	-1	-10.9	1.37	1.21
Res Non-Hm: exis	73	74	1	1.8	2	1	0	-11.4	2.11	1.84
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	8	8	0	0.0	0	0	0	-14.5	1.79	1.53
Com/Ind: Lo: exi	60	70	10	17.1	2	2	0	4.4	3.69	3.29
Com/Ind Hi: exis	125	134	9	7.4	6	6	0	-4.5	4.80	4.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	66	70	4	6.3	3	3	0	-5.5	4.80	4.27
Ag HGA: Exist	55	56	1	1.7	1	1	0	-10.2	1.37	1.21
Ag Hmstd Land	146	173	27	18.3	1	1	0	3.5	0.60	0.53
Ag Non-Hmstd	45	50	6	13.2	1	1	0	-4.2	1.70	1.44
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	5	5	0.0	0	0	0	0.0	0.00	0.83
Total	1,213	1,282	69	5.7	24	23	-2	-6.3	1.99	1.76

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng			Base	Alter	Base	Alter
Total Tax Capacity	11	12	1	6.5	County		30.77	28.74	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town		117.37	97.34	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District		15.18	11.40	34.75	34.18
(=) Taxable Tax Capacity	11	12	1	6.5	Special District		6.96	6.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total		170.29	144.21	34.75	34.18

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	19,300	19,500	1.0	264	235	-29	-10.9	1.37	1.21
Res Hmstd:Avg Val	28,900	29,100	0.7	396	351	-44	-11.2	1.37	1.21
Res Hmstd: Hi Val	38,500	38,800	0.8	527	468	-59	-11.2	1.37	1.21
Res Hmstd: Ex-Hi Val	57,700	58,200	0.9	790	703	-87	-11.1	1.37	1.21
Comm/Ind: Lo Val	150,000	161,000	7.3	5,529	5,398	-130	-2.4	3.69	3.35
Comm/Ind: Med Val	300,000	322,100	7.4	12,726	12,273	-454	-3.6	4.24	3.81
Comm/Ind: Hi Val	1,000,000	1,073,600	7.4	46,316	44,341	-1,975	-4.3	4.63	4.13

Kittson County	Humboldt city
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<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	258	320	62	24.0	2	2	0	16.0	0.60	0.56
Res Non-Hm: exis	91	111	20	22.0	1	1	0	12.4	0.90	0.83
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	30	32	2	7.3	1	1	0	2.2	1.98	1.89
Com/Ind Hi: exis	236	245	9	3.9	6	6	0	-1.0	2.57	2.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	76	82	6	7.6	2	2	0	2.5	2.57	2.45
Ag HGA: Exist	87	120	32	36.7	1	1	0	28.1	0.60	0.56
Ag Hmstd Land	17	23	5	30.1	0	0	0	32.1	0.36	0.37
Ag Non-Hmstd	33	32	-1	-1.5	0	0	0	-10.0	0.66	0.60
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	829	965	136	16.4	12	12	0	4.2	1.42	1.27

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10	11	1	11.2	County	31.57	29.29	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.17	19.40	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.84	7.15	20.51	20.11
(=) Taxable Tax Capacity	10	11	1	11.2	Special District	4.36	4.40	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	65.94	60.24	20.51	20.11

**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	11,500	14,300	24.3	69	80	11	16.4	0.60	0.56
Res Hmstd:Avg Val	17,200	21,300	23.8	103	120	16	16.0	0.60	0.56
Res Hmstd: Hi Val	23,000	28,500	23.9	138	160	22	16.0	0.60	0.56
Res Hmstd: Ex-Hi Val	34,500	42,800	24.1	207	241	34	16.2	0.60	0.56
Comm/Ind: Lo Val	150,000	155,900	3.9	2,967	2,973	5	0.2	1.98	1.91
Comm/Ind: Med Val	300,000	311,800	3.9	6,821	6,788	-34	-0.5	2.27	2.18
Comm/Ind: Hi Val	1,000,000	1,039,200	3.9	24,806	24,587	-219	-0.9	2.48	2.37

Kittson County	Karlstad city
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<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	11,110	11,321	212	1.9	140	137	-4	-2.6	1.26	1.21
Res Non-Hm: exis	2,511	2,245	-265	-10.6	44	38	-7	-14.7	1.76	1.68
Apartments: exis	1,934	1,934	0	0.0	41	39	-2	-4.8	2.11	2.01
Low-inc Apts: ex	667	667	0	0.0	9	8	0	-4.7	1.32	1.25
Seasnl Rec: exis	55	55	0	0.0	1	1	0	-4.4	2.20	2.10
Com/Ind: Lo: exi	1,985	1,912	-74	-3.7	64	60	-5	-7.4	3.24	3.12
Com/Ind Hi: exis	769	785	16	2.0	32	32	-1	-1.9	4.21	4.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,350	2,206	856	63.4	57	89	32	57.0	4.21	4.04
Ag HGA: Exist	52	52	0	0.0	1	1	0	-4.4	1.19	1.14
Ag Hmstd Land	35	35	0	0.0	0	0	0	-9.5	0.40	0.37
Ag Non-Hmstd	64	64	0	0.0	1	1	0	-5.5	1.41	1.33
ResHmstd: NewCon	0	23	23	0.0	0	0	0	0.0	0.00	1.21
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.68
Total	20,533	21,303	770	3.8	390	405	15	3.7	1.90	1.90

<i>Tax Base</i>					<i>Tax Rates</i>					
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val		
						Base	Alter	Base	Alter	
Total Tax Capacity	201	216	15	7.6	County	30.93	28.74	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	87.70	86.12	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.21	11.43	34.75	34.18	
(=) Taxable Tax Capacity	201	216	15	7.6	Special District	6.95	6.78	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	140.79	133.08	34.75	34.18	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	35,000	35,700	2.0	417	407	-10	-2.4	1.19	1.14
Res Hmstd: Avg Val	52,500	53,500	1.9	626	610	-16	-2.5	1.19	1.14
Res Hmstd: Hi Val	69,900	71,200	1.9	833	812	-21	-2.6	1.19	1.14
Res Hmstd: Ex-Hi Val	104,900	106,900	1.9	1,450	1,420	-30	-2.0	1.38	1.33
Apartment	300,000	300,000	0.0	6,322	6,016	-306	-4.8	2.11	2.01
Comm/Ind: Lo Val	150,000	153,100	2.1	4,865	4,804	-61	-1.3	3.24	3.14
Comm/Ind: Med Val	300,000	306,100	2.0	11,177	10,992	-186	-1.7	3.73	3.59
Comm/Ind: Hi Val	1,000,000	1,020,400	2.0	40,637	39,881	-755	-1.9	4.06	3.91

Kittson County	Kennedy city
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Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,594	2,642	49	1.9	47	48	1	1.3	1.82	1.81
Res Non-Hm: exis	350	316	-33	-9.5	10	9	-1	-10.1	2.88	2.86
Apartments: exis	21	21	0	0.0	1	1	0	-0.6	3.53	3.51
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	62	73	11	18.5	3	3	1	18.0	4.53	4.51
Com/Ind: Lo: exi	400	355	-45	-11.2	20	18	-2	-11.7	4.98	4.95
Com/Ind Hi: exis	268	281	14	5.1	18	18	1	4.5	6.57	6.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	256	278	22	8.5	17	18	1	7.8	6.57	6.53
Ag HGA: Exist	185	186	1	0.5	3	3	0	-0.2	1.81	1.80
Ag Hmstd Land	64	66	2	3.1	1	1	0	60.7	1.26	1.97
Ag Non-Hmstd	71	96	26	36.0	2	3	1	35.3	2.66	2.65
ResHmstd: NewCon	0	17	17	0.0	0	0	0	0.0	0.00	1.81
All other NewCon	0	12	12	0.0	0	0	0	0.0	0.00	2.86
Total	4,269	4,343	74	1.7	121	123	2	1.4	2.84	2.83

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	39	40	1	2.3	County	28.78	26.59	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	225.59	227.13	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.80	4.17	20.51	20.11
(=) Taxable Tax Capacity	39	40	1	2.3	Special District	6.96	6.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	266.14	264.64	20.51	20.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	21,400	21,800		1.9	386	390	4	1.1	1.80	1.79
Res Hmstd: Avg Val	32,000	32,600		1.9	577	583	7	1.1	1.80	1.79
Res Hmstd: Hi Val	42,700	43,500		1.9	769	778	9	1.1	1.80	1.79
Res Hmstd: Ex-Hi Val	64,000	65,200		1.9	1,153	1,166	13	1.1	1.80	1.79
Apartment	300,000	300,000		0.0	10,595	10,527	-68	-0.6	3.53	3.51
Comm/Ind: Lo Val	150,000	157,600		5.1	7,472	7,924	452	6.1	4.98	5.03
Comm/Ind: Med Val	300,000	315,200		5.1	17,331	18,223	892	5.1	5.78	5.78
Comm/Ind: Hi Val	1,000,000	1,050,800		5.1	63,343	66,294	2,951	4.7	6.33	6.31

Kittson County	Lancaster city
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Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,793	5,945	153	2.6	108	123	15	13.7	1.86	2.06
Res Non-Hm: exis	857	683	-174	-20.3	21	18	-3	-12.9	2.41	2.64
Apartments: exis	158	158	0	0.0	4	5	0	8.6	2.79	3.03
Low-inc Apts: ex	328	328	0	0.0	6	6	1	9.3	1.80	1.97
Seasnl Rec: exis	82	82	0	0.0	1	1	0	3.7	1.63	1.69
Com/Ind: Lo: exi	774	700	-74	-9.5	17	18	1	4.4	2.18	2.52
Com/Ind Hi: exis	186	275	88	47.5	8	9	1	13.1	4.41	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	311	338	27	8.6	16	18	2	14.6	4.99	5.27
Ag HGA: Exist	222	222	0	0.2	4	4	0	11.4	1.79	1.99
Ag Hmstd Land	405	485	80	19.7	2	3	1	45.0	0.54	0.66
Ag Non-Hmstd	92	109	17	18.5	1	2	0	23.0	1.54	1.60
ResHmstd: NewCon	0	59	59	0.0	0	1	1	0.0	0.00	2.07
All other NewCon	0	97	97	0.0	0	0	0	0.0	0.00	0.46
Total	9,207	9,480	273	3.0	189	209	21	10.9	2.05	2.21

Tax Base					Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	72	73	1	1.6	County	31.28	29.07	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	108.49	114.98	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.69	9.51	85.92	#####	
(=) Taxable Tax Capacity	72	73	1	1.6	Special District	6.96	6.74	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	154.43	160.29	85.92	#####	

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	36,300	37,300	2.8	648	741	93	14.3	1.79	1.99
Res Hmstd:Avg Val	54,400	55,800	2.6	971	1,108	137	14.1	1.79	1.99
Res Hmstd: Hi Val	72,500	74,400	2.6	1,295	1,478	183	14.1	1.79	1.99
Res Hmstd: Ex-Hi Val	108,700	111,600	2.7	2,189	2,496	308	14.1	2.01	2.24
Apartment	300,000	300,000	0.0	8,369	9,085	716	8.6	2.79	3.03
Comm/Ind: Lo Val	150,000	221,200	47.5	5,939	10,068	4,129	69.5	3.96	4.55
Comm/Ind: Med Val	300,000	442,400	47.5	13,429	21,728	8,300	61.8	4.48	4.91
Comm/Ind: Hi Val	1,000,000	1,474,600	47.5	48,380	76,140	27,761	57.4	4.84	5.16

Kittson County	St. Vincent city
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<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	859	796	-63	-7.4	7	7	0	4.4	0.82	0.92
Res Non-Hm: exis	347	371	24	7.0	4	5	1	21.5	1.18	1.34
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	65	66	1	1.4	2	2	0	11.3	2.45	2.68
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	54	59	5	8.8	2	2	0	19.7	3.19	3.51
Ag HGA: Exist	52	54	2	3.3	0	0	0	15.6	0.79	0.88
Ag Hmstd Land	71	91	19	27.2	0	0	0	120.3	0.16	0.27
Ag Non-Hmstd	652	840	188	28.8	6	10	3	50.5	0.97	1.13
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	0.92
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,101	2,289	189	9.0	21	27	5	24.6	1.01	1.16

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	18	20	2	11.3	County	31.81	29.47	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.10	72.44	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.84	7.15	20.51	20.11	
(=) Taxable Tax Capacity	18	20	2	11.3	Special District	4.36	4.40	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	97.11	113.46	20.51	20.11	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	23,900	22,100	-7.5	188	195	7	3.5	0.79	0.88
Res Hmstd:Avg Val	35,800	33,200	-7.3	282	293	11	3.8	0.79	0.88
Res Hmstd: Hi Val	47,700	44,200	-7.3	376	390	14	3.7	0.79	0.88
Res Hmstd: Ex-Hi Val	71,600	66,300	-7.4	564	585	21	3.7	0.79	0.88

Koochiching County

Big Falls city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,415	3,767	352	10.3	41	46	4	10.6	1.21	1.21
Res Non-Hm: exis	513	414	-99	-19.3	10	9	-2	-18.7	2.04	2.06
Apartments: exis	135	180	45	33.0	3	4	1	31.9	2.45	2.43
Low-inc Apts: ex	260	305	45	17.4	4	4	1	16.5	1.48	1.46
Seasnl Rec: exis	418	382	-37	-8.8	8	8	-1	-9.6	2.01	1.99
Com/Ind: Lo: exi	253	243	-10	-4.0	9	9	0	-4.7	3.71	3.69
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	319	306	-13	-4.1	16	15	-1	-4.8	4.94	4.90
Ag HGA: Exist	142	13	-129	-91.1	2	0	-2	-91.1	1.20	1.20
Ag Hmstd Land	69	26	-43	-62.0	0	0	0	-62.6	0.66	0.65
Ag Non-Hmstd	442	460	18	4.1	9	9	0	3.0	1.92	1.90
ResHmstd: NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.22
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,966	6,102	136	2.3	103	104	1	0.6	1.73	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	50	50	1	1.5	County	40.79	39.23	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	105.41	103.60	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.70	41.71	4.19	4.77
(=) Taxable Tax Capacity	50	50	1	1.5	Special District	7.60	5.90	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	192.50	190.44	4.19	4.77

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	25,100	27,700	10.4	300	330	29	9.8	1.2	1.19
Res Hmstd:Avg Val	37,600	41,500	10.4	450	494	44	9.8	1.2	1.19
Res Hmstd: Hi Val	50,100	55,300	10.4	600	658	59	9.8	1.2	1.19
Res Hmstd: Ex-Hi Val	75,200	82,900	10.2	900	1,051	151	16.8	1.2	1.27
Apartment	300,000	399,000	33.0	7,344	9,689	2,344	31.9	2.45	2.43
Seas Rec: Lo Val	75,000	68,400	-8.8	1,510	1,364	-146	-9.6	2.01	1.99
Seas Rec: Hi Val	200,000	182,400	-8.8	4,191	3,783	-409	-9.8	2.1	2.07

Koochiching County

International Falls city

<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	141,534	140,519	-1,015	-0.7	1,421	1,437	16	1.1	1.00	1.02
Res Non-Hm: exis	21,822	22,586	764	3.5	312	331	18	5.8	1.43	1.46
Apartments: exis	3,152	4,168	1,016	32.2	53	73	19	36.0	1.69	1.74
Low-inc Apts: ex	1,914	2,553	639	33.4	20	27	7	36.7	1.04	1.07
Seasnl Rec: exis	449	487	38	8.4	10	11	1	9.5	2.19	2.21
Com/Ind: Lo: exi	19,796	19,720	-76	-0.4	550	559	10	1.8	2.78	2.84
Com/Ind Hi: exis	47,407	46,839	-568	-1.2	1,714	1,734	20	1.2	3.62	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,152	7,880	-272	-3.3	297	294	-3	-1.0	3.64	3.73
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	1,797	1,793	-4	-0.2	22	23	1	4.5	1.24	1.29
ResHmstd: NewCon	0	333	333	0.0	0	3	3	0.0	0.00	1.03
All other NewCon	0	281	281	0.0	0	8	8	0.0	0.00	3.02
Total	246,024	247,159	1,135	0.5	4,400	4,500	101	2.3	1.79	1.82

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,676	2,686	9	0.4	County	33.42	33.24	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	78.82	78.53	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.17	17.45	15.01	12.62
(=) Taxable Tax Capacity	<u>2,676</u>	<u>2,686</u>	<u>9</u>	<u>0.4</u>	Special District	<u>0.16</u>	<u>0.17</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	123.57	129.39	15.01	12.62

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,600	49,200	-0.8	442	444	2	0.4	0.89	0.90
Res Hmstd:Avg Val	74,300	73,800	-0.7	662	666	4	0.6	0.89	0.90
Res Hmstd: Hi Val	99,000	98,300	-0.7	1,022	1,029	7	0.7	1.03	1.05
Res Hmstd: Ex-Hi Val	148,600	147,500	-0.7	1,764	1,785	20	1.1	1.19	1.21
Apartment	300,000	396,700	32.2	5,084	6,917	1,833	36.0	1.69	1.74
Comm/Ind: Lo Val	150,000	148,200	-1.2	4,181	4,221	39	0.9	2.79	2.85
Comm/Ind: Med Val	300,000	296,400	-1.2	9,682	9,769	88	0.9	3.23	3.3
Comm/Ind: Hi Val	1,000,000	988,000	-1.2	35,349	35,739	390	1.1	3.53	3.62

Koochiching County

Littlefork city

<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	14,761	14,889	128	0.9	166	168	2	1.5	1.12	1.13
Res Non-Hm: exis	2,946	3,115	169	5.7	49	52	4	7.3	1.65	1.67
Apartments: exis	0	25	25	0.0	0	0	0	0.0	0.00	1.98
Low-inc Apts: ex	239	284	44	18.5	3	3	1	19.2	1.19	1.19
Seasnl Rec: exis	67	67	0	0.0	2	2	0	0.7	2.68	2.70
Com/Ind: Lo: exi	736	736	0	0.0	23	23	0	0.2	3.13	3.14
Com/Ind Hi: exis	10	10	0	0.0	0	0	0	0.2	4.16	4.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	911	877	-34	-3.7	36	35	-1	-3.5	3.98	3.98
Ag HGA: Exist	616	604	-12	-1.9	8	8	0	-1.2	1.27	1.28
Ag Hmstd Land	279	291	11	4.0	1	1	0	18.9	0.24	0.28
Ag Non-Hmstd	15	15	0	0.0	0	0	0	0.2	1.54	1.54
ResHmstd: NewCon	0	29	29	0.0	0	0	0	0.0	0.00	1.13
All other NewCon	0	61	61	0.0	0	1	1	0.0	0.00	1.47
Total	20,581	21,002	421	2.0	287	294	7	2.5	1.40	1.40

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	172	176	4	2.1	County	41.55	40.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.80	71.68	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	39.34	42.36	4.19	4.77
(=) Taxable Tax Capacity	172	176	4	2.1	Special District	0.16	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	153.86	154.21	4.19	4.77

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	51,800	52,200	0.8	500	508	8	1.6	0.97	0.97
Res Hmstd:Avg Val	77,700	78,400	0.9	763	781	18	2.4	0.98	1
Res Hmstd: Hi Val	103,600	104,500	0.9	1,208	1,232	24	2.0	1.17	1.18
Res Hmstd: Ex-Hi Val	155,400	156,700	0.8	2,098	2,134	36	1.7	1.35	1.36
Comm/Ind: Lo Val	150,000	150,000	0.0	4,701	4,712	12	0.3	3.13	3.14
Comm/Ind: Med Val	300,000	300,000	0.0	10,947	10,972	25	0.2	3.65	3.66
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,097	40,182	85	0.2	4.01	4.02

Koochiching County

Mizpah city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	611	654	42	6.9	3	3	0	-1.9	0.54	0.50
Res Non-Hm: exis	102	106	4	4.0	1	1	0	-3.3	0.89	0.83
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	141	112	-29	-20.4	1	1	0	-25.9	0.92	0.86
Com/Ind: Lo: exi	105	105	0	0.0	2	2	0	-4.6	2.08	1.99
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6	5	0	-4.4	0	0	0	-8.9	2.76	2.63
Ag HGA: Exist	269	298	30	11.0	1	2	0	4.4	0.55	0.51
Ag Hmstd Land	607	626	19	3.2	1	1	0	-25.2	0.14	0.10
Ag Non-Hmstd	585	579	-7	-1.1	5	4	0	-9.0	0.83	0.77
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	0.51
All other NewCon	0	35	35	0.0	0	0	0	0.0	0.00	0.83
Total	2,426	2,526	100	4.1	15	14	-1	-5.4	0.62	0.56

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	18	19	1	2.7	County	38.78	38.58	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.66	10.64	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.46	23.57	4.59	5.33
(=) Taxable Tax Capacity	18	19	1	2.7	Special District	3.50	4.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	83.40	76.79	4.59	5.33

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	24,000	25,700	7.1	131	132	1	0.8	0.55	0.51	
Res Hmstd:Avg Val	36,000	38,500	6.9	197	198	1	0.6	0.55	0.51	
Res Hmstd: Hi Val	47,900	51,200	6.9	262	263	1	0.6	0.55	0.51	
Res Hmstd: Ex-Hi Val	71,900	76,900	7.0	393	399	6	1.5	0.55	0.52	
Seas Rec: Lo Val	75,000	59,700	-20.4	692	512	-180	-25.9	0.92	0.86	
Seas Rec: Hi Val	200,000	159,200	-20.4	2,009	1,479	-530	-26.4	1.00	0.93	

Koochiching County	Northome city
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<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	3,697	3,748	51	1.4	41	41	0	0.0	1.12
Res Non-Hm: exis	645	611	-33	-5.1	11	10	-1	-7.3	1.69	1.65
Apartments: exis	0	22	22	0.0	0	0	0	0.0	0.00	2.01
Low-inc Apts: ex	253	256	3	1.3	3	3	0	-0.5	1.23	1.21
Seasnl Rec: exis	5	43	38	804.3	0	1	1	786.3	1.69	1.65
Com/Ind: Lo: exi	974	930	-45	-4.6	31	30	-2	-6.0	3.23	3.18
Com/Ind Hi: exis	58	58	0	0.0	3	2	0	-1.6	4.29	4.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	79	76	-3	-3.6	3	3	0	-5.1	4.29	4.22
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	124	117	-7	-5.8	2	2	0	-7.9	1.60	1.56
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.10
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,834	5,874	40	0.7	95	93	-2	-2.0	1.62	1.58

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	52	52	0	-0.1	County	32.32	32.12	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	96.22	96.29	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.25	18.36	4.60	5.33
(=) Taxable Tax Capacity	<u>52</u>	<u>52</u>	<u>0</u>	<u>-0.1</u>	Special District	<u>9.06</u>	<u>9.55</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	159.85	156.32	4.60	5.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
	Res Hmstd: Lo Val	37,900	38,400	1.3	381	381	0	-0.1	1.01
Res Hmstd: Avg Val	56,900	57,700	1.4	572	572	0	0.0	1.01	0.99
Res Hmstd: Hi Val	75,800	76,800	1.3	762	767	6	0.7	1.01	1
Res Hmstd: Ex-Hi Val	113,700	115,300	1.4	1,438	1,444	6	0.4	1.26	1.25
Comm/Ind: Lo Val	150,000	150,000	0.0	4,842	4,768	-73	-1.5	3.23	3.18
Comm/Ind: Med Val	300,000	300,000	0.0	11,274	11,099	-175	-1.5	3.76	3.7
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,292	40,644	-647	-1.6	4.13	4.06

Koochiching County

Ranier city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	30,678	32,348	1,670	5.4	262	294	31	12.0	0.86	0.91
Res Non-Hm: exis	2,875	3,119	244	8.5	30	34	5	15.5	1.03	1.10
Apartments: exis	161	277	116	72.3	2	4	2	82.1	1.23	1.30
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	3,180	3,284	104	3.3	32	36	3	10.7	1.02	1.09
Com/Ind: Lo: exi	882	1,036	154	17.4	20	24	4	21.9	2.23	2.32
Com/Ind Hi: exis	6,198	5,258	-939	-15.2	181	160	-21	-11.6	2.93	3.05
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	397	402	5	1.3	12	12	1	5.6	2.93	3.05
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	79	75	-3	-4.3	1	1	0	4.0	0.87	0.94
ResHmstd: NewCon	0	59	59	0.0	0	1	1	0.0	0.00	0.91
All other NewCon	0	175	175	0.0	0	2	2	0.0	0.00	1.13
Total	44,449	46,034	1,585	3.6	540	567	28	5.1	1.21	1.23

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	459	469	10	2.2	County	38.78	38.58	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.52	31.98	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.07	23.32	15.01	12.62
(=) Taxable Tax Capacity	459	469	10	2.2	Special District	0.16	0.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	86.53	94.05	15.01	12.62

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,600	82,900		5.5	537	604	67	12.5	0.68	0.73
Res Hmstd:Avg Val	117,800	124,200		5.4	966	1,080	114	11.8	0.82	0.87
Res Hmstd: Hi Val	157,100	165,700		5.5	1,395	1,558	162	11.6	0.89	0.94
Res Hmstd: Ex-Hi Val	235,700	248,500		5.4	2,255	2,511	256	11.4	0.96	1.01
Apartment	300,000	516,800		72.3	3,695	6,728	3,033	82.1	1.23	1.30
Seas Rec: Lo Val	75,000	77,500		3.3	715	801	86	12.0	0.95	1.03
Seas Rec: Hi Val	200,000	206,500		3.3	2,072	2,306	234	11.3	1.04	1.12
Comm/Ind: Lo Val	150,000	127,300		-15.1	3,348	2,951	-397	-11.9	2.23	2.32
Comm/Ind: Med Val	300,000	254,500		-15.2	7,737	6,662	-1,074	-13.9	2.58	2.62
Comm/Ind: Hi Val	1,000,000	848,400		-15.2	28,218	24,767	-3,451	-12.2	2.82	2.92

Lac qui Parle County

Bellingham city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,894	2,769	-126	-4.3	25	21	-4	-17.3	0.86	0.75
Res Non-Hm: exis	610	637	28	4.5	8	7	-1	-11.1	1.24	1.06
Apartments: exis	37	37	0	0.9	1	0	0	-14.3	1.46	1.24
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	25	25	0	0.0	0	0	0	-13.3	1.44	1.25
Com/Ind: Lo: exi	431	404	-27	-6.2	11	9	-2	-16.1	2.48	2.22
Com/Ind Hi: exis	1,975	2,021	45	2.3	63	58	-5	-8.5	3.21	2.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	201	258	57	28.6	6	7	1	15.0	3.21	2.87
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	152	221	70	45.9	1	1	0	22.3	0.47	0.39
Ag Non-Hmstd	138	202	64	46.5	1	2	0	22.7	0.94	0.79
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	425	425	0.0	0	12	12	0.0	0.00	2.83
Total	6,462	7,000	538	8.3	116	117	1	0.9	1.80	1.67

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	77	88	11	14.0	County	36.92	27.50	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	40.88	39.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.04	9.45	28.71	25.74
(=) Taxable Tax Capacity	77	88	11	14.0	Special District	3.11	2.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	93.95	78.72	28.71	25.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	27,500	26,300		-4.4	234	192	-42	-18.0	0.85	0.73
Res Hmstd:Avg Val	41,300	39,500		-4.4	351	288	-63	-18.0	0.85	0.73
Res Hmstd: Hi Val	55,000	52,600		-4.4	468	384	-84	-18.0	0.85	0.73
Res Hmstd: Ex-Hi Val	82,600	79,000		-4.4	733	588	-145	-19.8	0.89	0.74
Apartment	300,000	302,600		0.9	4,385	3,756	-628	-14.3	1.46	1.24
Comm/Ind: Lo Val	150,000	153,400		2.3	3,720	3,426	-294	-7.9	2.48	2.23
Comm/Ind: Med Val	300,000	306,900		2.3	8,538	7,836	-702	-8.2	2.85	2.55
Comm/Ind: Hi Val	1,000,000	1,022,900		2.3	31,017	28,406	-2,612	-8.4	3.10	2.78

Lac qui Parle County

Boyd city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,832	1,704	-128	-7.0	41	34	-7	-16.4	2.24	2.02
Res Non-Hm: exis	595	613	18	3.1	21	20	-1	-5.6	3.58	3.28
Apartments: exis	9	10	1	7.8	0	0	0	-1.5	4.30	3.93
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	282	277	-5	-1.7	17	15	-2	-9.1	5.89	5.45
Com/Ind Hi: exis	101	114	14	13.4	8	8	0	4.8	7.76	7.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	180	193	13	7.2	14	14	0	-0.9	7.76	7.17
Ag HGA: Exist	50	49	-1	-2.3	1	1	0	-10.6	2.21	2.02
Ag Hmstd Land	399	482	83	20.8	12	11	0	-2.2	2.91	2.36
Ag Non-Hmstd	294	501	207	70.7	9	15	5	55.7	3.22	2.94
ResHmstd: NewCon	0	16	16	0.0	0	0	0	0.0	0.00	2.02
All other NewCon	0	40	40	0.0	0	1	1	0.0	0.00	3.03
Total	3,742	4,000	258	6.9	123	121	-3	-2.2	3.30	3.01

Tax Base

Tax Rates

	Market Value				Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	34	37	3	7.4	County	26.51	17.71	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	291.10	272.81	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.28	0.89	27.64	25.93
(=) Taxable Tax Capacity	34	37	3	7.4	Special District	3.11	2.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	322.01	293.73	27.64	25.93

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	18,300	17,000	-7.1	404	344	-60	-15.0	2.21	2.02
Res Hmstd:Avg Val	27,500	25,600	-6.9	607	518	-90	-14.8	2.21	2.02
Res Hmstd: Hi Val	36,600	34,000	-7.1	808	687	-121	-15.0	2.21	2.02
Res Hmstd: Ex-Hi Val	54,900	51,100	-6.9	1,212	1,033	-179	-14.8	2.21	2.02
Apartment	300,000	323,300	7.8	12,905	12,709	-196	-1.5	4.30	3.93
Comm/Ind: Lo Val	150,000	170,100	13.4	8,836	9,611	776	8.8	5.89	5.65
Comm/Ind: Med Val	300,000	340,200	13.4	20,478	21,816	1,337	6.5	6.83	6.41
Comm/Ind: Hi Val	1,000,000	1,133,900	13.4	74,811	78,764	3,952	5.3	7.48	6.95

Lac qui Parle County

Dawson city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	30,798	30,570	-227	-0.7	554	507	-47	-8.5	1.80	1.66
Res Non-Hm: exis	3,852	3,635	-217	-5.6	98	85	-13	-13.3	2.53	2.33
Apartments: exis	1,322	1,322	0	0.0	40	36	-3	-8.3	3.01	2.76
Low-inc Apts: ex	702	702	0	0.0	13	12	-1	-8.2	1.87	1.72
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,549	4,565	17	0.4	196	183	-13	-6.7	4.30	4.00
Com/Ind Hi: exis	7,007	7,021	14	0.2	391	364	-27	-6.9	5.59	5.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,201	3,597	396	12.4	178	186	8	4.4	5.56	5.17
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	488	658	170	34.9	7	8	1	19.2	1.46	1.29
Ag Non-Hmstd	486	747	262	53.8	10	14	4	39.8	2.05	1.86
ResHmstd: NewCon	0	199	199	0.0	0	3	3	0.0	0.00	1.67
All other NewCon	0	60	60	0.0	0	2	2	0.0	0.00	2.83
Total	52,404	53,076	673	1.3	1,487	1,401	-86	-5.8	2.84	2.64

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	546	556	11	2.0	County	31.64	22.38	0.00	0.00
(-) TIF Tax Capacity	5	5	0	-0.2	City/Town	157.91	156.33	17.16	17.13
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.16	1.47	27.64	25.93
(=) Taxable Tax Capacity	540	551	11	2.0	Special District	8.00	5.85	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	204.72	186.02	44.80	43.06

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	42,000	41,700		-0.7	704	645	-59	-8.4	1.68	1.55
Res Hmstd:Avg Val	62,900	62,400		-0.8	1,054	965	-89	-8.5	1.68	1.55
Res Hmstd: Hi Val	83,900	83,300		-0.7	1,486	1,355	-131	-8.8	1.77	1.63
Res Hmstd: Ex-Hi Val	125,800	124,900		-0.7	2,608	2,378	-231	-8.8	2.07	1.90
Apartment	300,000	300,000		0.0	9,021	8,268	-753	-8.3	3.01	2.76
Comm/Ind: Lo Val	150,000	150,300		0.2	6,454	6,018	-436	-6.8	4.30	4.00
Comm/Ind: Med Val	300,000	300,600		0.2	14,835	13,822	-1,013	-6.8	4.95	4.6
Comm/Ind: Hi Val	1,000,000	1,001,900		0.2	53,948	50,235	-3,714	-6.9	5.39	5.01

Lac qui Parle County

Louisburg city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	452	397	-54	-12.0	5	4	-1	-25.7	1.06	0.89
Res Non-Hm: exis	110	157	47	43.2	2	2	0	21.3	1.56	1.32
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	56	49	-7	-12.7	1	1	0	-25.7	1.34	1.14
Com/Ind: Lo: exi	16	11	-5	-28.5	0	0	0	-36.6	2.95	2.62
Com/Ind Hi: exis	644	663	19	2.9	25	23	-2	-8.8	3.84	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	23	25	2	7.3	1	1	0	-4.9	3.84	3.40
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	66	98	32	48.2	0	1	0	24.4	0.63	0.53
Ag Non-Hmstd	315	461	146	46.3	4	5	1	22.8	1.25	1.05
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,682	1,862	180	10.7	38	35	-2	-6.5	2.24	1.89

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	22	24	2	9.3	County	37.02	27.50	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.06	65.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.19	9.45	28.71	25.74
(=) Taxable Tax Capacity	22	24	2	9.3	Special District	3.11	2.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	125.38	105.23	28.71	25.74

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	18,200	16,000	-12.1	189	142	-47	-24.8	1.04	0.89
Res Hmstd:Avg Val	27,200	23,900	-12.1	283	212	-70	-24.9	1.04	0.89
Res Hmstd: Hi Val	36,300	31,900	-12.1	377	284	-94	-24.9	1.04	0.89
Res Hmstd: Ex-Hi Val	54,500	47,900	-12.1	566	426	-141	-24.9	1.04	0.89
Comm/Ind: Lo Val	150,000	154,400	2.9	4,428	4,075	-353	-8.0	2.95	2.64
Comm/Ind: Med Val	300,000	308,800	2.9	10,188	9,329	-859	-8.4	3.4	3.02
Comm/Ind: Hi Val	1,000,000	1,029,300	2.9	37,068	33,848	-3,220	-8.7	3.71	3.29

Lac qui Parle County

Madison city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
	Res Hmstd: exist	33,248	31,451	-1,797	-5.4	474	408	-66	-13.9	1.43
Res Non-Hm: exis	3,769	4,129	360	9.5	76	76	0	-0.5	2.03	1.84
Apartments: exis	525	432	-93	-17.8	13	10	-3	-25.0	2.42	2.21
Low-inc Apts: ex	584	584	0	0.0	9	8	-1	-9.0	1.50	1.37
Seasnl Rec: exis	92	92	0	0.0	3	3	0	-7.6	3.18	2.94
Com/Ind: Lo: exi	4,202	4,199	-2	-0.1	152	141	-10	-6.7	3.61	3.37
Com/Ind Hi: exis	1,365	1,381	16	1.2	59	55	-4	-6.5	4.29	3.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	569	555	-13	-2.3	27	25	-2	-8.9	4.73	4.41
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	188	246	58	30.8	2	3	1	70.1	0.85	1.11
Ag Non-Hmstd	118	176	58	49.2	2	3	1	37.1	1.69	1.55
ResHmstd: NewCon	0	476	476	0.0	0	6	6	0.0	0.00	1.30
All other NewCon	0	29	29	0.0	0	1	1	0.0	0.00	3.09
Total	44,659	43,750	-909	-2.0	816	738	-78	-9.6	1.83	1.69

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
	Total Tax Capacity	370	367	-4	-1.0	County	30.96	21.56	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	134.61	131.07	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.00	0.02	31.52	27.26
(=) Taxable Tax Capacity	370	367	-4	-1.0	Special District	3.11	2.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	168.69	154.98	31.52	27.26

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	38,400	36,300	-5.5	510	437	-73	-14.4	1.33
Res Hmstd:Avg Val	57,500	54,400	-5.4	763	654	-109	-14.3	1.33	1.20
Res Hmstd: Hi Val	76,700	72,600	-5.3	1,024	873	-151	-14.7	1.33	1.20
Res Hmstd: Ex-Hi Val	115,000	108,800	-5.4	1,849	1,557	-291	-15.8	1.61	1.43
Apartment	300,000	246,700	-17.8	7,271	5,452	-1,820	-25.0	2.42	2.21
Comm/Ind: Lo Val	150,000	151,800	1.2	5,444	5,147	-298	-5.5	3.63	3.39
Comm/Ind: Med Val	300,000	303,600	1.2	12,546	11,846	-700	-5.6	4.18	3.90
Comm/Ind: Hi Val	1,000,000	1,011,800	1.2	45,685	43,101	-2,584	-5.7	4.57	4.26

Lac qui Parle County

Marietta city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,920	2,051	130	6.8	23	22	-1	-2.7	1.20	1.09
Res Non-Hm: exis	336	377	41	12.3	6	6	0	2.0	1.84	1.68
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	16	16	1	3.2	0	0	0	-3.9	1.58	1.47
Com/Ind: Lo: exi	279	269	-10	-3.6	9	8	-1	-9.7	3.33	3.12
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	44	165	121	273.6	2	7	5	257.1	4.22	4.04
Ag HGA: Exist	42	48	6	14.7	1	1	0	4.1	1.21	1.10
Ag Hmstd Land	193	253	60	31.3	1	2	1	59.9	0.62	0.76
Ag Non-Hmstd	93	113	20	21.3	1	2	0	12.3	1.49	1.38
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.09
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,923	3,294	371	12.7	44	48	4	9.9	1.50	1.46

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	22	27	4	19.4	County	30.87	22.35	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	114.76	113.05	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.03	0.02	31.52	27.25	
(=) Taxable Tax Capacity	22	27	4	19.4	Special District	3.11	2.33	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	148.77	137.74	31.52	27.25	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	19,700	21,000	6.6	238	231	-7	-3.0	1.21	1.1	
Res Hmstd:Avg Val	29,500	31,500	6.8	356	346	-10	-2.9	1.21	1.1	
Res Hmstd: Hi Val	39,400	42,100	6.9	476	463	-13	-2.8	1.21	1.1	
Res Hmstd: Ex-Hi Val	59,100	63,100	6.8	714	693	-20	-2.9	1.21	1.1	

Lac qui Parle County

Nassau city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,030	1,069	39	3.8	9	9	-1	-6.6	0.89	0.80
Res Non-Hm: exis	167	148	-19	-11.4	2	2	0	-21.4	1.25	1.11
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	133	133	0	0.0	3	3	0	-7.8	2.50	2.31
Com/Ind Hi: exis	1,004	979	-26	-2.5	32	29	-3	-9.9	3.23	2.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	116	125	9	7.7	4	4	0	-0.4	3.23	2.99
Ag HGA: Exist	65	67	2	3.2	1	1	0	-8.8	0.88	0.77
Ag Hmstd Land	24	22	-2	-7.9	0	0	0	0.0	#####	#####
Ag Non-Hmstd	22	31	9	42.8	0	0	0	27.8	0.93	0.84
ResHmstd: NewCon	0	62	62	0.0	0	1	1	0.0	0.00	0.80
All other NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.11
Total	2,561	2,639	78	3.0	51	47	-4	-7.8	2.01	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	33	34	0	1.2	County	37.02	27.50	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	48.26	49.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.00	4.61	31.52	27.26
(=) Taxable Tax Capacity	33	34	0	1.2	Special District	3.11	2.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	93.40	83.59	31.52	27.26

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	21,500	22,300	3.7	188	173	-16	-8.3	0.88	0.77
Res Hmstd:Avg Val	32,200	33,400	3.7	282	259	-23	-8.3	0.88	0.77
Res Hmstd: Hi Val	42,900	44,500	3.7	376	344	-31	-8.3	0.88	0.77
Res Hmstd: Ex-Hi Val	64,400	66,800	3.7	564	517	-47	-8.3	0.88	0.77
Comm/Ind: Lo Val	150,000	146,200	-2.5	3,750	3,373	-377	-10.1	2.50	2.31
Comm/Ind: Med Val	300,000	292,400	-2.5	8,593	7,712	-881	-10.2	2.86	2.64
Comm/Ind: Hi Val	1,000,000	974,600	-2.5	31,191	28,079	-3,113	-10.0	3.12	2.88

Lake County

Beaver Bay city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,510	8,936	-574	-6.0	108	109	2	1.5	1.13	1.22
Res Non-Hm: exis	1,652	1,835	184	11.1	24	29	5	21.0	1.43	1.56
Apartments: exis	198	197	-1	-0.5	3	4	0	8.3	1.76	1.92
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	21,919	19,824	-2,094	-9.6	348	334	-13	-3.8	1.59	1.69
Com/Ind: Lo: exi	1,417	1,407	-10	-0.7	43	44	0	0.7	3.06	3.10
Com/Ind Hi: exis	2,922	2,856	-66	-2.2	119	118	-1	-1.2	4.07	4.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	92	90	-2	-2.2	4	4	0	-1.1	4.07	4.12
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	3,694	3,327	-367	-9.9	51	50	-2	-3.4	1.39	1.49
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	41,404	38,474	-2,931	-7.1	700	691	-9	-1.3	1.69	1.80

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	444	413	-31	-7.0	County	44.04	47.45	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	76.07	82.15	0.00	0.00
(-) FD Contrib Tax Cap	30	29	-1	-2.6	School District	17.00	17.56	1.85	4.80
(=) Taxable Tax Capacity	414	384	-30	-7.3	Special District	2.21	2.28	0.00	0.00
FD Distrib Tax Cap	2	2	0	1.2	Total	139.32	149.43	1.85	4.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	127,500	119,800		-6.0	1,151	1,162	11	1.0	0.90	0.97
Res Hmstd:Avg Val	191,100	179,600		-6.0	2,129	2,165	36	1.7	1.11	1.21
Res Hmstd: Hi Val	254,700	239,300		-6.0	3,106	3,166	60	1.9	1.22	1.32
Res Hmstd: Ex-Hi Val	382,200	359,100		-6.0	5,066	5,175	109	2.2	1.33	1.44
Apartment	300,000	298,400		-0.5	5,280	5,717	437	8.3	1.76	1.92
Seas Rec: Lo Val	75,000	67,800		-9.6	1,111	1,074	-37	-3.3	1.48	1.58
Seas Rec: Hi Val	200,000	180,900		-9.6	3,128	3,009	-119	-3.8	1.56	1.66
Comm/Ind: Lo Val	150,000	146,600		-2.3	4,587	4,544	-44	-1.0	3.06	3.1
Comm/Ind: Med Val	300,000	293,300		-2.2	10,694	10,548	-147	-1.4	3.56	3.6
Comm/Ind: Hi Val	1,000,000	977,500		-2.3	39,194	38,712	-482	-1.2	3.92	3.96

Lake County

Two Harbors city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
	Res Hmstd: exist	122,258	119,793	-2,465	-2.0	919	985	66	7.2	0.75
Res Non-Hm: exis	24,186	26,813	2,626	10.9	331	389	58	17.7	1.37	1.45
Apartments: exis	5,203	5,239	36	0.7	85	91	6	6.6	1.63	1.73
Low-inc Apts: ex	3,099	3,099	0	0.0	30	32	2	6.3	0.98	1.04
Seasnl Rec: exis	19,924	19,182	-742	-3.7	292	293	0	0.1	1.47	1.53
Com/Ind: Lo: exi	14,987	14,881	-107	-0.7	440	438	-2	-0.4	2.93	2.94
Com/Ind Hi: exis	22,879	22,538	-342	-1.5	893	880	-13	-1.4	3.90	3.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: 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	2,480	2,279	-202	-8.1	32	31	-1	-4.3	1.29	1.34
ResHmstd: NewCon	0	374	374	0.0	0	3	3	0.0	0.00	0.83
All other NewCon	0	525	525	0.0	0	16	16	0.0	0.00	3.05
Total	215,017	214,720	-297	-0.1	3,022	3,158	135	4.5	1.41	1.47

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
	Total Tax Capacity	2,187	2,191	5	0.2	County	39.34	42.87	0.00
(-) TIF Tax Capacity	166	160	-7	-3.9	City/Town	72.73	73.91	0.00	0.00
(-) FD Contrib Tax Cap	218	215	-3	-1.4	School District	15.42	16.04	1.85	4.80
(=) Taxable Tax Capacity	1,802	1,817	14	0.8	Special District	1.64	1.67	0.00	0.00
FD Distrib Tax Cap	227	198	-29	-12.6	Total	129.13	134.48	1.85	4.80

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	76,100	74,600	-2.0	315	348	33	10.6	0.41
Res Hmstd: Avg Val	114,100	111,800	-2.0	856	902	45	5.3	0.75	0.81
Res Hmstd: Hi Val	152,100	149,000	-2.0	1,398	1,465	67	4.8	0.92	0.98
Res Hmstd: Ex-Hi Val	228,200	223,600	-2.0	2,484	2,594	111	4.5	1.09	1.16
Apartment	300,000	302,100	0.7	4,898	5,223	325	6.6	1.63	1.73
Seas Rec: Lo Val	75,000	72,200	-3.7	1,035	1,036	1	0.1	1.38	1.44
Seas Rec: Hi Val	200,000	192,500	-3.8	2,924	2,920	-4	-0.1	1.46	1.52
Comm/Ind: Lo Val	150,000	147,800	-1.5	4,399	4,348	-51	-1.2	2.93	2.94
Comm/Ind: Med Val	300,000	295,500	-1.5	10,256	10,097	-159	-1.6	3.42	3.42
Comm/Ind: Hi Val	1,000,000	985,100	-1.5	37,586	37,036	-551	-1.5	3.76	3.76

Lake County

Silver Bay city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	66,575	59,790	-6,785	-10.2	541	532	-9	-1.7	0.81	0.89
Res Non-Hm: exis	12,278	11,867	-411	-3.3	200	220	20	9.9	1.63	1.86
Apartments: exis	1,811	1,741	-70	-3.8	36	40	3	9.0	2.01	2.27
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	3,618	3,179	-439	-12.1	63	62	-1	-2.3	1.74	1.94
Com/Ind: Lo: exi	3,393	3,165	-229	-6.7	110	107	-3	-2.7	3.24	3.38
Com/Ind Hi: exis	4,213	3,583	-629	-14.9	182	161	-21	-11.5	4.32	4.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,045	14,297	252	1.8	605	641	36	5.9	4.31	4.48
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	1,427	1,286	-142	-9.9	22	23	0	0.9	1.57	1.76
ResHmstd: NewCon	0	129	129	0.0	0	1	1	0.0	0.00	0.89
All other NewCon	0	20	20	0.0	0	0	0	0.0	0.00	1.86
Total	107,360	99,057	-8,304	-7.7	1,760	1,786	26	1.5	1.64	1.80

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,088	1,001	-87	-8.0	County	38.69	41.58	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	102.99	118.79	0.00	0.00
(-) FD Contrib Tax Cap	140	139	-1	-0.4	School District	15.15	15.51	1.85	4.80
(=) Taxable Tax Capacity	948	862	-87	-9.1	Special District	2.21	2.28	0.00	0.00
FD Distrib Tax Cap	126	126	0	0.3	Total	159.04	178.16	1.85	4.80

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	62,500	56,100		-10.2	293	311	19	6.4	0.47	0.56
Res Hmstd:Avg Val	93,800	84,200		-10.2	736	697	-39	-5.3	0.78	0.83
Res Hmstd: Hi Val	125,000	112,300		-10.2	1,283	1,256	-27	-2.1	1.03	1.12
Res Hmstd: Ex-Hi Val	187,500	168,400		-10.2	2,378	2,372	-5	-0.2	1.27	1.41
Apartment	300,000	288,500		-3.8	6,020	6,563	544	9.0	2.01	2.27
Comm/Ind: Lo Val	150,000	127,600		-14.9	4,862	4,313	-549	-11.3	3.24	3.38
Comm/Ind: Med Val	300,000	255,200		-14.9	11,335	9,795	-1,540	-13.6	3.78	3.84
Comm/Ind: Hi Val	1,000,000	850,600		-14.9	41,542	36,534	-5,008	-12.1	4.15	4.3

Lake of the Woods County

Baudette city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	23,781	25,984	2,202	9.3	261	273	12	4.6	1.10	1.05
Res Non-Hm: exis	5,234	5,006	-228	-4.4	81	74	-7	-8.6	1.55	1.48
Apartments: exis	271	271	0	0.0	5	5	0	-4.7	1.82	1.73
Low-inc Apts: ex	1,378	1,378	0	0.0	15	15	-1	-4.9	1.12	1.06
Seasnl Rec: exis	462	650	188	40.7	10	12	2	22.0	2.20	1.91
Com/Ind: Lo: exi	7,817	7,782	-35	-0.4	229	220	-9	-3.9	2.93	2.83
Com/Ind Hi: exis	12,133	13,181	1,048	8.6	468	491	23	5.0	3.86	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	463	452	-10	-2.2	18	17	-1	-5.5	3.86	3.73
Ag HGA: Exist	185	213	28	14.9	2	2	0	15.9	1.08	1.09
Ag Hmstd Land	605	759	154	25.4	3	4	1	26.2	0.55	0.55
Ag Non-Hmstd	469	344	-125	-26.7	6	4	-2	-29.6	1.32	1.27
ResHmstd: NewCon	0	39	39	0.0	0	0	0	0.0	0.00	1.06
All other NewCon	0	130	130	0.0	0	2	2	0.0	0.00	1.77
Total	52,798	56,189	3,391	6.4	1,099	1,121	22	2.0	2.08	1.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	621	660	39	6.3	County	49.26	47.96	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.59	43.04	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.98	35.56	16.70	14.67
(=) Taxable Tax Capacity	621	660	39	6.3	Special District	0.31	0.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	132.14	126.89	16.70	14.67

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,500	55,200		9.3	485	501	16	3.4	0.96	0.91
Res Hmstd:Avg Val	75,700	82,700		9.2	727	793	66	9.1	0.96	0.96
Res Hmstd: Hi Val	100,900	110,200		9.2	1,130	1,213	84	7.4	1.12	1.10
Res Hmstd: Ex-Hi Val	151,300	165,300		9.3	1,940	2,056	116	6.0	1.28	1.24
Apartment	300,000	300,000		0.0	5,457	5,198	-258	-4.7	1.82	1.73
Comm/Ind: Lo Val	150,000	163,000		8.7	4,400	4,731	331	7.5	2.93	2.90
Comm/Ind: Med Val	300,000	325,900		8.6	10,182	10,799	617	6.1	3.39	3.31
Comm/Ind: Hi Val	1,000,000	1,086,400		8.6	37,169	39,132	1,963	5.3	3.72	3.60

Lake of the Woods County

Williams city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,580	2,690	111	4.3	37	42	5	14.1	1.42	1.55
Res Non-Hm: exis	1,156	1,053	-103	-8.9	26	26	0	0.9	2.26	2.50
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	134	121	-13	-9.4	3	3	0	1.2	2.14	2.39
Com/Ind: Lo: exi	617	612	-5	-0.7	25	27	2	7.9	4.02	4.37
Com/Ind Hi: exis	741	882	141	19.0	39	51	12	29.7	5.31	5.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	114	110	-3	-2.8	6	6	0	5.9	5.31	5.78
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	202	183	-19	-9.3	2	2	0	0.2	0.89	0.99
Ag Non-Hmstd	195	227	32	16.2	4	5	1	30.3	2.05	2.30
ResHmstd: NewCon	0	30	30	0.0	0	0	0	0.0	0.00	1.55
All other NewCon	0	94	94	0.0	0	4	4	0.0	0.00	4.62
Total	5,738	6,002	264	4.6	142	167	25	17.9	2.47	2.78

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	58	62	4	7.1	County	49.32	48.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	116.10	145.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	39.04	35.62	16.71	14.67
(=) Taxable Tax Capacity	58	62	4	7.1	Special District	0.31	0.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	204.76	229.66	16.71	14.67

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	25,900	27,000	4.2	361	412	50	13.9	1.4	1.52
Res Hmstd: Avg Val	38,800	40,500	4.4	542	617	76	14.0	1.4	1.52
Res Hmstd: Hi Val	51,800	54,000	4.2	723	823	100	13.9	1.4	1.52
Res Hmstd: Ex-Hi Val	77,700	81,000	4.2	1,101	1,291	190	17.2	1.42	1.59
Comm/Ind: Lo Val	150,000	178,600	19.1	6,034	8,212	2,178	36.1	4.02	4.6
Comm/Ind: Med Val	300,000	357,100	19.0	13,995	18,531	4,536	32.4	4.67	5.19
Comm/Ind: Hi Val	1,000,000	1,190,500	19.1	51,148	66,709	15,560	30.4	5.11	5.60

Lake of the Woods County

Roosevelt city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	33	33	0	-1.2	0	0	0	-33.4	0.94	0.64
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	12	12	0.0	0	0	0	0.0	0.00	1.65
Com/Ind: Lo: exi	150	150	0	0.0	4	4	0	-2.5	2.92	2.85
Com/Ind Hi: exis	13	32	20	157.6	0	1	1	151.2	3.85	3.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3	3	0	-2.9	0	0	0	-5.3	3.85	3.76
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	3	0	-3	-100.0	0	0	0	-100.0	1.33	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	202	230	28	13.8	5	6	1	12.3	2.65	2.62

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3	3	0	14.6	County	50.47	49.13	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.28	32.08	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	48.90	47.40	14.62	13.55
(=) Taxable Tax Capacity	3	3	0	14.6	Special District	0.31	0.33	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	132.97	128.94	14.62	13.55

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	21,900	21,600	-1.4	207	196	-10	-5.0	0.94	0.91
Res Hmstd:Avg Val	32,900	32,500	-1.2	311	295	-15	-4.9	0.94	0.91
Res Hmstd: Hi Val	43,900	43,400	-1.1	414	395	-20	-4.8	0.94	0.91
Res Hmstd: Ex-Hi Val	65,800	65,000	-1.2	621	591	-30	-4.9	0.94	0.91
Comm/Ind: Lo Val	150,000	386,400	157.6	4,387	13,153	8,766	199.8	2.92	3.40
Comm/Ind: Med Val	300,000	772,800	157.6	10,163	27,664	17,500	172.2	3.39	3.58
Comm/Ind: Hi Val	1,000,000	2,576,000	157.6	37,120	95,380	58,260	157.0	3.71	3.70

Le Sueur County

Cleveland city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	29,895	30,278	383	1.3	346	334	-13	-3.6	1.16	1.10
Res Non-Hm: exis	3,741	3,296	-445	-11.9	54	46	-8	-15.7	1.44	1.38
Apartments: exis	58	58	0	0.0	1	1	0	-4.2	1.71	1.64
Low-inc Apts: ex	190	190	0	0.0	2	2	0	-4.6	1.06	1.01
Seasnl Rec: exis	46	48	2	4.3	1	1	0	1.1	2.35	2.28
Com/Ind: Lo: exi	1,276	1,424	148	11.6	36	39	3	8.3	2.80	2.72
Com/Ind Hi: exis	241	357	116	48.0	9	13	4	44.1	3.67	3.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	463	600	137	29.5	17	21	4	26.0	3.67	3.57
Ag HGA: Exist	127	126	-1	-0.7	1	1	0	-5.9	1.16	1.10
Ag Hmstd Land	502	502	0	0.0	5	4	0	-2.5	0.91	0.89
Ag Non-Hmstd	537	279	-258	-48.1	7	3	-3	-49.3	1.21	1.19
ResHmstd: NewCon	0	113	113	0.0	0	1	1	0.0	0.00	1.10
All other NewCon	0	11	11	0.0	0	0	0	0.0	0.00	1.72
Total	37,077	37,282	205	0.6	479	467	-12	-2.5	1.29	1.25

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	322	327	5	1.5	County	44.17	44.67	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.34	71.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.79	2.47	19.49	15.97
(=) Taxable Tax Capacity	322	327	5	1.5	Special District	0.19	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	121.49	118.59	19.49	15.97

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	84,000	85,100	1.3	824	794	-29	-3.6	0.98	0.93
Res Hmstd: Avg Val	126,000	127,600	1.3	1,462	1,411	-50	-3.4	1.16	1.11
Res Hmstd: Hi Val	168,000	170,200	1.3	2,100	2,030	-70	-3.3	1.25	1.19
Res Hmstd: Ex-Hi Val	252,000	255,200	1.3	3,376	3,265	-111	-3.3	1.34	1.28
Apartment	300,000	300,000	0.0	5,141	4,926	-215	-4.2	1.71	1.64
Comm/Ind: Lo Val	150,000	222,000	48.0	4,202	6,651	2,449	58.3	2.80	3
Comm/Ind: Med Val	300,000	444,000	48.0	9,707	14,582	4,875	50.2	3.24	3.28
Comm/Ind: Hi Val	1,000,000	1,480,100	48.0	35,397	51,597	16,201	45.8	3.54	3.49

Le Sueur County

Heidelberg city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,669	8,526	-143	-1.7	105	104	-1	-0.9	1.21	1.22
Res Non-Hm: exis	902	1,061	158	17.5	12	14	2	18.9	1.35	1.37
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	347	347	0	0.0	9	10	0	1.6	2.71	2.76
Com/Ind Hi: exis	101	101	0	0.0	4	4	0	2.0	3.58	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	47	49	3	6.0	2	2	0	8.1	3.58	3.65
Ag HGA: Exist	224	220	-4	-1.8	3	3	0	-0.9	1.24	1.25
Ag Hmstd Land	441	434	-6	-1.4	2	2	0	2.9	0.53	0.56
Ag Non-Hmstd	364	380	16	4.4	4	5	0	9.3	1.20	1.26
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	11,095	11,119	24	0.2	142	144	2	1.5	1.28	1.29

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	104	104	0	0.2	County	46.32	46.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.92	28.87	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	44.89	50.11	12.52	8.71
(=) Taxable Tax Capacity	104	104	0	0.2	Special District	0.19	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	120.32	125.95	12.52	8.71

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	134,500	132,300	-1.6	1,484	1,463	-22	-1.5	1.10	1.11
Res Hmstd:Avg Val	201,600	198,300	-1.6	2,448	2,426	-22	-0.9	1.21	1.22
Res Hmstd: Hi Val	268,700	264,300	-1.6	3,412	3,390	-23	-0.7	1.27	1.28
Res Hmstd: Ex-Hi Val	403,200	396,500	-1.7	5,345	5,320	-25	-0.5	1.33	1.34
Comm/Ind: Lo Val	150,000	150,000	0.0	4,071	4,136	65	1.6	2.71	2.76
Comm/Ind: Med Val	300,000	300,000	0.0	9,436	9,607	170	1.8	3.15	3.20
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,474	35,137	663	1.9	3.45	3.51

Le Sueur County

Kasota city

<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	26,909	27,058	149	0.6	244	233	-11	-4.5	0.91	0.86
Res Non-Hm: exis	2,975	2,811	-164	-5.5	33	30	-3	-9.5	1.11	1.06
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	751	751	0	0.0	6	6	0	-4.3	0.82	0.79
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,447	1,144	-303	-21.0	33	26	-8	-22.9	2.31	2.26
Com/Ind Hi: exis	2,040	2,444	405	19.8	61	72	11	17.3	3.01	2.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	250	1,150	900	360.2	8	34	26	350.4	3.01	2.95
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	542	721	179	33.0	5	6	1	31.1	0.87	0.86
ResHmstd: NewCon	0	322	322	0.0	0	3	3	0.0	0.00	0.86
All other NewCon	0	849	849	0.0	0	23	23	0.0	0.00	2.70
Total	34,914	37,250	2,337	6.7	390	432	42	10.8	1.12	1.16

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	319	360	41	12.8	County	46.32	46.79	0.00	0.00
(-) TIF Tax Capacity	9	19	10	114.8	City/Town	23.55	21.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.89	17.31	22.59	19.08
(=) Taxable Tax Capacity	310	341	31	9.9	Special District	0.19	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	86.95	85.72	22.59	19.08

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,400	80,800	0.5	620	590	-30	-4.8	0.77	0.73
Res Hmstd:Avg Val	120,500	121,200	0.6	1,091	1,044	-46	-4.2	0.91	0.86
Res Hmstd: Hi Val	160,600	161,500	0.6	1,561	1,498	-63	-4.1	0.97	0.93
Res Hmstd: Ex-Hi Val	241,000	242,300	0.5	2,505	2,407	-98	-3.9	1.04	0.99
Comm/Ind: Lo Val	150,000	179,800	19.9	3,471	4,264	793	22.8	2.31	2.37
Comm/Ind: Med Val	300,000	359,500	19.8	7,987	9,558	1,572	19.7	2.66	2.66
Comm/Ind: Hi Val	1,000,000	1,198,400	19.8	29,058	34,274	5,215	17.9	2.91	2.86

Le Sueur County

Kilkenny city

<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	4,805	4,356	-449	-9.3	60	54	-6	-10.0	1.26	1.25
Res Non-Hm: exis	1,288	1,362	74	5.7	23	24	1	5.6	1.79	1.79
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	261	346	85	32.6	9	12	3	35.2	3.35	3.41
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	110	110	0	0.2	5	5	0	1.8	4.35	4.42
Ag HGA: Exist	51	54	2	4.7	1	1	0	3.0	1.07	1.05
Ag Hmstd Land	135	21	-115	-84.8	1	0	-1	-85.5	0.80	0.76
Ag Non-Hmstd	0	105	105	0.0	0	2	2	0.0	0.00	1.72
ResHmstd: NewCon	0	65	65	0.0	0	1	1	0.0	0.00	1.25
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,651	6,419	-232	-3.5	99	99	0	0.1	1.48	1.54

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	54	54	-1	-1.0	County	44.86	45.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	77.71	78.88	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.60	36.05	17.18	14.00
(=) Taxable Tax Capacity	54	54	-1	-1.0	Special District	0.19	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	155.36	160.41	17.18	14.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,200	51,900	-9.3	631	572	-59	-9.4	1.10	1.10
Res Hmstd:Avg Val	85,800	77,800	-9.3	1,022	872	-150	-14.7	1.19	1.12
Res Hmstd: Hi Val	114,400	103,700	-9.4	1,555	1,361	-194	-12.5	1.36	1.31
Res Hmstd: Ex-Hi Val	171,600	155,600	-9.3	2,622	2,341	-281	-10.7	1.53	1.50

Le Sueur County

Le Center city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	77,268	77,613	345	0.4	1,054	1,060	6	0.6	1.36	1.37
Res Non-Hm: exis	13,293	14,203	909	6.8	234	249	15	6.3	1.76	1.75
Apartments: exis	4,321	4,528	208	4.8	90	95	5	5.2	2.08	2.09
Low-inc Apts: ex	2,131	2,131	0	0.0	27	27	0	-0.1	1.27	1.27
Seasnl Rec: exis	230	230	0	0.0	6	6	0	0.8	2.81	2.83
Com/Ind: Lo: exi	11,046	10,740	-306	-2.8	355	351	-4	-1.0	3.21	3.27
Com/Ind Hi: exis	7,768	7,789	21	0.3	320	338	18	5.5	4.12	4.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,299	1,425	126	9.7	56	62	6	10.5	4.30	4.33
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	185	185	0	0.0	1	1	0	2.3	0.78	0.80
Ag Non-Hmstd	1,757	1,865	109	6.2	28	30	2	8.7	1.57	1.60
ResHmstd: NewCon	0	93	93	0.0	0	1	1	0.0	0.00	1.37
All other NewCon	0	103	103	0.0	0	4	4	0.0	0.00	3.43
Total	119,297	120,905	1,608	1.3	2,172	2,224	53	2.4	1.82	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	1,180	1,210	30	2.6	County	45.71	46.19	0.00	0.00
(-) TIF Tax Capacity	16	7	-9	-56.5	City/Town	82.69	86.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.06	27.03	12.51	8.71
(=) Taxable Tax Capacity	1,164	1,203	39	3.4	Special District	0.19	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	156.66	160.31	12.51	8.71

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,700	83,100	0.5	932	927	-5	-0.5	1.13	1.12
Res Hmstd:Avg Val	123,900	124,500	0.5	1,687	1,687	0	0.0	1.36	1.35
Res Hmstd: Hi Val	165,200	165,900	0.4	2,444	2,446	2	0.1	1.48	1.47
Res Hmstd: Ex-Hi Val	247,800	248,900	0.4	3,958	3,969	11	0.3	1.6	1.59
Apartment	300,000	314,400	4.8	6,250	6,574	324	5.2	2.08	2.09
Comm/Ind: Lo Val	150,000	150,400	0.3	4,888	4,926	38	0.8	3.26	3.28
Comm/Ind: Med Val	300,000	300,800	0.3	11,344	11,445	101	0.9	3.78	3.80
Comm/Ind: Hi Val	1,000,000	1,002,700	0.3	41,469	41,868	399	1.0	4.15	4.18

Le Sueur County

Le Sueur city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	145,493	143,637	-1,856	-1.3	1,991	1,946	-45	-2.3	1.37	1.35
Res Non-Hm: exis	23,062	23,717	655	2.8	387	396	9	2.2	1.68	1.67
Apartments: exis	8,581	8,581	0	0.0	169	169	0	0.0	1.98	1.97
Low-inc Apts: ex	2,773	2,773	0	0.0	34	34	0	-0.5	1.22	1.22
Seasnl Rec: exis	175	175	0	0.0	4	4	0	0.3	2.32	2.33
Com/Ind: Lo: exi	15,259	15,329	70	0.5	473	476	3	0.6	3.10	3.11
Com/Ind Hi: exis	29,262	29,694	431	1.5	1,186	1,208	23	1.9	4.05	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	984	894	-90	-9.1	40	36	-3	-8.8	4.05	4.07
Ag HGA: Exist	617	450	-167	-27.1	9	6	-2	-28.2	1.42	1.40
Ag Hmstd Land	708	537	-170	-24.1	5	4	-1	-11.1	0.71	0.83
Ag Non-Hmstd	2,583	3,196	613	23.7	35	44	9	26.7	1.36	1.39
ResHmstd: NewCon	0	762	762	0.0	0	10	10	0.0	0.00	1.36
All other NewCon	0	1,574	1,574	0.0	0	60	60	0.0	0.00	3.79
Total	229,496	231,319	1,822	0.8	4,334	4,395	62	1.4	1.89	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	2,415	2,454	39	1.6	County	45.93	46.41	0.00	0.00
(-) TIF Tax Capacity	98	65	-32	-33.0	City/Town	69.81	71.22	4.80	5.38
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.55	22.65	20.85	16.51
(=) Taxable Tax Capacity	2,318	2,389	71	3.1	Special District	0.19	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	137.50	140.45	25.65	21.89

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	87,800	86,700	-1.3	1,029	994	-35	-3.4	1.17	1.15
Res Hmstd: Avg Val	131,600	129,900	-1.3	1,798	1,750	-48	-2.7	1.37	1.35
Res Hmstd: Hi Val	175,500	173,300	-1.3	2,568	2,509	-59	-2.3	1.46	1.45
Res Hmstd: Ex-Hi Val	263,300	259,900	-1.3	4,109	4,025	-85	-2.1	1.56	1.55
Apartment	300,000	300,000	0.0	5,926	5,924	-2	0.0	1.98	1.97
Comm/Ind: Lo Val	150,000	152,200	1.5	4,654	4,749	95	2.0	3.10	3.12
Comm/Ind: Med Val	300,000	304,400	1.5	10,732	10,942	211	2.0	3.58	3.59
Comm/Ind: Hi Val	1,000,000	1,014,700	1.5	39,094	39,845	751	1.9	3.91	3.93

Le Sueur County

Montgomery city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	98,786	89,953	-8,834	-8.9	1,575	1,464	-111	-7.0	1.59	1.63
Res Non-Hm: exis	26,645	22,387	-4,258	-16.0	597	526	-72	-12.0	2.24	2.35
Apartments: exis	4,381	4,338	-43	-1.0	113	119	6	5.4	2.58	2.74
Low-inc Apts: ex	492	493	1	0.1	8	8	0	6.2	1.56	1.66
Seasnl Rec: exis	1,084	821	-262	-24.2	30	23	-8	-25.1	2.78	2.74
Com/Ind: Lo: exi	10,059	10,161	101	1.0	387	412	25	6.4	3.85	4.06
Com/Ind Hi: exis	14,032	14,147	115	0.8	715	761	46	6.5	5.09	5.38
Publ U: Elec Gen	1,156	1,212	56	4.8	47	53	6	12.4	4.05	4.34
Publ U: Other	3,185	3,495	310	9.7	161	187	26	15.9	5.07	5.35
Ag HGA: Exist	252	246	-5	-2.1	4	4	0	2.4	1.68	1.76
Ag Hmstd Land	762	589	-173	-22.7	11	8	-3	-27.5	1.47	1.38
Ag Non-Hmstd	805	798	-7	-0.9	16	17	1	7.4	1.96	2.13
ResHmstd: NewCon	0	278	278	0.0	0	5	5	0.0	0.00	1.63
All other NewCon	0	671	671	0.0	0	29	29	0.0	0.00	4.33
Total	161,639	149,587	-12,052	-7.5	3,664	3,615	-49	-1.3	2.27	2.42

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,635	1,515	-120	-7.3	County	44.73	45.07	0.00	0.00
(-) TIF Tax Capacity	31	31	0	0.0	City/Town	107.84	118.84	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	43.33	48.42	12.51	8.71
(=) Taxable Tax Capacity	1,604	1,484	-120	-7.5	Special District	0.19	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	196.09	212.51	12.51	8.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	72,200	65,700	-9.0	940	895	-45	-4.8	1.30	1.36
Res Hmstd: Avg Val	108,300	98,600	-9.0	1,720	1,578	-142	-8.2	1.59	1.60
Res Hmstd: Hi Val	144,300	131,400	-8.9	2,535	2,367	-168	-6.6	1.76	1.80
Res Hmstd: Ex-Hi Val	216,500	197,100	-9.0	4,168	3,946	-222	-5.3	1.93	2.00
Apartment	300,000	297,000	-1.0	7,729	8,148	419	5.4	2.58	2.74
Comm/Ind: Lo Val	150,000	151,200	0.8	5,776	6,148	372	6.4	3.85	4.07
Comm/Ind: Med Val	300,000	302,500	0.8	13,414	14,285	872	6.5	4.47	4.72
Comm/Ind: Hi Val	1,000,000	1,008,200	0.8	49,059	52,241	3,182	6.5	4.91	5.18

Le Sueur County

Waterville city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	73,185	73,236	51	0.1	907	892	-15	-1.7	1.24	1.22
Res Non-Hm: exis	13,380	14,324	944	7.1	199	209	10	5.0	1.49	1.46
Apartments: exis	2,429	2,355	-74	-3.0	43	41	-2	-4.7	1.75	1.72
Low-inc Apts: ex	529	529	0	0.0	6	6	0	-1.9	1.10	1.08
Seasnl Rec: exis	20,842	19,680	-1,163	-5.6	279	262	-17	-6.1	1.34	1.33
Com/Ind: Lo: exi	6,814	6,800	-14	-0.2	193	190	-3	-1.5	2.83	2.79
Com/Ind Hi: exis	2,900	2,900	0	0.0	107	105	-1	-1.2	3.67	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,362	2,352	-10	-0.4	87	85	-1	-1.6	3.67	3.63
Ag HGA: Exist	141	291	151	107.2	2	4	2	104.8	1.26	1.24
Ag Hmstd Land	189	523	334	176.6	0	2	2	491.7	0.21	0.45
Ag Non-Hmstd	1,047	723	-324	-30.9	12	8	-4	-31.6	1.17	1.16
ResHmstd: NewCon	0	136	136	0.0	0	2	2	0.0	0.00	1.22
All other NewCon	0	50	50	0.0	0	1	1	0.0	0.00	1.32
Total	123,818	123,899	81	0.1	1,834	1,806	-28	-1.5	1.48	1.46

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,191	1,192	1	0.1	County	45.20	45.66	0.00	0.00
(-) TIF Tax Capacity	28	28	0	0.0	City/Town	66.41	66.36	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.88	3.35	29.44	27.84
(=) Taxable Tax Capacity	1,164	1,164	1	0.1	Special District	0.19	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	116.68	115.56	29.44	27.84

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	87,100	87,200	0.1	930	911	-19	-2.0	1.07	1.04
Res Hmstd:Avg Val	130,500	130,600	0.1	1,609	1,578	-31	-1.9	1.23	1.21
Res Hmstd: Hi Val	174,000	174,100	0.1	2,291	2,247	-43	-1.9	1.32	1.29
Res Hmstd: Ex-Hi Val	261,000	261,200	0.1	3,653	3,587	-66	-1.8	1.4	1.37
Apartment	300,000	290,900	-3.0	5,259	5,012	-247	-4.7	1.75	1.72
Seas Rec: Lo Val	75,000	70,800	-5.6	941	882	-59	-6.3	1.26	1.25
Seas Rec: Hi Val	200,000	188,800	-5.6	2,675	2,505	-170	-6.4	1.34	1.33
Comm/Ind: Lo Val	150,000	150,000	0.0	4,243	4,189	-54	-1.3	2.83	2.79
Comm/Ind: Med Val	300,000	300,000	0.0	9,753	9,635	-118	-1.2	3.25	3.21
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	35,466	35,049	-417	-1.2	3.55	3.50

Le Sueur County

Elysian city (part)

<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	42,944	42,218	-726	-1.7	521	526	5	1.0	1.21	1.25
Res Non-Hm: exis	8,294	7,498	-796	-9.6	118	109	-9	-7.7	1.42	1.45
Apartments: exis	223	223	0	0.0	4	4	0	3.5	1.59	1.65
Low-inc Apts: ex	168	168	0	0.0	2	2	0	3.1	1.00	1.03
Seasnl Rec: exis	24,653	25,232	580	2.4	306	327	22	7.1	1.24	1.30
Com/Ind: Lo: exi	3,480	3,354	-126	-3.6	92	91	-1	-1.2	2.64	2.70
Com/Ind Hi: exis	725	721	-3	-0.5	25	25	1	2.3	3.42	3.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	526	569	43	8.1	18	20	2	11.0	3.42	3.51
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	592	669	77	12.9	4	5	1	19.4	0.66	0.70
Ag Non-Hmstd	77	85	9	11.1	1	1	0	17.2	1.04	1.10
ResHmstd: NewCon	0	741	741	0.0	0	9	9	0.0	0.00	1.25
All other NewCon	0	259	259	0.0	0	4	4	0.0	0.00	1.41
Total	81,682	81,738	56	0.1	1,089	1,123	33	3.1	1.33	1.37

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	804	801	-3	-0.3	County	45.47	45.93	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.17	59.97	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.16	3.63	29.44	27.84
(=) Taxable Tax Capacity	804	801	-3	-0.3	Special District	0.19	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	104.00	109.71	29.44	27.84

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	118,200	116,200	-1.7	1,301	1,304	4	0.3	1.10	1.12	
Res Hmstd:Avg Val	177,300	174,300	-1.7	2,144	2,161	17	0.8	1.21	1.24	
Res Hmstd: Hi Val	236,300	232,300	-1.7	2,987	3,016	29	1.0	1.26	1.3	
Res Hmstd: Ex-Hi Val	354,500	348,500	-1.7	4,675	4,729	54	1.2	1.32	1.36	
Apartment	300,000	300,000	0.0	4,783	4,949	166	3.5	1.59	1.65	
Seas Rec: Lo Val	75,000	76,800	2.4	846	913	67	7.9	1.13	1.19	
Seas Rec: Hi Val	200,000	204,700	2.4	2,421	2,605	184	7.6	1.21	1.27	
Comm/Ind: Lo Val	150,000	149,300	-0.5	3,957	4,038	81	2.0	2.64	2.70	
Comm/Ind: Med Val	300,000	298,600	-0.5	9,087	9,279	192	2.1	3.03	3.11	
Comm/Ind: Hi Val	1,000,000	995,300	-0.5	33,023	33,758	735	2.2	3.30	3.39	

Le Sueur County

New Prague city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	158,888	159,583	694	0.4	2,538	2,392	-147	-5.8	1.60	1.50
Res Non-Hm: exis	28,284	27,565	-719	-2.5	529	484	-46	-8.7	1.87	1.75
Apartments: exis	939	939	0	0.0	20	19	-1	-5.6	2.18	2.06
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	10,382	10,495	114	1.1	348	337	-11	-3.1	3.35	3.21
Com/Ind Hi: exis	18,244	19,866	1,622	8.9	801	840	39	4.8	4.39	4.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,395	1,367	-29	-2.0	61	58	-3	-5.7	4.38	4.22
Ag HGA: Exist	115	115	0	0.0	2	2	0	-6.8	1.43	1.33
Ag Hmstd Land	540	556	15	2.8	4	4	0	-0.5	0.73	0.71
Ag Non-Hmstd	807	799	-7	-0.9	13	12	-1	-4.1	1.55	1.50
ResHmstd: NewCon	0	1,197	1,197	0.0	0	18	18	0.0	0.00	1.50
All other NewCon	0	418	418	0.0	0	7	7	0.0	0.00	1.75
Total	219,594	222,899	3,305	1.5	4,317	4,172	-144	-3.3	1.97	1.87

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,260	2,311	51	2.2	County	46.75	46.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	74.49	70.25	1.25	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.98	33.23	22.47	17.76
(=) Taxable Tax Capacity	2,260	2,311	51	2.2	Special District	0.19	0.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	155.41	150.42	23.72	17.76

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	115,900	116,400	0.4	1,659	1,555	-104	-6.3	1.43	1.34
Res Hmstd:Avg Val	173,800	174,600	0.5	2,778	2,613	-165	-5.9	1.6	1.5
Res Hmstd: Hi Val	231,600	232,600	0.4	3,894	3,667	-227	-5.8	1.68	1.58
Res Hmstd: Ex-Hi Val	347,500	349,000	0.4	6,132	5,782	-350	-5.7	1.76	1.66
Apartment	300,000	300,000	0.0	6,539	6,174	-366	-5.6	2.18	2.06
Comm/Ind: Lo Val	150,000	163,300	8.9	5,028	5,384	356	7.1	3.35	3.3
Comm/Ind: Med Val	300,000	326,700	8.9	11,614	12,291	677	5.8	3.87	3.76
Comm/Ind: Hi Val	1,000,000	1,088,900	8.9	42,349	44,510	2,161	5.1	4.23	4.09

Lincoln County

Arco city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	858	894	37	4.3	18	18	0	-1.7	2.12	2.00
Res Non-Hm: exis	141	105	-36	-25.4	5	3	-1	-31.3	3.36	3.09
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	126	126	0	0.0	7	6	-1	-8.3	5.63	5.16
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	44	46	2	4.3	3	3	0	-4.5	6.68	6.12
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	331	440	110	33.1	9	11	1	16.0	2.83	2.47
Ag Non-Hmstd	540	735	195	36.2	16	19	3	18.4	3.00	2.60
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	2.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,039	2,350	311	15.2	59	61	2	3.4	2.87	2.58

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	18	21	3	16.4	County	27.56	22.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	253.20	224.03	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.71	12.43	33.84	45.17
(=) Taxable Tax Capacity	18	21	3	16.4	Special District	1.72	1.31	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	299.19	260.15	33.84	45.17

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	16,800	17,500	4.2	358	352	-6	-1.7	2.13	2.01
Res Hmstd:Avg Val	25,200	26,300	4.4	538	529	-8	-1.6	2.13	2.01
Res Hmstd: Hi Val	33,600	35,000	4.2	717	704	-12	-1.7	2.13	2.01
Res Hmstd: Ex-Hi Val	50,500	52,700	4.4	1,077	1,061	-17	-1.6	2.13	2.01

Lincoln County

Hendricks city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	13,827	13,214	-613	-4.4	237	246	8	3.5	1.72	1.86
Res Non-Hm: exis	2,826	2,831	5	0.2	69	73	4	5.5	2.45	2.58
Apartments: exis	315	311	-4	-1.4	9	9	0	3.2	2.82	2.95
Low-inc Apts: ex	181	176	-4	-2.4	3	3	0	3.4	1.76	1.86
Seasnl Rec: exis	228	225	-3	-1.5	5	5	0	-2.8	2.06	2.03
Com/Ind: Lo: exi	1,652	1,660	9	0.5	67	70	2	3.4	4.08	4.19
Com/Ind Hi: exis	761	762	0	0.1	40	41	1	1.9	5.29	5.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	446	500	55	12.2	23	27	3	14.6	5.21	5.32
Ag HGA: Exist	177	170	-7	-4.2	4	4	0	1.6	2.12	2.24
Ag Hmstd Land	667	887	219	32.8	6	8	2	34.4	0.91	0.92
Ag Non-Hmstd	81	107	26	32.3	2	2	0	29.9	1.90	1.86
ResHmstd: NewCon	0	32	32	0.0	0	1	1	0.0	0.00	1.86
All other NewCon	0	146	146	0.0	0	4	4	0.0	0.00	2.78
Total	21,161	21,021	-140	-0.7	465	492	26	5.6	2.20	2.34

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	184	184	0	-0.2	County	38.84	31.96	0.00	0.00
(-) TIF Tax Capacity	0	1	1	0.0	City/Town	143.61	147.11	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.87	5.33	44.83	62.15
(=) Taxable Tax Capacity	184	183	-2	-0.9	Special District	2.28	1.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	189.60	186.13	44.83	62.15

Tax Burdens on Hypothetical Properties

Hypothetical Properties	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,100	37,400		-4.3	620	650	30	4.8	1.59	1.74
Res Hmstd:Avg Val	58,600	56,000		-4.4	929	973	44	4.7	1.59	1.74
Res Hmstd: Hi Val	78,100	74,600		-4.5	1,258	1,297	39	3.1	1.61	1.74
Res Hmstd: Ex-Hi Val	117,200	112,000		-4.4	2,241	2,275	34	1.5	1.91	2.03
Apartment	300,000	295,900		-1.4	8,455	8,724	269	3.2	2.82	2.95
Comm/Ind: Lo Val	150,000	150,100		0.1	6,114	6,297	183	3.0	4.08	4.2
Comm/Ind: Med Val	300,000	300,200		0.1	14,042	14,380	338	2.4	4.68	4.79
Comm/Ind: Hi Val	1,000,000	1,000,600		0.1	51,041	52,098	1,057	2.1	5.10	5.21

Lincoln County	Ivanhoe city
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<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	11,557	11,626	69	0.6	223	226	3	1.3	1.93	1.94
Res Non-Hm: exis	1,228	1,283	55	4.5	35	36	1	2.6	2.84	2.79
Apartments: exis	275	283	8	2.9	10	10	0	0.2	3.46	3.37
Low-inc Apts: ex	480	481	1	0.1	10	10	0	-1.6	2.13	2.09
Seasnl Rec: exis	34	34	0	0.0	2	1	0	-2.9	4.42	4.29
Com/Ind: Lo: exi	1,655	1,650	-4	-0.3	81	78	-2	-3.1	4.87	4.73
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	576	640	65	11.3	36	39	3	7.5	6.24	6.03
Ag HGA: Exist	135	91	-44	-32.4	3	2	-1	-30.0	1.98	2.05
Ag Hmstd Land	585	628	43	7.3	7	9	2	33.3	1.19	1.48
Ag Non-Hmstd	297	551	254	85.3	7	13	5	72.6	2.49	2.32
ResHmstd: NewCon	0	52	52	0.0	0	1	1	0.0	0.00	1.95
All other NewCon	0	30	30	0.0	0	1	1	0.0	0.00	4.73
Total	16,821	17,349	528	3.1	413	426	13	3.2	2.45	2.46

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	136	143	6	4.7	County	35.78	29.05	0.00	0.00	
(-) TIF Tax Capacity	3	3	0	0.0	City/Town	187.13	182.97	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.65	18.84	34.88	47.03	
(=) Taxable Tax Capacity	133	140	6	4.8	Special District	1.72	1.31	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	249.29	232.18	34.88	47.03	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	36,700	36,900	0.5	677	688	11	1.6	1.84	1.86
Res Hmstd:Avg Val	55,000	55,300	0.5	1,014	1,030	16	1.6	1.84	1.86
Res Hmstd: Hi Val	73,300	73,700	0.5	1,352	1,373	21	1.6	1.84	1.86
Res Hmstd: Ex-Hi Val	110,000	110,700	0.6	2,444	2,458	13	0.5	2.22	2.22
Apartment	300,000	308,700	2.9	10,395	10,411	17	0.2	3.46	3.37

Lincoln County

Lake Benton city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	14,667	14,262	-405	-2.8	228	199	-29	-12.7	1.56	1.40
Res Non-Hm: exis	2,282	2,582	300	13.1	47	48	1	1.9	2.07	1.86
Apartments: exis	319	319	0	0.0	8	7	-1	-9.5	2.45	2.22
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	359	244	-115	-32.0	6	2	-4	-63.2	1.72	0.93
Com/Ind: Lo: exi	1,675	1,736	61	3.7	61	58	-2	-3.9	3.62	3.36
Com/Ind Hi: exis	562	567	5	0.9	26	25	-2	-6.1	4.66	4.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	604	827	223	36.9	28	35	8	28.0	4.59	4.29
Ag HGA: Exist	703	699	-4	-0.6	12	10	-1	-11.2	1.65	1.48
Ag Hmstd Land	2,206	1,633	-572	-26.0	23	11	-12	-53.6	1.06	0.66
Ag Non-Hmstd	957	1,294	338	35.3	15	19	4	25.7	1.54	1.43
ResHmstd: NewCon	0	403	403	0.0	0	6	6	0.0	0.00	1.40
All other NewCon	0	45	45	0.0	0	1	1	0.0	0.00	1.61
Total	24,332	24,611	279	1.1	454	421	-32	-7.1	1.86	1.71

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	207	211	4	1.9	County	33.56	26.77	0.00	0.00
(-) TIF Tax Capacity	18	19	1	8.2	City/Town	114.48	112.94	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.70	3.22	52.26	42.72
(=) Taxable Tax Capacity	190	192	3	1.4	Special District	0.72	0.55	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	154.45	143.49	52.26	42.72

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,700	39,600		-2.7	590	510	-80	-13.5	1.45	1.29
Res Hmstd: Avg Val	61,000	59,300		-2.8	884	764	-120	-13.6	1.45	1.29
Res Hmstd: Hi Val	81,400	79,200		-2.7	1,221	1,043	-178	-14.6	1.5	1.32
Res Hmstd: Ex-Hi Val	122,100	118,700		-2.8	2,118	1,829	-289	-13.7	1.74	1.54
Apartment	300,000	300,000		0.0	7,360	6,662	-697	-9.5	2.45	2.22
Comm/Ind: Lo Val	150,000	151,300		0.9	5,435	5,097	-338	-6.2	3.62	3.37
Comm/Ind: Med Val	300,000	302,600		0.9	12,420	11,660	-760	-6.1	4.14	3.85
Comm/Ind: Hi Val	1,000,000	1,008,500		0.9	45,018	42,282	-2,736	-6.1	4.50	4.19

Lincoln County	Tyler city
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<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	27,958	27,971	14	0.0	281	250	-31	-11.2	1.01	0.89
Res Non-Hm: exis	3,113	3,151	38	1.2	45	40	-5	-10.4	1.43	1.27
Apartments: exis	422	422	0	0.0	7	6	-1	-11.4	1.68	1.49
Low-inc Apts: ex	303	303	0	0.0	3	3	0	-11.5	1.03	0.92
Seasnl Rec: exis	345	383	38	11.1	6	6	0	-0.8	1.71	1.53
Com/Ind: Lo: exi	3,955	3,523	-432	-10.9	109	89	-20	-18.3	2.77	2.54
Com/Ind Hi: exis	861	1,268	408	47.4	31	42	11	35.3	3.63	3.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	275	706	432	157.2	8	22	14	164.2	3.04	3.12
Ag HGA: Exist	280	280	0	0.0	3	3	0	-11.6	1.03	0.91
Ag Hmstd Land	927	1,208	281	30.3	7	9	2	22.6	0.80	0.75
Ag Non-Hmstd	1,142	1,410	268	23.5	14	15	1	9.7	1.21	1.07
ResHmstd: NewCon	0	627	627	0.0	0	6	6	0.0	0.00	0.89
All other NewCon	0	758	758	0.0	0	20	20	0.0	0.00	2.65
Total	39,579	42,009	2,431	6.1	515	511	-4	-0.8	1.30	1.22

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	339	372	33	9.9	County	35.58	29.04	0.00	0.00
(-) TIF Tax Capacity	25	28	3	13.6	City/Town	79.19	74.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.49	3.42	16.95	14.64
(=) Taxable Tax Capacity	314	344	30	9.6	Special District	0.72	0.55	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	120.98	107.45	16.95	14.64

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,600	47,600	0.0	426	377	-50	-11.6	0.9	0.79
Res Hmstd: Avg Val	71,400	71,400	0.0	639	565	-74	-11.6	0.9	0.79
Res Hmstd: Hi Val	95,200	95,200	0.0	966	854	-112	-11.6	1.01	0.9
Res Hmstd: Ex-Hi Val	142,900	143,000	0.1	1,676	1,484	-192	-11.4	1.17	1.04
Apartment	300,000	300,000	0.0	5,045	4,469	-576	-11.4	1.68	1.49
Comm/Ind: Lo Val	150,000	221,100	47.4	4,152	6,181	2,029	48.9	2.77	2.8
Comm/Ind: Med Val	300,000	442,100	47.4	9,604	13,555	3,951	41.1	3.20	3.07
Comm/Ind: Hi Val	1,000,000	1,473,800	47.4	35,043	47,979	12,935	36.9	3.50	3.26

Lyon County

Balaton city

<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	15,043	15,169	126	0.8	224	220	-4	-1.8	1.49	1.45
Res Non-Hm: exis	2,864	2,759	-104	-3.6	61	57	-4	-6.2	2.12	2.06
Apartments: exis	0	64	64	0.0	0	2	2	0.0	0.00	2.43
Low-inc Apts: ex	318	255	-64	-20.0	5	4	-1	-22.5	1.54	1.49
Seasnl Rec: exis	262	264	2	0.6	5	5	0	-1.2	1.97	1.93
Com/Ind: Lo: exi	1,496	1,404	-92	-6.1	56	51	-5	-8.3	3.74	3.65
Com/Ind Hi: exis	302	369	66	21.9	15	18	3	19.3	4.90	4.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	327	328	1	0.2	16	16	0	-1.9	4.90	4.80
Ag HGA: Exist	156	156	0	0.0	2	2	0	-3.5	1.53	1.47
Ag Hmstd Land	1,698	2,336	638	37.6	22	30	8	35.8	1.28	1.26
Ag Non-Hmstd	53	75	21	40.0	1	1	0	37.2	1.81	1.77
ResHmstd: NewCon	0	83	83	0.0	0	1	1	0.0	0.00	1.45
All other NewCon	0	311	311	0.0	0	12	12	0.0	0.00	3.73
Total	22,520	23,573	1,054	4.7	407	418	11	2.8	1.81	1.77

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	188	200	12	6.2	County	36.74	31.45	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	141.05	140.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.00	4.89	23.89	21.22
(=) Taxable Tax Capacity	188	200	12	6.2	Special District	0.17	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	180.96	177.26	23.89	21.22

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	46,900	47,300	0.9	621	603	-18	-2.9	1.32	1.28
Res Hmstd: Avg Val	70,300	70,900	0.9	931	905	-27	-2.9	1.32	1.28
Res Hmstd: Hi Val	93,700	94,500	0.9	1,398	1,366	-32	-2.3	1.49	1.45
Res Hmstd: Ex-Hi Val	140,600	141,800	0.9	2,435	2,381	-55	-2.2	1.73	1.68
Comm/Ind: Lo Val	150,000	182,900	21.9	5,606	7,057	1,451	25.9	3.74	3.86
Comm/Ind: Med Val	300,000	365,800	21.9	12,961	15,833	2,872	22.2	4.32	4.33
Comm/Ind: Hi Val	1,000,000	1,219,300	21.9	47,285	56,789	9,504	20.1	4.73	4.66

Lyon County	Cottonwood city
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<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	48,448	48,575	127	0.3	638	606	-32	-5.0	1.32	1.25
Res Non-Hm: exis	4,988	4,852	-136	-2.7	81	75	-6	-7.6	1.63	1.55
Apartments: exis	1,018	1,018	0	0.0	19	18	-1	-4.8	1.86	1.77
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	368	368	0	0.0	5	5	0	-2.7	1.49	1.45
Com/Ind: Lo: exi	3,378	3,071	-307	-9.1	97	84	-12	-12.6	2.86	2.75
Com/Ind Hi: exis	8,181	8,208	27	0.3	304	295	-9	-2.9	3.72	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,027	1,068	41	4.0	40	40	0	0.8	3.89	3.77
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	107	142	35	32.6	1	2	0	28.3	1.32	1.27
Ag Non-Hmstd	39	67	28	72.2	1	1	0	66.5	1.32	1.27
ResHmstd: NewCon	0	133	133	0.0	0	2	2	0.0	0.00	1.25
All other NewCon	0	863	863	0.0	0	26	26	0.0	0.00	3.01
Total	67,552	68,363	811	1.2	1,186	1,155	-32	-2.7	1.76	1.69

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	702	715	13	1.8	County	37.40	32.05	0.00	0.00
(-) TIF Tax Capacity	14	15	0	2.4	City/Town	75.32	80.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.81	14.34	21.47	18.01
(=) Taxable Tax Capacity	688	701	13	1.8	Special District	1.16	0.92	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	131.69	127.32	21.47	18.01

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	93,000	93,200	0.2	1,044	987	-57	-5.5	1.12	1.06
Res Hmstd: Avg Val	139,500	139,900	0.3	1,811	1,719	-92	-5.1	1.3	1.23
Res Hmstd: Hi Val	185,900	186,400	0.3	2,577	2,448	-129	-5.0	1.39	1.31
Res Hmstd: Ex-Hi Val	279,000	279,700	0.3	4,113	3,911	-202	-4.9	1.47	1.4
Apartment	300,000	300,000	0.0	5,582	5,315	-267	-4.8	1.86	1.77
Comm/Ind: Lo Val	150,000	150,500	0.3	4,461	4,325	-136	-3.0	2.97	2.87
Comm/Ind: Med Val	300,000	301,000	0.3	10,301	9,995	-306	-3.0	3.43	3.32
Comm/Ind: Hi Val	1,000,000	1,003,300	0.3	37,557	36,455	-1,102	-2.9	3.76	3.63

Lyon County	Florence city
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<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	441	516	75	17.0	7	8	1	18.7	1.50	1.52
Res Non-Hm: exis	70	64	-6	-9.2	2	2	0	-9.1	2.52	2.53
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	7	7	0	0.0	0	0	0	0.4	4.21	4.22
Com/Ind Hi: exis	105	109	4	4.1	6	6	0	4.7	5.55	5.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	58	58	0	0.2	3	3	0	0.7	5.55	5.58
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	181	0	-181	-100.0	4	0	-4	-100.0	2.17	0.00
Ag Non-Hmstd	102	169	67	65.7	2	4	2	67.9	2.17	2.20
ResHmstd: NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.52
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	964	928	-37	-3.8	24	23	-1	-4.1	2.47	2.47

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10	9	-1	-5.9	County	37.27	31.87	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	170.83	181.59	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.56	6.13	16.96	14.65
(=) Taxable Tax Capacity	10	9	-1	-5.9	Special District	0.17	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	216.81	219.72	16.96	14.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	25,800	30,200	17.1	379	442	63	16.6	1.47	1.46
Res Hmstd: Avg Val	38,700	45,300	17.1	569	664	95	16.6	1.47	1.46
Res Hmstd: Hi Val	51,600	60,400	17.1	759	885	126	16.6	1.47	1.46
Res Hmstd: Ex-Hi Val	77,400	90,600	17.1	1,153	1,484	331	28.7	1.49	1.64
Comm/Ind: Lo Val	150,000	156,100	4.1	6,309	6,675	367	5.8	4.21	4.28
Comm/Ind: Med Val	300,000	312,300	4.1	14,635	15,394	759	5.2	4.88	4.93
Comm/Ind: Hi Val	1,000,000	1,041,000	4.1	53,493	56,071	2,578	4.8	5.35	5.39

Lyon County	Garvin city
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<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	1,558	1,654	95	6.1	31	32	1	4.4	1.96	1.93
Res Non-Hm: exis	434	355	-79	-18.2	14	11	-3	-22.7	3.22	3.04
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	6	6	0	0.0	0	0	0	-3.8	4.48	4.31
Com/Ind: Lo: exi	204	204	0	0.0	11	10	0	-3.3	5.26	5.09
Com/Ind Hi: exis	104	100	-4	-3.8	7	7	0	-6.9	6.94	6.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	168	169	1	0.3	12	11	0	-3.0	6.94	6.72
Ag HGA: Exist	50	51	1	2.7	1	1	0	-1.6	1.93	1.85
Ag Hmstd Land	169	174	5	2.9	3	3	-1	-17.1	1.81	1.46
Ag Non-Hmstd	77	135	58	74.8	2	4	2	68.8	2.83	2.73
ResHmstd: NewCon	0	111	111	0.0	0	2	2	0.0	0.00	1.93
All other NewCon	0	41	41	0.0	0	1	1	0.0	0.00	3.00
Total	2,770	2,999	229	8.3	81	82	1	1.6	2.91	2.73

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	25	26	2	6.1	County	31.12	26.08	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	251.46	246.92	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.05	-0.03	23.88	21.22
(=) Taxable Tax Capacity	25	26	2	6.1	Special District	0.17	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	282.80	273.10	23.88	21.22

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	23,600	25,000	5.9	457	463	6	1.3	1.94	1.85
Res Hmstd: Avg Val	35,400	37,600	6.2	685	696	11	1.6	1.94	1.85
Res Hmstd: Hi Val	47,200	50,100	6.1	914	927	14	1.5	1.94	1.85
Res Hmstd: Ex-Hi Val	70,800	75,100	6.1	1,370	1,390	20	1.4	1.94	1.85
Comm/Ind: Lo Val	150,000	144,400	-3.7	7,897	7,349	-548	-6.9	5.26	5.09
Comm/Ind: Med Val	300,000	288,700	-3.8	18,307	16,948	-1,359	-7.4	6.10	5.87
Comm/Ind: Hi Val	1,000,000	962,400	-3.8	66,888	62,189	-4,698	-7.0	6.69	6.46

Lyon County

Ghent city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,643	12,645	2	0.0	196	181	-16	-8.1	1.55	1.43
Res Non-Hm: exis	1,073	1,142	69	6.4	22	22	0	-1.3	2.04	1.89
Apartments: exis	43	43	0	0.0	1	1	0	-8.2	2.51	2.30
Low-inc Apts: ex	190	190	0	0.0	3	3	0	-8.3	1.53	1.40
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	979	917	-62	-6.3	36	31	-4	-11.7	3.63	3.42
Com/Ind Hi: exis	209	209	0	0.0	10	9	-1	-5.7	4.79	4.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	23	172	149	636.3	1	8	7	599.5	4.77	4.53
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	183	240	58	31.5	2	2	0	-14.9	1.17	0.75
Ag Non-Hmstd	158	168	10	6.3	3	3	0	-1.8	1.87	1.73
ResHmstd: NewCon	0	52	52	0.0	0	1	1	0.0	0.00	1.43
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	15,502	15,779	277	1.8	274	260	-14	-5.2	1.77	1.65

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	130	133	3	2.6	County	37.38	32.14	0.00	0.00
(-) TIF Tax Capacity	46	46	0	0.7	City/Town	120.73	116.72	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.98	19.99	16.58	14.30
(=) Taxable Tax Capacity	84	87	3	3.7	Special District	0.17	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	182.26	168.98	16.58	14.30

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,300	64,300		0.0	810	744	-66	-8.1	1.26	1.16
Res Hmstd:Avg Val	96,400	96,400		0.0	1,396	1,284	-112	-8.0	1.45	1.33
Res Hmstd: Hi Val	128,400	128,400		0.0	2,085	1,919	-166	-7.9	1.62	1.49
Res Hmstd: Ex-Hi Val	192,700	192,700		0.0	3,469	3,196	-274	-7.9	1.80	1.66
Apartment	300,000	300,000		0.0	7,332	6,766	-567	-7.7	2.44	2.26
Comm/Ind: Lo Val	150,000	150,000		0.0	5,526	5,188	-338	-6.1	3.68	3.46
Comm/Ind: Med Val	300,000	300,000		0.0	12,810	12,033	-777	-6.1	4.27	4.01
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	46,805	43,980	-2,825	-6.0	4.68	4.4

Lyon County	Lynd city
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<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	18,385	18,294	-91	-0.5	241	231	-10	-4.1	1.31	1.26
Res Non-Hm: exis	3,179	3,251	72	2.2	50	49	-1	-2.0	1.57	1.50
Apartments: exis	46	46	0	0.0	1	1	0	-3.6	1.67	1.61
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	795	759	-36	-4.5	13	12	-1	-8.0	1.67	1.61
Com/Ind: Lo: exi	399	399	1	0.2	11	10	0	-2.4	2.69	2.63
Com/Ind Hi: exis	197	204	8	3.8	7	7	0	1.4	3.44	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	245	242	-3	-1.1	8	8	0	-3.4	3.44	3.36
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	632	697	66	10.4	6	7	0	8.0	0.96	0.94
ResHmstd: NewCon	0	414	414	0.0	0	5	5	0.0	0.00	1.27
All other NewCon	0	46	46	0.0	0	1	1	0.0	0.00	2.01
Total	23,876	24,352	475	2.0	337	331	-6	-1.7	1.41	1.36

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	229	235	5	2.4	County	37.02	31.69	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.86	57.47	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.22	4.83	46.69	43.28
(=) Taxable Tax Capacity	229	235	5	2.4	Special District	0.17	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	96.26	94.13	46.69	43.28

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	103,900	103,400	-0.5	1,217	1,158	-59	-4.8	1.17	1.12
Res Hmstd:Avg Val	155,800	155,000	-0.5	2,004	1,911	-93	-4.6	1.29	1.23
Res Hmstd: Hi Val	207,700	206,700	-0.5	2,791	2,665	-126	-4.5	1.34	1.29
Res Hmstd: Ex-Hi Val	311,600	310,100	-0.5	4,366	4,173	-193	-4.4	1.40	1.35
Apartment	300,000	300,000	0.0	5,011	4,828	-182	-3.6	1.67	1.61
Comm/Ind: Lo Val	150,000	155,700	3.8	4,042	4,130	87	2.2	2.69	2.65
Comm/Ind: Med Val	300,000	311,400	3.8	9,198	9,355	157	1.7	3.07	3.00
Comm/Ind: Hi Val	1,000,000	1,038,100	3.8	33,260	33,746	486	1.5	3.33	3.25

Lyon County

Marshall city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	419,099	406,872	-12,227	-2.9	4,804	4,170	-634	-13.2	1.15	1.03
Res Non-Hm: exis	72,613	74,842	2,229	3.1	1,038	964	-75	-7.2	1.43	1.29
Apartments: exis	47,928	48,262	334	0.7	777	706	-71	-9.2	1.62	1.46
Low-inc Apts: ex	12,438	12,256	-182	-1.5	124	110	-14	-11.3	1.00	0.90
Seasnl Rec: exis	338	500	163	48.2	7	8	1	20.7	2.00	1.63
Com/Ind: Lo: exi	55,485	53,645	-1,840	-3.3	1,488	1,338	-150	-10.1	2.68	2.49
Com/Ind Hi: exis	228,447	230,359	1,912	0.8	7,819	7,354	-464	-5.9	3.42	3.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,519	11,057	2,538	29.8	299	362	63	21.1	3.51	3.28
Ag HGA: Exist	212	210	-2	-1.0	3	2	0	-11.1	1.23	1.10
Ag Hmstd Land	1,280	448	-832	-65.0	14	4	-10	-72.7	1.09	0.85
Ag Non-Hmstd	7,702	7,777	74	1.0	90	82	-7	-8.2	1.16	1.06
ResHmstd: NewCon	0	2,226	2,226	0.0	0	23	23	0.0	0.00	1.03
All other NewCon	0	14,785	14,785	0.0	0	416	416	0.0	0.00	2.81
Total	854,061	863,240	9,179	1.1	16,462	15,540	-922	-5.6	1.93	1.80

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	10,520	10,761	241	2.3	County	36.40	31.31	0.00	0.00	
(-) TIF Tax Capacity	598	545	-53	-8.8	City/Town	50.15	50.12	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.68	24.27	16.63	13.94	
(=) Taxable Tax Capacity	9,922	10,215	294	3.0	Special District	0.17	0.13	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	116.40	105.83	16.63	13.94	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,800	95,900	-2,900	-2.9	984	846	-139	-14.1	1	0.88
Res Hmstd: Avg Val	148,200	143,900	-4,300	-2.9	1,693	1,466	-227	-13.4	1.14	1.02
Res Hmstd: Hi Val	197,500	191,700	-5,800	-2.9	2,401	2,085	-316	-13.2	1.22	1.09
Res Hmstd: Ex-Hi Val	296,300	287,700	-8,600	-2.9	3,819	3,326	-493	-12.9	1.29	1.16
Apartment	300,000	302,100	2,100	0.7	4,864	4,418	-447	-9.2	1.62	1.46
Comm/Ind: Lo Val	150,000	151,300	1,300	0.9	4,045	3,804	-240	-5.9	2.7	2.51
Comm/Ind: Med Val	300,000	302,500	2,500	0.8	9,354	8,790	-564	-6.0	3.12	2.91
Comm/Ind: Hi Val	1,000,000	1,008,400	8,400	0.8	34,132	32,064	-2,068	-6.1	3.41	3.18

Lyon County	Minneota city
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<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	42,942	41,937	-1,005	-2.3	554	508	-46	-8.4	1.29	1.21
Res Non-Hm: exis	3,065	3,847	782	25.5	51	60	9	18.2	1.67	1.57
Apartments: exis	3,683	3,663	-19	-0.5	74	69	-5	-6.6	2.02	1.90
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	408	408	0	0.0	8	8	-1	-6.2	2.02	1.90
Com/Ind: Lo: exi	3,445	3,455	10	0.3	109	104	-5	-4.5	3.18	3.02
Com/Ind Hi: exis	1,578	1,607	29	1.8	66	64	-2	-3.0	4.18	3.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	681	753	72	10.5	28	30	2	5.3	4.18	3.98
Ag HGA: Exist	129	129	0	0.0	2	2	0	-6.1	1.35	1.27
Ag Hmstd Land	1,308	1,288	-21	-1.6	17	17	0	-0.7	1.28	1.29
Ag Non-Hmstd	247	778	531	214.9	4	11	7	195.2	1.49	1.39
ResHmstd: NewCon	0	247	247	0.0	0	3	3	0.0	0.00	1.21
All other NewCon	0	37	37	0.0	0	1	1	0.0	0.00	2.95
Total	57,486	58,147	661	1.2	914	877	-37	-4.0	1.59	1.51

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	520	530	11	2.0	County	35.89	30.82	0.00	0.00	
(-) TIF Tax Capacity	27	27	0	0.8	City/Town	96.13	94.15	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.32	13.35	16.37	15.52	
(=) Taxable Tax Capacity	493	504	10	2.1	Special District	1.16	0.92	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	148.50	139.24	16.37	15.52	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	66,300	64,700	-2.4	699	641	-58	-8.3	1.05	0.99
Res Hmstd: Avg Val	99,300	97,000	-2.3	1,217	1,104	-113	-9.3	1.23	1.14
Res Hmstd: Hi Val	132,400	129,300	-2.3	1,807	1,645	-162	-9.0	1.36	1.27
Res Hmstd: Ex-Hi Val	198,700	194,000	-2.4	2,989	2,727	-262	-8.8	1.50	1.41
Apartment	300,000	298,400	-0.5	6,060	5,657	-403	-6.7	2.02	1.9
Comm/Ind: Lo Val	150,000	152,800	1.9	4,763	4,648	-114	-2.4	3.18	3.04
Comm/Ind: Med Val	300,000	305,500	1.8	11,031	10,727	-304	-2.8	3.68	3.51
Comm/Ind: Hi Val	1,000,000	1,018,400	1.8	40,284	39,108	-1,176	-2.9	4.03	3.84

Lyon County	Russell city
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<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	10,200	10,037	-163	-1.6	105	99	-7	-6.5	1.03	0.98
Res Non-Hm: exis	1,267	1,340	73	5.8	18	18	0	0.1	1.45	1.37
Apartments: exis	126	126	0	0.0	2	2	0	-5.2	1.74	1.65
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	29	29	0	0.0	0	0	0	-3.9	1.35	1.30
Com/Ind: Lo: exi	558	549	-9	-1.6	16	15	-1	-5.3	2.84	2.73
Com/Ind Hi: exis	319	330	10	3.2	12	12	0	-0.5	3.73	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	116	120	4	3.5	4	4	0	-0.3	3.73	3.60
Ag HGA: Exist	111	111	0	0.0	1	1	0	-5.7	1.12	1.05
Ag Hmstd Land	353	417	64	18.1	3	2	0	-8.2	0.75	0.59
Ag Non-Hmstd	334	425	92	27.5	4	5	1	22.0	1.26	1.21
ResHmstd: NewCon	0	167	167	0.0	0	2	2	0.0	0.00	0.98
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	1.37
Total	13,411	13,650	239	1.8	167	161	-6	-3.4	1.24	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	108	111	2	2.3	County	35.31	30.02	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	86.67	88.33	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.80	2.02	16.95	14.65
(=) Taxable Tax Capacity	108	111	2	2.3	Special District	0.17	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	125.95	120.51	16.95	14.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,000	49,200	-1.6	463	428	-35	-7.5	0.93	0.87
Res Hmstd: Avg Val	75,000	73,800	-1.6	694	642	-52	-7.5	0.93	0.87
Res Hmstd: Hi Val	100,000	98,400	-1.6	1,073	988	-85	-8.0	1.07	1.00
Res Hmstd: Ex-Hi Val	150,000	147,600	-1.6	1,844	1,706	-138	-7.5	1.23	1.16
Apartment	300,000	300,000	0.0	5,232	4,958	-273	-5.2	1.74	1.65
Comm/Ind: Lo Val	150,000	154,800	3.2	4,264	4,275	11	0.3	2.84	2.76
Comm/Ind: Med Val	300,000	309,700	3.2	9,865	9,848	-17	-0.2	3.29	3.18
Comm/Ind: Hi Val	1,000,000	1,032,200	3.2	36,001	35,841	-160	-0.4	3.60	3.47

Lyon County	Taunton city
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<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	2,789	2,908	119	4.3	25	25	0	0.0	0.89	0.86
Res Non-Hm: exis	611	497	-114	-18.6	8	6	-2	-21.9	1.30	1.25
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	476	477	1	0.3	13	12	0	-2.5	2.63	2.56
Com/Ind Hi: exis	695	701	6	0.9	24	24	0	-1.9	3.45	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	175	216	40	23.1	6	7	1	19.7	3.45	3.36
Ag HGA: Exist	78	78	0	0.0	1	1	0	-3.9	0.84	0.80
Ag Hmstd Land	2,298	3,083	785	34.2	14	19	4	31.0	0.63	0.61
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	16	16	0.0	0	0	0	0.0	0.00	0.86
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.25
Total	7,121	7,976	855	12.0	90	94	3	3.6	1.27	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	63	68	5	8.3	County	37.65	32.28	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	57.38	60.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.91	13.93	16.37	15.52
(=) Taxable Tax Capacity	63	68	5	8.3	Special District	1.16	0.92	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	112.10	108.04	16.37	15.52

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	35,800	37,300	4.2	299	300	0	0.1	0.84	0.80
Res Hmstd: Avg Val	53,600	55,900	4.3	448	449	1	0.2	0.84	0.80
Res Hmstd: Hi Val	71,500	74,600	4.3	598	599	1	0.2	0.84	0.80
Res Hmstd: Ex-Hi Val	107,300	111,900	4.3	1,069	1,089	20	1.9	1	0.97
Comm/Ind: Lo Val	150,000	151,300	0.9	3,944	3,878	-65	-1.7	2.63	2.56
Comm/Ind: Med Val	300,000	302,600	0.9	9,120	8,958	-162	-1.8	3.04	2.96
Comm/Ind: Hi Val	1,000,000	1,008,600	0.9	33,276	32,658	-618	-1.9	3.33	3.24

Lyon County	Tracy city
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<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	39,155	38,579	-576	-1.5	609	576	-32	-5.3	1.55	1.49
Res Non-Hm: exis	4,760	5,165	405	8.5	108	112	5	4.5	2.26	2.17
Apartments: exis	1,198	1,198	0	0.0	33	32	-1	-3.6	2.73	2.63
Low-inc Apts: ex	465	465	0	0.0	8	7	0	-3.7	1.67	1.61
Seasnl Rec: exis	72	72	0	0.0	2	2	0	-3.4	3.05	2.95
Com/Ind: Lo: exi	5,638	5,601	-38	-0.7	226	218	-8	-3.5	4.01	3.90
Com/Ind Hi: exis	3,886	3,706	-180	-4.6	205	190	-15	-7.2	5.27	5.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,292	2,265	-28	-1.2	121	116	-5	-3.9	5.27	5.12
Ag HGA: Exist	0	74	74	0.0	0	1	1	0.0	0.00	1.37
Ag Hmstd Land	414	775	361	87.3	5	8	3	68.8	1.10	0.99
Ag Non-Hmstd	1,818	2,292	474	26.1	36	44	8	22.5	1.99	1.94
ResHmstd: NewCon	0	308	308	0.0	0	5	5	0.0	0.00	1.50
All other NewCon	0	217	217	0.0	0	7	7	0.0	0.00	3.40
Total	59,698	60,715	1,017	1.7	1,351	1,319	-32	-2.4	2.26	2.17

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	555	563	8	1.5	County	34.19	29.14	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	163.69	161.23	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.17	3.04	23.89	21.22	
(=) Taxable Tax Capacity	555	563	8	1.5	Special District	0.17	0.13	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	199.23	193.54	23.89	21.22	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,300	39,700	-1.5	578	545	-33	-5.7	1.43	1.37
Res Hmstd: Avg Val	60,400	59,500	-1.5	866	817	-49	-5.7	1.43	1.37
Res Hmstd: Hi Val	80,500	79,300	-1.5	1,199	1,120	-78	-6.5	1.49	1.41
Res Hmstd: Ex-Hi Val	120,800	119,000	-1.5	2,170	2,042	-128	-5.9	1.8	1.72
Apartment	300,000	300,000	0.0	8,188	7,895	-293	-3.6	2.73	2.63
Comm/Ind: Lo Val	150,000	143,100	-4.6	6,017	5,575	-441	-7.3	4.01	3.9
Comm/Ind: Med Val	300,000	286,100	-4.6	13,920	12,818	-1,102	-7.9	4.64	4.48
Comm/Ind: Hi Val	1,000,000	953,700	-4.6	50,801	47,028	-3,773	-7.4	5.08	4.93

McLeod County

Biscay city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,808	3,268	-541	-14.2	40	31	-9	-22.9	1.05	0.94
Res Non-Hm: exis	542	574	32	5.9	8	8	0	-0.1	1.41	1.33
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	12	194	181	#####	0	5	5	#####	2.80	2.69
Com/Ind Hi: exis	0	157	157	0.0	0	6	6	0.0	0.00	3.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: 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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	0.94
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,363	4,199	-164	-3.8	48	49	1	2.7	1.10	1.17

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	33	34	1	3.8	County	60.83	56.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	54.18	53.78	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.64	6.77	18.89	15.69
(=) Taxable Tax Capacity	33	34	1	3.8	Special District	0.23	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	121.88	117.13	18.89	15.69

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,500	54,500	-14.2	584	469	-116	-19.8	0.92	0.86
Res Hmstd:Avg Val	95,200	81,700	-14.2	991	735	-256	-25.8	1.04	0.9
Res Hmstd: Hi Val	126,900	108,900	-14.2	1,472	1,125	-347	-23.6	1.16	1.03
Res Hmstd: Ex-Hi Val	190,400	163,400	-14.2	2,435	1,906	-529	-21.7	1.28	1.17

McLeod County

Brownton city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	16,530	16,299	-231	-1.4	360	334	-26	-7.3	2.18	2.05
Res Non-Hm: exis	2,143	2,336	192	9.0	72	74	2	2.7	3.35	3.16
Apartments: exis	287	328	41	14.4	12	13	1	7.9	4.11	3.87
Low-inc Apts: ex	499	499	0	0.0	12	12	-1	-5.8	2.49	2.35
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,337	1,220	-117	-8.8	76	66	-10	-13.2	5.67	5.40
Com/Ind Hi: exis	401	313	-87	-21.8	30	22	-8	-25.5	7.50	7.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	53	66	13	25.3	2	2	0	18.9	3.13	2.97
Ag Non-Hmstd	59	74	15	25.2	2	2	0	18.8	3.13	2.97
ResHmstd: NewCon	0	23	23	0.0	0	0	0	0.0	0.00	2.05
All other NewCon	0	11	11	0.0	0	0	0	0.0	0.00	3.16
Total	21,309	21,169	-140	-0.7	565	525	-40	-7.1	2.65	2.48

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	163	161	-2	-1.1	County	57.36	52.88	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	237.89	240.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.02	2.98	18.89	15.69
(=) Taxable Tax Capacity	163	161	-2	-1.1	Special District	1.14	1.07	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	313.40	297.36	18.89	15.69

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,800	43,200	-1.4	906	839	-68	-7.5	2.07	1.94	
Res Hmstd:Avg Val	65,600	64,700	-1.4	1,357	1,256	-102	-7.5	2.07	1.94	
Res Hmstd: Hi Val	87,400	86,200	-1.4	1,984	1,822	-162	-8.2	2.27	2.11	
Res Hmstd: Ex-Hi Val	131,200	129,400	-1.4	3,563	3,290	-273	-7.7	2.72	2.54	
Apartment	300,000	343,100	14.4	12,319	13,291	972	7.9	4.11	3.87	
Comm/Ind: Lo Val	150,000	117,300	-21.8	8,511	6,332	-2,179	-25.6	5.67	5.4	
Comm/Ind: Med Val	300,000	234,600	-21.8	19,764	14,142	-5,622	-28.4	6.59	6.03	
Comm/Ind: Hi Val	1,000,000	782,100	-21.8	72,280	53,262	-19,017	-26.3	7.23	6.81	

McLeod County

Glencoe city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	182,474	165,449	-17,026	-9.3	2,608	2,236	-372	-14.3	1.43	1.35
Res Non-Hm: exis	23,690	22,507	-1,183	-5.0	438	401	-36	-8.3	1.85	1.78
Apartments: exis	12,944	11,262	-1,682	-13.0	280	238	-42	-14.9	2.16	2.12
Low-inc Apts: ex	3,760	3,750	-10	-0.3	50	48	-1	-2.7	1.33	1.29
Seasnl Rec: exis	403	432	29	7.2	10	11	1	6.4	2.52	2.50
Com/Ind: Lo: exi	19,133	19,515	383	2.0	634	637	3	0.4	3.31	3.26
Com/Ind Hi: exis	29,154	33,234	4,081	14.0	1,057	1,183	126	11.9	3.63	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,558	1,583	24	1.6	67	67	0	0.2	4.29	4.23
Ag HGA: Exist	165	166	1	0.5	3	3	0	-2.1	1.55	1.51
Ag Hmstd Land	68	56	-13	-18.4	1	1	0	-1.9	1.22	1.46
Ag Non-Hmstd	461	1,836	1,375	298.1	7	29	22	301.3	1.58	1.59
ResHmstd: NewCon	0	394	394	0.0	0	5	5	0.0	0.00	1.35
All other NewCon	0	298	298	0.0	0	8	8	0.0	0.00	2.85
Total	273,809	260,481	-13,328	-4.9	5,154	4,868	-287	-5.6	1.88	1.87

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	2,682	2,565	-116	-4.3	County	59.32	54.98	0.00	0.00
(-) TIF Tax Capacity	192	187	-4	-2.3	City/Town	91.41	94.52	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.99	6.09	18.89	15.69
(=) Taxable Tax Capacity	2,490	2,378	-112	-4.5	Special District	1.14	1.07	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	157.86	156.65	18.89	15.69

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,700	73,200		-9.3	953	803	-150	-15.8	1.18	1.1
Res Hmstd:Avg Val	121,000	109,700		-9.3	1,723	1,462	-261	-15.1	1.42	1.33
Res Hmstd: Hi Val	161,300	146,300		-9.3	2,492	2,144	-348	-14.0	1.55	1.47
Res Hmstd: Ex-Hi Val	242,000	219,400		-9.3	4,033	3,507	-526	-13.0	1.67	1.6
Apartment	300,000	261,000		-13.0	6,486	5,520	-966	-14.9	2.16	2.12
Comm/Ind: Lo Val	150,000	171,000		14.0	5,011	5,841	830	16.6	3.34	3.42
Comm/Ind: Med Val	300,000	342,000		14.0	11,598	13,247	1,649	14.2	3.87	3.87
Comm/Ind: Hi Val	1,000,000	1,140,000		14.0	42,337	47,809	5,471	12.9	4.23	4.19

McLeod County

Hutchinson city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	507,445	506,026	-1,419	-0.3	7,392	7,176	-216	-2.9	1.46	1.42
Res Non-Hm: exis	64,998	67,262	2,264	3.5	1,187	1,197	10	0.8	1.83	1.78
Apartments: exis	47,510	47,256	-254	-0.5	1,011	976	-35	-3.5	2.13	2.07
Low-inc Apts: ex	8,019	8,064	45	0.6	105	102	-2	-2.3	1.31	1.27
Seasnl Rec: exis	1,564	1,374	-190	-12.2	40	34	-6	-14.6	2.54	2.47
Com/Ind: Lo: exi	44,545	44,715	169	0.4	1,458	1,429	-29	-2.0	3.27	3.20
Com/Ind Hi: exis	145,496	141,370	-4,126	-2.8	6,053	5,748	-305	-5.0	4.16	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	257	264	7	2.8	11	11	0	0.3	4.33	4.22
Ag HGA: Exist	506	510	4	0.8	8	8	0	-1.9	1.54	1.50
Ag Hmstd Land	982	1,247	266	27.1	11	14	3	29.2	1.12	1.13
Ag Non-Hmstd	3,051	4,000	950	31.1	47	59	13	26.9	1.54	1.49
ResHmstd: NewCon	0	1,863	1,863	0.0	0	26	26	0.0	0.00	1.42
All other NewCon	0	1,545	1,545	0.0	0	49	49	0.0	0.00	3.17
Total	824,373	825,497	1,124	0.1	17,323	16,830	-493	-2.8	2.10	2.04

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	8,997	8,993	-3	0.0	County	59.60	55.28	0.00	0.00
(-) TIF Tax Capacity	216	216	0	0.0	City/Town	73.50	74.65	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.88	15.03	20.78	20.74
(=) Taxable Tax Capacity	8,781	8,778	-3	0.0	Special District	3.65	3.67	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	153.63	148.64	20.78	20.74

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	89,100	88,900	-200	-0.2	1,105	1,071	-34	-3.1	1.24	1.20
Res Hmstd: Avg Val	133,600	133,200	-400	-0.3	1,943	1,881	-62	-3.2	1.45	1.41
Res Hmstd: Hi Val	178,100	177,600	-500	-0.3	2,780	2,692	-88	-3.2	1.56	1.52
Res Hmstd: Ex-Hi Val	267,300	266,600	-700	-0.3	4,459	4,319	-141	-3.2	1.67	1.62
Apartment	300,000	298,400	-1,600	-0.5	6,385	6,163	-222	-3.5	2.13	2.07
Comm/Ind: Lo Val	150,000	145,700	-4,300	-2.9	4,944	4,688	-256	-5.2	3.3	3.22
Comm/Ind: Med Val	300,000	291,500	-8,500	-2.8	11,433	10,800	-633	-5.5	3.81	3.70
Comm/Ind: Hi Val	1,000,000	971,600	-28,400	-2.8	41,713	39,508	-2,204	-5.3	4.17	4.07

McLeod County

Lester Prairie city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	54,830	54,316	-514	-0.9	858	798	-59	-6.9	1.56	1.47
Res Non-Hm: exis	5,439	5,290	-149	-2.7	115	105	-9	-8.1	2.11	1.99
Apartments: exis	1,902	1,902	0	0.0	47	45	-2	-4.7	2.47	2.36
Low-inc Apts: ex	215	215	0	0.0	3	3	0	-5.1	1.53	1.45
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,285	3,050	-235	-7.2	121	109	-13	-10.4	3.70	3.57
Com/Ind Hi: exis	4,357	4,981	624	14.3	211	233	22	10.6	4.84	4.68
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	958	948	-10	-1.0	46	44	-2	-4.2	4.84	4.68
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	74	93	19	25.0	1	1	0	21.5	0.88	0.86
Ag Non-Hmstd	26	0	-26	-100.0	0	0	0	-100.0	1.76	0.00
ResHmstd: NewCon	0	299	299	0.0	0	4	4	0.0	0.00	1.47
All other NewCon	0	28	28	0.0	0	1	1	0.0	0.00	1.98
Total	71,087	71,122	36	0.0	1,402	1,344	-59	-4.2	1.97	1.89

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	640	645	4	0.6	County	60.37	55.95	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	99.97	98.06	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.60	17.01	27.21	21.82
(=) Taxable Tax Capacity	640	645	4	0.6	Special District	0.23	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	176.16	171.22	27.21	21.82

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	67,600	67,000	-0.9	898	834	-64	-7.1	1.33	1.25
Res Hmstd: Avg Val	101,300	100,400	-0.9	1,565	1,455	-110	-7.0	1.54	1.45
Res Hmstd: Hi Val	135,000	133,700	-1.0	2,304	2,149	-154	-6.7	1.71	1.61
Res Hmstd: Ex-Hi Val	202,600	200,700	-0.9	3,785	3,546	-240	-6.3	1.87	1.77
Apartment	300,000	300,000	0.0	7,422	7,075	-347	-4.7	2.47	2.36
Comm/Ind: Lo Val	150,000	171,500	14.3	5,548	6,358	810	14.6	3.7	3.71
Comm/Ind: Med Val	300,000	343,000	14.3	12,809	14,391	1,582	12.4	4.27	4.2
Comm/Ind: Hi Val	1,000,000	1,143,300	14.3	46,693	51,874	5,181	11.1	4.67	4.54

McLeod County

Plato city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	14,279	13,252	-1,027	-7.2	207	185	-22	-10.7	1.45	1.39
Res Non-Hm: exis	807	1,115	308	38.2	15	20	5	36.1	1.83	1.80
Apartments: exis	135	135	0	0.0	3	3	0	-1.0	2.22	2.20
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,711	1,654	-57	-3.3	58	56	-2	-4.0	3.41	3.39
Com/Ind Hi: exis	2,340	2,188	-152	-6.5	105	98	-7	-6.9	4.49	4.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	308	320	12	3.8	14	14	0	3.3	4.49	4.47
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	99	78	-21	-21.1	1	0	0	-18.3	0.60	0.62
Ag Non-Hmstd	117	144	27	23.2	2	2	0	23.8	1.63	1.63
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.39
All other NewCon	0	13	13	0.0	0	1	1	0.0	0.00	4.19
Total	19,796	18,900	-896	-4.5	404	379	-25	-6.2	2.04	2.01

Tax Base

Tax Rates

	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	201	190	-10	-5.2	County	58.81	54.27		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	98.70	104.09		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.00	3.99		18.89	15.69
(=) Taxable Tax Capacity	201	190	-10	-5.2	Special District	1.14	1.07		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	162.65	163.41		18.89	15.69

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	76,600	71,100	-7.2	897	809	-88	-9.8	1.17	1.14	
Res Hmstd: Avg Val	114,800	106,500	-7.2	1,646	1,456	-191	-11.6	1.43	1.37	
Res Hmstd: Hi Val	153,000	142,000	-7.2	2,396	2,144	-252	-10.5	1.57	1.51	
Res Hmstd: Ex-Hi Val	229,600	213,100	-7.2	3,899	3,522	-377	-9.7	1.7	1.65	
Apartment	300,000	300,000	0.0	6,666	6,599	-67	-1.0	2.22	2.2	
Comm/Ind: Lo Val	150,000	140,300	-6.5	5,119	4,755	-364	-7.1	3.41	3.39	
Comm/Ind: Med Val	300,000	280,600	-6.5	11,850	10,916	-933	-7.9	3.95	3.89	
Comm/Ind: Hi Val	1,000,000	935,200	-6.5	43,260	40,153	-3,107	-7.2	4.33	4.29	

McLeod County

Silver Lake city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	29,076	28,127	-949	-3.3	512	473	-39	-7.6	1.76	1.68
Res Non-Hm: exis	3,572	3,344	-228	-6.4	84	76	-8	-9.3	2.34	2.27
Apartments: exis	2,213	2,801	587	26.5	63	77	14	22.9	2.84	2.76
Low-inc Apts: ex	223	223	0	0.0	4	4	0	-3.1	1.73	1.68
Seasnl Rec: exis	117	117	0	0.0	4	4	0	-2.3	3.70	3.62
Com/Ind: Lo: exi	2,091	2,082	-9	-0.4	87	85	-2	-2.7	4.15	4.06
Com/Ind Hi: exis	60	62	2	3.2	3	3	0	1.0	5.48	5.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	506	503	-3	-0.6	28	27	-1	-2.7	5.47	5.36
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	35	43	8	23.5	1	1	0	21.2	2.12	2.08
ResHmstd: NewCon	0	120	120	0.0	0	2	2	0.0	0.00	1.68
All other NewCon	0	38	38	0.0	0	1	1	0.0	0.00	2.27
Total	37,893	37,459	-433	-1.1	785	752	-33	-4.2	2.07	2.01

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	326	322	-3	-1.0	County	59.15	54.70	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	147.97	148.36	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.76	4.88	18.89	15.69
(=) Taxable Tax Capacity	326	322	-3	-1.0	Special District	0.23	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	212.11	208.13	18.89	15.69

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	69,300	67,000	-3.3	1,013	942	-71	-7.0	1.46	1.41	
Res Hmstd:Avg Val	103,900	100,500	-3.3	1,809	1,663	-146	-8.1	1.74	1.65	
Res Hmstd: Hi Val	138,500	134,000	-3.2	2,674	2,475	-199	-7.4	1.93	1.85	
Res Hmstd: Ex-Hi Val	207,700	200,900	-3.3	4,404	4,098	-307	-7.0	2.12	2.04	
Apartment	300,000	379,600	26.5	8,521	10,472	1,951	22.9	2.84	2.76	
Comm/Ind: Lo Val	150,000	154,700	3.1	6,232	6,342	110	1.8	4.15	4.1	
Comm/Ind: Med Val	300,000	309,500	3.2	14,446	14,640	194	1.3	4.82	4.73	
Comm/Ind: Hi Val	1,000,000	1,031,600	3.2	52,780	53,349	569	1.1	5.28	5.17	

McLeod County

Stewart city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	11,586	8,506	-3,080	-26.6	221	153	-68	-30.8	1.91	1.80
Res Non-Hm: exis	3,119	3,172	53	1.7	90	89	-1	-0.7	2.88	2.81
Apartments: exis	351	324	-27	-7.6	12	11	-1	-10.3	3.52	3.42
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	27	27	0.0	0	1	1	0.0	0.00	3.01
Com/Ind: Lo: exi	1,265	1,543	278	22.0	63	60	-3	-4.4	4.97	3.89
Com/Ind Hi: exis	2,238	2,891	653	29.2	112	141	29	25.8	5.02	4.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	729	1,035	306	41.9	47	65	18	38.4	6.45	6.29
Ag HGA: Exist	142	115	-27	-19.2	3	3	-1	-26.3	2.41	2.20
Ag Hmstd Land	521	664	143	27.3	8	10	2	29.9	1.54	1.57
Ag Non-Hmstd	683	890	207	30.3	18	23	4	24.4	2.65	2.53
ResHmstd: NewCon	0	25	25	0.0	0	0	0	0.0	0.00	1.80
All other NewCon	0	91	91	0.0	0	4	4	0.0	0.00	4.15
Total	20,635	19,283	-1,352	-6.6	575	560	-15	-2.6	2.79	2.91

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	189	187	-2	-0.9	County	55.16	50.67	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	199.04	200.80	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.32	0.23	20.88	25.65
(=) Taxable Tax Capacity	189	187	-2	-0.9	Special District	1.71	1.44	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	265.22	253.15	20.88	25.65

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,900	35,200		-26.5	862	625	-237	-27.5	1.80	1.78
Res Hmstd: Avg Val	71,800	52,700		-26.6	1,292	936	-357	-27.6	1.80	1.78
Res Hmstd: Hi Val	95,700	70,300		-26.5	1,979	1,248	-731	-36.9	2.07	1.78
Res Hmstd: Ex-Hi Val	143,500	105,300		-26.6	3,460	2,233	-1,228	-35.5	2.41	2.12
Apartment	300,000	277,100		-7.6	10,572	9,479	-1,093	-10.3	3.52	3.42
Comm/Ind: Lo Val	150,000	193,800		29.2	7,457	10,038	2,581	34.6	4.97	5.18
Comm/Ind: Med Val	300,000	387,500		29.2	17,294	22,358	5,064	29.3	5.76	5.77
Comm/Ind: Hi Val	1,000,000	1,291,700		29.2	63,204	79,870	16,665	26.4	6.32	6.18

McLeod County

Winsted city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	77,352	71,873	-5,479	-7.1	1,224	1,163	-61	-5.0	1.58	1.62
Res Non-Hm: exis	8,197	9,773	1,575	19.2	170	210	40	23.5	2.07	2.15
Apartments: exis	5,486	5,626	140	2.6	137	147	9	6.7	2.51	2.61
Low-inc Apts: ex	1,314	1,314	0	0.0	20	21	1	4.0	1.53	1.59
Seasnl Rec: exis	1,082	1,082	0	0.0	32	34	1	4.2	2.98	3.10
Com/Ind: Lo: exi	8,339	7,230	-1,109	-13.3	301	274	-27	-9.1	3.61	3.79
Com/Ind Hi: exis	20,610	19,561	-1,049	-5.1	729	871	143	19.6	3.54	4.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,674	1,705	31	1.8	83	87	4	5.2	4.96	5.13
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	167	1,105	939	563.0	3	15	12	420.0	1.76	1.38
Ag Non-Hmstd	1,729	975	-754	-43.6	33	19	-13	-41.4	1.88	1.95
ResHmstd: NewCon	0	58	58	0.0	0	1	1	0.0	0.00	1.62
All other NewCon	0	2,296	2,296	0.0	0	93	93	0.0	0.00	4.06
Total	125,951	122,598	-3,352	-2.7	2,732	2,935	203	7.4	2.17	2.39

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,233	1,268	35	2.8	County	60.57	56.14	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	89.50	87.04	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.27	53.73	14.82	14.36
(=) Taxable Tax Capacity	1,233	1,268	35	2.8	Special District	0.23	0.21	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	188.57	197.12	14.82	14.36

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	75,000	69,700		-7.1	960	924	-35	-3.7	1.28	1.33
Res Hmstd: Avg Val	112,400	104,400		-7.1	1,775	1,659	-116	-6.5	1.58	1.59
Res Hmstd: Hi Val	149,900	139,300		-7.1	2,601	2,459	-142	-5.5	1.74	1.77
Res Hmstd: Ex-Hi Val	224,900	209,000		-7.1	4,254	4,057	-197	-4.6	1.89	1.94
Apartment	300,000	307,700		2.6	7,516	8,023	507	6.8	2.51	2.61
Comm/Ind: Lo Val	150,000	142,400		-5.1	5,641	5,527	-114	-2.0	3.76	3.88
Comm/Ind: Med Val	300,000	284,700		-5.1	13,088	12,728	-361	-2.8	4.36	4.47
Comm/Ind: Hi Val	1,000,000	949,100		-5.1	47,843	46,792	-1,051	-2.2	4.78	4.93

Mahnomen County

Bejou city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,265	1,204	-61	-4.8	12	11	-1	-9.0	0.96	0.92
Res Non-Hm: exis	135	145	11	8.0	2	2	0	2.4	1.53	1.45
Apartments: exis	49	49	0	0.0	1	1	0	-5.3	1.87	1.77
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	5	5	0	0.0	0	0	0	-5.6	2.24	2.11
Com/Ind: Lo: exi	353	352	-1	-0.3	11	10	0	-4.5	3.02	2.90
Com/Ind Hi: exis	559	580	21	3.8	22	22	0	-0.9	4.02	3.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	167	166	-1	-0.4	7	6	0	-4.9	4.02	3.84
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	151	167	16	10.9	2	2	0	-0.2	1.16	1.05
Ag Non-Hmstd	18	37	19	102.7	0	1	0	88.5	1.46	1.36
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.45
Total	2,701	2,712	12	0.4	57	55	-2	-3.1	2.11	2.04

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	31	32	0	1.3	County	89.20	79.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	32.12	34.87	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.18	15.25	4.58	7.39
(=) Taxable Tax Capacity	31	32	0	1.3	Special District	6.81	6.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	146.30	136.04	4.58	7.39

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,700	32,100		-4.7	311	286	-25	-8.2	0.92	0.89
Res Hmstd:Avg Val	50,600	48,200		-4.7	467	429	-38	-8.2	0.92	0.89
Res Hmstd: Hi Val	67,400	64,200		-4.7	622	572	-51	-8.2	0.92	0.89
Res Hmstd: Ex-Hi Val	101,200	96,400		-4.7	1,115	994	-121	-10.9	1.10	1.03
Apartment	300,000	300,000		0.0	5,624	5,323	-300	-5.3	1.87	1.77
Comm/Ind: Lo Val	150,000	155,700		3.8	4,536	4,562	25	0.6	3.02	2.93
Comm/Ind: Med Val	300,000	311,400		3.8	10,562	10,534	-28	-0.3	3.52	3.38
Comm/Ind: Hi Val	1,000,000	1,037,900		3.8	38,682	38,402	-280	-0.7	3.87	3.7

Mahnomen County

Mahnomen city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	17,677	17,234	-443	-2.5	179	165	-14	-7.6	1.01	0.96
Res Non-Hm: exis	3,911	4,226	315	8.0	62	63	1	0.9	1.59	1.48
Apartments: exis	698	715	17	2.4	14	13	-1	-4.9	1.96	1.82
Low-inc Apts: ex	1,083	1,016	-67	-6.2	13	11	-2	-12.6	1.18	1.10
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	5,066	4,996	-70	-1.4	158	147	-11	-7.0	3.12	2.95
Com/Ind Hi: exis	7,591	7,584	-7	-0.1	315	296	-19	-6.0	4.15	3.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,455	1,563	108	7.4	60	60	1	1.2	4.11	3.87
Ag HGA: Exist	28	28	0	0.0	0	0	0	-5.5	0.96	0.91
Ag Hmstd Land	107	122	15	14.4	1	1	0	-0.4	0.50	0.43
Ag Non-Hmstd	153	172	19	12.3	2	2	0	2.4	1.53	1.39
ResHmstd: NewCon	0	163	163	0.0	0	2	2	0.0	0.00	0.96
All other NewCon	0	58	58	0.0	0	1	1	0.0	0.00	1.48
Total	37,770	37,878	107	0.3	803	761	-42	-5.2	2.13	2.01

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	427	431	4	0.8	County	83.80	73.96	0.00	0.00
(-) TIF Tax Capacity	31	30	-1	-4.0	City/Town	47.91	47.33	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.36	11.48	4.58	7.40
(=) Taxable Tax Capacity	396	401	5	1.2	Special District	6.81	6.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	152.88	139.38	4.58	7.40

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	36,800	35,900	-2.4	354	327	-28	-7.8	0.96	0.91	
Res Hmstd:Avg Val	55,100	53,700	-2.5	531	489	-42	-7.9	0.96	0.91	
Res Hmstd: Hi Val	73,500	71,700	-2.4	708	653	-55	-7.8	0.96	0.91	
Res Hmstd: Ex-Hi Val	110,200	107,400	-2.5	1,317	1,192	-125	-9.5	1.2	1.11	
Apartment	300,000	307,200	2.4	5,870	5,579	-291	-5.0	1.96	1.82	
Comm/Ind: Lo Val	150,000	149,900	-0.1	4,684	4,415	-269	-5.7	3.12	2.95	
Comm/Ind: Med Val	300,000	299,700	-0.1	10,907	10,261	-647	-5.9	3.64	3.42	
Comm/Ind: Hi Val	1,000,000	999,100	-0.1	39,947	37,556	-2,392	-6.0	3.99	3.76	

Mahnomen County

Waubun city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,964	6,915	-49	-0.7	107	102	-5	-4.6	1.54	1.48
Res Non-Hm: exis	881	998	117	13.2	22	24	1	6.6	2.54	2.39
Apartments: exis	174	160	-14	-8.2	5	4	-1	-12.8	2.93	2.79
Low-inc Apts: ex	215	210	-5	-2.5	4	4	0	-7.1	1.77	1.68
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	900	900	0	0.0	39	37	-2	-4.4	4.29	4.11
Com/Ind Hi: exis	261	290	29	11.2	15	16	1	6.2	5.71	5.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	463	462	-2	-0.3	26	25	-1	-4.9	5.61	5.36
Ag HGA: Exist	126	126	0	0.0	2	2	0	-3.9	1.43	1.38
Ag Hmstd Land	434	520	86	19.9	7	8	1	12.2	1.59	1.49
Ag Non-Hmstd	126	155	29	23.2	3	3	0	15.5	2.31	2.17
ResHmstd: NewCon	0	24	24	0.0	0	0	0	0.0	0.00	1.48
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	10,544	10,759	215	2.0	230	225	-5	-2.1	2.18	2.09

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	91	94	2	2.6	County	86.17	76.33	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	120.76	117.74	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.10	15.90	4.85	7.84
(=) Taxable Tax Capacity	91	94	2	2.6	Special District	6.81	6.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	230.83	216.57	4.85	7.84

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,800	40,500	-0.7	585	558	-27	-4.6	1.43	1.38
Res Hmstd:Avg Val	61,100	60,700	-0.7	876	836	-40	-4.5	1.43	1.38
Res Hmstd: Hi Val	81,400	80,800	-0.7	1,228	1,164	-64	-5.2	1.51	1.44
Res Hmstd: Ex-Hi Val	122,200	121,300	-0.7	2,274	2,152	-122	-5.4	1.86	1.77
Apartment	300,000	275,500	-8.2	8,802	7,674	-1,128	-12.8	2.93	2.79
Comm/Ind: Lo Val	150,000	166,900	11.3	6,442	7,083	640	9.9	4.29	4.24
Comm/Ind: Med Val	300,000	333,700	11.2	15,008	16,175	1,167	7.8	5.00	4.85
Comm/Ind: Hi Val	1,000,000	1,112,400	11.2	54,981	58,621	3,639	6.6	5.5	5.27

Marshall County

Alvarado city

<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	7,303	7,189	-114	-1.6	67	66	-1	-1.7	0.91	0.91
Res Non-Hm: exis	599	691	92	15.4	7	8	1	13.5	1.23	1.21
Apartments: exis	181	198	17	9.6	3	3	0	7.8	1.43	1.41
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	419	419	0	0.0	10	10	0	-1.4	2.44	2.41
Com/Ind Hi: exis	1,278	1,450	173	13.5	40	45	5	11.7	3.16	3.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5	6	1	23.5	0	0	0	21.6	3.16	3.11
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	19	32	13	67.4	0	0	0	61.8	0.45	0.44
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	67	67	0.0	0	1	1	0.0	0.00	0.91
All other NewCon	0	73	73	0.0	0	1	1	0.0	0.00	1.79
Total	9,803	10,125	322	3.3	127	134	7	5.2	1.30	1.32

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	90	96	6	6.4	County	32.73	25.72	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.56	52.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.65	4.15	29.71	31.15
(=) Taxable Tax Capacity	90	96	6	6.4	Special District	6.80	5.62	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	90.74	87.71	29.71	31.15

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	46,900	46,200	-1.5	395	387	-8	-1.9	0.84	0.84
Res Hmstd:Avg Val	70,300	69,200	-1.6	592	580	-12	-2.0	0.84	0.84
Res Hmstd: Hi Val	93,700	92,200	-1.6	867	842	-25	-2.9	0.93	0.91
Res Hmstd: Ex-Hi Val	140,600	138,400	-1.6	1,470	1,428	-43	-2.9	1.05	1.03
Apartment	300,000	328,700	9.6	4,294	4,628	334	7.8	1.43	1.41
Comm/Ind: Lo Val	150,000	170,300	13.5	3,663	4,243	579	15.8	2.44	2.49
Comm/Ind: Med Val	300,000	340,600	13.5	8,399	9,533	1,134	13.5	2.8	2.8
Comm/Ind: Hi Val	1,000,000	1,135,200	13.5	30,499	34,220	3,721	12.2	3.05	3.01

Marshall County

Argyle city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	15,061	18,046	2,985	19.8	139	168	29	21.2	0.92	0.93
Res Non-Hm: exis	852	1,305	453	53.2	11	15	4	39.8	1.28	1.17
Apartments: exis	513	531	18	3.6	8	7	-1	-6.6	1.50	1.35
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,179	2,051	-128	-5.9	55	48	-8	-13.9	2.54	2.32
Com/Ind Hi: exis	705	871	166	23.5	24	26	3	11.7	3.35	3.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	530	671	141	26.6	18	20	3	14.5	3.35	3.03
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	515	973	458	89.0	5	8	3	63.0	0.92	0.80
Ag Non-Hmstd	948	1,224	276	29.2	10	10	0	2.0	1.07	0.84
ResHmstd: NewCon	0	97	97	0.0	0	1	1	0.0	0.00	0.93
All other NewCon	0	324	324	0.0	0	5	5	0.0	0.00	1.43
Total	21,302	26,093	4,790	22.5	269	309	40	14.8	1.26	1.18

Tax Base

Tax Rates

	Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	193	243	50	25.9	County	32.43	25.73		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	58.57	48.85		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.77	3.94		17.00	30.26
(=) Taxable Tax Capacity	193	243	50	25.9	Special District	6.80	5.62		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	106.57	84.14		17.00	30.26

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,500	56,900	19.8	385	459	75	19.5	0.81	0.81
Res Hmstd:Avg Val	71,200	85,300	19.8	576	727	151	26.1	0.81	0.85
Res Hmstd: Hi Val	94,900	113,700	19.8	867	1,073	207	23.8	0.91	0.94
Res Hmstd: Ex-Hi Val	142,300	170,500	19.8	1,498	1,766	268	17.9	1.05	1.04
Apartment	300,000	310,800	3.6	4,507	4,209	-297	-6.6	1.50	1.35
Comm/Ind: Lo Val	150,000	185,200	23.5	3,829	4,584	755	19.7	2.55	2.47
Comm/Ind: Med Val	300,000	370,400	23.5	8,849	10,189	1,340	15.1	2.95	2.75
Comm/Ind: Hi Val	1,000,000	1,234,700	23.5	32,277	36,346	4,070	12.6	3.23	2.94

Marshall County

Grygla city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,334	3,343	9	0.3	41	39	-1	-3.1	1.22	1.18
Res Non-Hm: exis	763	724	-38	-5.0	14	13	-1	-7.3	1.81	1.76
Apartments: exis	560	299	-260	-46.5	12	6	-6	-48.1	2.09	2.03
Low-inc Apts: ex	171	101	-69	-40.7	2	1	-1	-42.4	1.30	1.26
Seasnl Rec: exis	23	23	0	0.0	1	1	0	-2.9	2.45	2.38
Com/Ind: Lo: exi	989	1,039	50	5.0	32	33	1	2.7	3.23	3.16
Com/Ind Hi: exis	15	68	53	356.7	1	3	2	346.7	4.21	4.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	187	191	4	2.2	8	8	0	0.0	4.21	4.12
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	114	0	-114	-100.0	2	0	-2	-100.0	1.44	0.00
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	1.18
All other NewCon	0	71	71	0.0	0	2	2	0.0	0.00	3.22
Total	6,155	5,870	-285	-4.6	111	106	-5	-4.6	1.81	1.81

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	58	56	-2	-3.8	County	32.04	24.98	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	91.96	100.36	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.58	9.85	28.85	27.29
(=) Taxable Tax Capacity	58	56	-2	-3.8	Special District	5.45	5.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	144.02	140.39	28.85	27.29

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	39,000	39,100	0.3	450	436	-13	-3.0	1.15	1.12	
Res Hmstd:Avg Val	58,500	58,700	0.3	674	655	-20	-2.9	1.15	1.12	
Res Hmstd: Hi Val	78,000	78,200	0.3	913	887	-26	-2.8	1.17	1.13	
Res Hmstd: Ex-Hi Val	117,000	117,300	0.3	1,638	1,592	-46	-2.8	1.4	1.36	
Apartment	300,000	160,400	-46.5	6,267	3,253	-3,014	-48.1	2.09	2.03	
Comm/Ind: Lo Val	150,000	685,000	356.7	4,849	26,792	21,942	452.5	3.23	3.91	
Comm/Ind: Med Val	300,000	1,370,000	356.7	11,171	55,027	43,856	392.6	3.72	4.02	
Comm/Ind: Hi Val	1,000,000	4,566,800	356.7	40,671	186,796	146,126	359.3	4.07	4.09	

Marshall County

Holt city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,708	1,724	16	0.9	15	14	-1	-5.0	0.86	0.81
Res Non-Hm: exis	156	152	-3	-2.1	2	2	0	-7.8	1.20	1.13
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	111	119	7	6.7	3	3	0	1.3	2.28	2.17
Com/Ind Hi: exis	35	0	-35	-100.0	1	0	-1	-100.0	2.91	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	63	64	0	0.6	2	2	0	-4.6	2.91	2.76
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	87	96	10	11.3	0	0	0	-43.1	0.37	0.19
Ag Non-Hmstd	128	142	13	10.3	1	1	0	-0.2	0.74	0.67
ResHmstd: NewCon	0	12	12	0.0	0	0	0	0.0	0.00	0.81
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,288	2,308	20	0.9	23	21	-2	-8.6	1.02	0.92

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	18	18	0	-1.1	County	32.74	25.70	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.64	27.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.38	8.01	38.33	37.72
(=) Taxable Tax Capacity	18	18	0	-1.1	Special District	6.47	5.52	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	74.22	67.18	38.33	37.72

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	34,500	34,800	0.9	286	272	-14	-5.0	0.83	0.78	
Res Hmstd:Avg Val	51,800	52,300	1.0	429	408	-21	-4.9	0.83	0.78	
Res Hmstd: Hi Val	69,000	69,700	1.0	572	544	-28	-4.9	0.83	0.78	
Res Hmstd: Ex-Hi Val	103,500	104,500	1.0	958	909	-48	-5.1	0.93	0.87	
Comm/Ind: Lo Val	150,000	0	#####	3,421	0	-3,421	#####	2.28	#####	
Comm/Ind: Med Val	300,000	0	#####	7,791	0	-7,791	#####	2.6	#####	
Comm/Ind: Hi Val	1,000,000	0	#####	28,182	0	-28,182	#####	2.82	#####	

Marshall County

Middle River city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,098	6,010	-89	-1.5	80	77	-3	-3.7	1.31	1.28
Res Non-Hm: exis	577	564	-13	-2.3	11	11	0	-3.9	1.92	1.89
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	82	69	-13	-15.3	2	2	0	-16.8	2.60	2.55
Com/Ind: Lo: exi	893	841	-52	-5.8	30	28	-2	-7.1	3.38	3.34
Com/Ind Hi: exis	277	214	-64	-22.9	12	9	-3	-23.9	4.40	4.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	116	126	10	8.2	5	5	0	6.8	4.40	4.35
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	68	80	12	17.9	1	1	0	16.4	0.76	0.75
Ag Non-Hmstd	18	21	3	13.6	0	0	0	12.2	1.52	1.50
ResHmstd: NewCon	0	59	59	0.0	0	1	1	0.0	0.00	1.28
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	8,130	7,983	-147	-1.8	141	134	-8	-5.4	1.74	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	69	66	-2	-3.4	County	32.74	25.73	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	103.02	109.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.34	8.86	32.04	30.41
(=) Taxable Tax Capacity	69	66	-2	-3.4	Special District	6.80	5.62	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	151.90	150.04	32.04	30.41

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	38,000	37,400	-1.6	468	450	-18	-3.8	1.23	1.20
Res Hmstd:Avg Val	57,000	56,200	-1.4	702	677	-25	-3.6	1.23	1.20
Res Hmstd: Hi Val	76,000	74,900	-1.4	936	902	-34	-3.6	1.23	1.20
Res Hmstd: Ex-Hi Val	114,000	112,300	-1.5	1,687	1,619	-68	-4.0	1.48	1.44
Comm/Ind: Lo Val	150,000	115,700	-22.9	5,074	3,859	-1,215	-23.9	3.38	3.34
Comm/Ind: Med Val	300,000	231,300	-22.9	11,680	8,537	-3,143	-26.9	3.89	3.69
Comm/Ind: Hi Val	1,000,000	771,000	-22.9	42,505	31,992	-10,513	-24.7	4.25	4.15

Marshall County

Newfolden city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,934	8,134	199	2.5	90	88	-2	-2.6	1.13	1.08
Res Non-Hm: exis	956	765	-191	-20.0	14	11	-3	-24.1	1.47	1.39
Apartments: exis	301	220	-81	-27.0	5	4	-2	-31.0	1.72	1.62
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	805	814	9	1.2	22	22	-1	-3.0	2.77	2.65
Com/Ind Hi: exis	911	901	-10	-1.1	32	31	-2	-5.3	3.56	3.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	76	75	-1	-1.7	1	1	0	-6.5	1.03	0.98
Ag Hmstd Land	310	353	43	13.9	2	2	0	5.6	0.58	0.54
Ag Non-Hmstd	43	55	12	27.9	0	1	0	19.5	1.07	1.00
ResHmstd: NewCon	0	130	130	0.0	0	1	1	0.0	0.00	1.08
All other NewCon	0	12	12	0.0	0	0	0	0.0	0.00	1.39
Total	11,336	11,458	122	1.1	167	159	-8	-4.8	1.47	1.39

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	102	102	0	-0.2	County	32.34	25.32	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	60.89	61.43	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.71	7.34	38.33	37.72
(=) Taxable Tax Capacity	102	102	0	-0.2	Special District	6.80	5.62	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	106.74	99.71	38.33	37.72

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,700	48,900	2.5	488	477	-11	-2.3	1.02	0.98	
Res Hmstd:Avg Val	71,500	73,300	2.5	732	715	-17	-2.3	1.02	0.98	
Res Hmstd: Hi Val	95,300	97,700	2.5	1,077	1,059	-18	-1.6	1.13	1.08	
Res Hmstd: Ex-Hi Val	143,000	146,600	2.5	1,814	1,775	-40	-2.2	1.27	1.21	
Apartment	300,000	219,000	-27.0	5,153	3,555	-1,597	-31.0	1.72	1.62	
Comm/Ind: Lo Val	150,000	148,400	-1.1	4,152	3,938	-215	-5.2	2.77	2.65	
Comm/Ind: Med Val	300,000	296,800	-1.1	9,497	8,990	-508	-5.3	3.17	3.03	
Comm/Ind: Hi Val	1,000,000	989,200	-1.1	34,441	32,617	-1,824	-5.3	3.44	3.3	

Marshall County

Oslo city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,897	6,593	696	11.8	114	127	13	11.5	1.93	1.93
Res Non-Hm: exis	909	1,015	106	11.6	26	28	1	4.7	2.90	2.72
Apartments: exis	116	113	-3	-2.8	4	4	0	-7.2	3.38	3.22
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,022	1,961	-61	-3.0	92	85	-7	-7.2	4.55	4.35
Com/Ind Hi: exis	561	530	-31	-5.6	35	32	-3	-9.5	6.27	6.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	443	478	36	8.0	28	29	1	3.6	6.27	6.01
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	265	269	4	1.5	7	6	0	-4.0	2.46	2.33
ResHmstd: NewCon	0	96	96	0.0	0	2	2	0.0	0.00	1.93
All other NewCon	0	152	152	0.0	0	7	7	0.0	0.00	4.60
Total	10,213	11,207	994	9.7	306	319	14	4.5	2.99	2.85

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	102	111	10	9.4	County	29.88	23.13	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	208.18	203.85	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.41	0.29	29.71	31.15
(=) Taxable Tax Capacity	102	111	10	9.4	Special District	6.80	5.62	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	246.27	232.88	29.71	31.15

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	38,600	43,200	11.9	685	738	53	7.8	1.77	1.71
Res Hmstd: Avg Val	57,800	64,600	11.8	1,026	1,104	78	7.6	1.77	1.71
Res Hmstd: Hi Val	77,100	86,200	11.8	1,382	1,589	208	15.0	1.79	1.84
Res Hmstd: Ex-Hi Val	115,600	129,200	11.8	2,529	2,815	285	11.3	2.19	2.18
Apartment	300,000	291,700	-2.8	10,127	9,400	-726	-7.2	3.38	3.22
Comm/Ind: Lo Val	150,000	141,600	-5.6	7,163	6,493	-670	-9.3	4.78	4.59
Comm/Ind: Med Val	300,000	283,200	-5.6	16,564	14,884	-1,681	-10.1	5.52	5.26
Comm/Ind: Hi Val	1,000,000	944,000	-5.6	60,439	54,599	-5,840	-9.7	6.04	5.78

Marshall County

Stephen city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	14,206	14,035	-172	-1.2	153	157	4	2.9	1.07	1.12
Res Non-Hm: exis	936	1,248	312	33.3	15	19	5	31.3	1.59	1.56
Apartments: exis	435	463	28	6.4	8	8	0	4.2	1.84	1.80
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	51	52	1	2.8	1	1	0	0.0	1.96	1.91
Com/Ind: Lo: exi	1,365	1,324	-41	-3.0	40	38	-2	-5.5	2.96	2.88
Com/Ind Hi: exis	1,051	1,073	22	2.1	41	40	-1	-1.8	3.88	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	105	100	-6	-5.3	4	4	0	-8.8	3.89	3.75
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	152	219	67	44.2	2	3	1	57.3	1.10	1.20
Ag Non-Hmstd	316	326	11	3.3	4	4	0	-7.2	1.34	1.20
ResHmstd: NewCon	0	409	409	0.0	0	5	5	0.0	0.00	1.12
All other NewCon	0	118	118	0.0	0	3	3	0.0	0.00	2.92
Total	18,617	19,366	749	4.0	267	282	15	5.5	1.44	1.46

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	160	168	8	5.2	County	32.74	25.73	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	85.00	84.81	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.18	3.94	17.00	30.26
(=) Taxable Tax Capacity	160	168	8	5.2	Special District	6.80	5.62	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	133.72	120.09	17.00	30.26

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	42,100	41,600	-1.2	409	426	16	4.0	0.97	1.02	
Res Hmstd:Avg Val	63,100	62,300	-1.3	614	637	24	3.9	0.97	1.02	
Res Hmstd: Hi Val	84,200	83,200	-1.2	872	894	21	2.4	1.04	1.07	
Res Hmstd: Ex-Hi Val	126,300	124,800	-1.2	1,558	1,564	6	0.4	1.23	1.25	
Apartment	300,000	319,100	6.4	5,525	5,755	231	4.2	1.84	1.80	
Comm/Ind: Lo Val	150,000	153,100	2.1	4,440	4,443	3	0.1	2.96	2.90	
Comm/Ind: Med Val	300,000	306,200	2.1	10,274	10,177	-97	-0.9	3.42	3.32	
Comm/Ind: Hi Val	1,000,000	1,020,800	2.1	37,502	36,942	-560	-1.5	3.75	3.62	

Marshall County

Strandquist city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	641	653	12	1.8	6	6	0	-6.1	0.99	0.91
Res Non-Hm: exis	106	92	-14	-13.0	2	1	0	-18.5	1.46	1.37
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	70	76	6	8.6	2	2	0	1.1	2.73	2.55
Com/Ind Hi: exis	167	159	-8	-4.7	6	5	-1	-11.4	3.53	3.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	68	72	4	6.2	2	2	0	-1.2	3.53	3.28
Ag HGA: Exist	49	52	3	7.0	0	0	0	-1.4	0.99	0.91
Ag Hmstd Land	14	14	0	-2.8	0	0	0	0.0	#####	#####
Ag Non-Hmstd	68	46	-22	-32.6	1	0	0	-40.1	1.07	0.95
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	0.91
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	1.37
Total	1,182	1,182	-1	-0.1	19	18	-1	-6.6	1.61	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	12	12	0	-0.7	County	32.86	25.66	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	51.13	51.47	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.01	12.17	34.75	34.18
(=) Taxable Tax Capacity	12	12	0	-0.7	Special District	6.80	5.62	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	106.80	94.92	34.75	34.18

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	15,800	16,100	1.9	156	147	-9	-6.0	0.99	0.91
Res Hmstd:Avg Val	23,700	24,100	1.7	234	220	-15	-6.2	0.99	0.91
Res Hmstd: Hi Val	31,700	32,300	1.9	313	294	-19	-6.0	0.99	0.91
Res Hmstd: Ex-Hi Val	47,500	48,400	1.9	469	441	-28	-6.0	0.99	0.91
Comm/Ind: Lo Val	150,000	142,900	-4.7	4,100	3,639	-461	-11.3	2.73	2.55
Comm/Ind: Med Val	300,000	285,800	-4.7	9,393	8,276	-1,118	-11.9	3.13	2.9
Comm/Ind: Hi Val	1,000,000	952,700	-4.7	34,095	30,158	-3,936	-11.5	3.41	3.17

Marshall County

Viking city

<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	1,955	1,972	17	0.9	27	26	-1	-3.6	1.38	1.32
Res Non-Hm: exis	246	253	7	2.8	5	5	0	-1.5	1.90	1.82
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	17	13	-4	-21.8	1	0	0	-25.0	3.30	3.16
Com/Ind Hi: exis	112	112	0	-0.2	5	5	0	-4.4	4.27	4.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	59	65	6	9.7	3	3	0	5.1	4.27	4.09
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	41	61	20	48.1	0	0	0	39.2	0.71	0.67
Ag Non-Hmstd	64	87	23	35.1	1	1	0	27.1	1.42	1.33
ResHmstd: NewCon	0	21	21	0.0	0	0	0	0.0	0.00	1.32
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,494	2,584	89	3.6	41	40	-1	-1.5	1.63	1.55

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	21	22	1	3.9	County	32.51	25.44	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	95.74	94.88	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.88	7.53	38.33	37.72
(=) Taxable Tax Capacity	21	22	1	3.9	Special District	6.80	5.62	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	141.92	133.47	38.33	37.72

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	39,500	39,800	0.8	488	469	-19	-3.9	1.23	1.18
Res Hmstd:Avg Val	59,200	59,700	0.8	731	703	-28	-3.8	1.23	1.18
Res Hmstd: Hi Val	79,000	79,700	0.9	996	963	-33	-3.4	1.26	1.21
Res Hmstd: Ex-Hi Val	118,500	119,500	0.8	1,759	1,692	-67	-3.8	1.48	1.42
Comm/Ind: Lo Val	150,000	149,700	-0.2	4,944	4,730	-214	-4.3	3.3	3.16
Comm/Ind: Med Val	300,000	299,300	-0.2	11,345	10,843	-502	-4.4	3.78	3.62
Comm/Ind: Hi Val	1,000,000	997,800	-0.2	41,214	39,395	-1,820	-4.4	4.12	3.95

Marshall County

Warren city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	36,025	42,251	6,226	17.3	436	488	52	11.9	1.21	1.16
Res Non-Hm: exis	2,735	2,608	-127	-4.6	45	39	-6	-13.1	1.63	1.48
Apartments: exis	991	1,034	43	4.4	19	18	-1	-5.5	1.93	1.75
Low-inc Apts: ex	323	367	43	13.4	4	4	0	3.3	1.20	1.09
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,866	3,882	16	0.4	117	109	-8	-7.0	3.04	2.81
Com/Ind Hi: exis	4,573	4,742	169	3.7	181	173	-8	-4.3	3.95	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	389	367	-22	-5.7	15	13	-2	-13.0	3.95	3.65
Ag HGA: Exist	95	110	15	16.1	1	1	0	12.9	1.21	1.18
Ag Hmstd Land	345	448	103	30.0	2	3	1	27.8	0.58	0.57
Ag Non-Hmstd	99	281	182	184.0	1	3	2	149.7	1.31	1.15
ResHmstd: NewCon	0	221	221	0.0	0	3	3	0.0	0.00	1.16
All other NewCon	0	168	168	0.0	0	5	5	0.0	0.00	2.74
Total	49,441	56,479	7,038	14.2	822	859	37	4.5	1.66	1.52

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	456	524	68	14.9	County	32.74	25.73	0.00	0.00
(-) TIF Tax Capacity	25	29	3	13.0	City/Town	85.33	79.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.65	4.15	29.71	31.15
(=) Taxable Tax Capacity	430	495	65	15.1	Special District	6.80	5.62	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	130.53	114.76	29.71	31.15

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,400	60,300		17.3	555	603	48	8.6	1.08	1.00
Res Hmstd: Avg Val	77,100	90,400		17.3	840	985	145	17.3	1.09	1.09
Res Hmstd: Hi Val	102,800	120,600		17.3	1,282	1,457	175	13.6	1.25	1.21
Res Hmstd: Ex-Hi Val	154,200	180,800		17.3	2,166	2,397	231	10.7	1.40	1.33
Apartment	300,000	313,100		4.4	5,786	5,467	-320	-5.5	1.93	1.75
Comm/Ind: Lo Val	150,000	155,500		3.7	4,559	4,421	-137	-3.0	3.04	2.84
Comm/Ind: Med Val	300,000	311,100		3.7	10,488	10,097	-391	-3.7	3.5	3.25
Comm/Ind: Hi Val	1,000,000	1,036,900		3.7	38,159	36,572	-1,587	-4.2	3.82	3.53

Martin County	Ceylon city
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<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	3,499	3,383	-117	-3.3	79	70	-9	-11.7	2.26	2.06
Res Non-Hm: exis	900	980	79	8.8	32	32	0	0.2	3.60	3.32
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	6	17	11	201.8	0	1	0	179.2	3.41	3.16
Com/Ind: Lo: exi	476	470	-6	-1.2	29	26	-2	-8.1	6.02	5.60
Com/Ind Hi: exis	7	0	-7	-97.3	1	0	-1	-97.5	7.95	7.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	55	57	1	2.4	1	1	0	-6.0	2.24	2.06
Ag Hmstd Land	847	1,212	365	43.1	20	29	9	44.5	2.37	2.39
Ag Non-Hmstd	567	763	196	34.6	19	23	5	24.1	3.33	3.07
ResHmstd: NewCon	0	9	9	0.0	0	0	0	0.0	0.00	2.07
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	3.32
Total	6,357	6,891	534	8.4	181	183	2	1.1	2.85	2.65

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	50	55	5	10.8	County	24.86	19.29	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	296.06	276.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.23	10.86	24.92	21.99
(=) Taxable Tax Capacity	50	55	5	10.8	Special District	0.42	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	332.58	306.75	24.92	21.99

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	18,800	18,200	-3.2	422	375	-47	-11.1	2.24	2.06
Res Hmstd: Avg Val	28,200	27,300	-3.2	633	562	-71	-11.1	2.24	2.06
Res Hmstd: Hi Val	37,600	36,300	-3.5	844	748	-96	-11.4	2.24	2.06
Res Hmstd: Ex-Hi Val	56,400	54,500	-3.4	1,266	1,123	-143	-11.3	2.24	2.06
Comm/Ind: Lo Val	150,000	4,100	-97.3	9,033	230	-8,803	-97.5	6.02	5.60
Comm/Ind: Med Val	300,000	8,100	-97.3	20,952	454	-20,498	-97.8	6.98	5.60
Comm/Ind: Hi Val	1,000,000	27,000	-97.3	76,574	1,513	-75,062	-98.0	7.66	5.60

Martin County	Dunnell city
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<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	2,095	2,078	-17	-0.8	53	53	-1	-1.5	2.55	2.53
Res Non-Hm: exis	219	222	3	1.5	9	9	0	1.2	4.05	4.04
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	380	383	3	0.8	25	25	0	0.4	6.64	6.62
Com/Ind Hi: exis	365	302	-63	-17.2	32	26	-6	-17.4	8.73	8.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	61	73	11	18.7	5	6	1	18.3	8.73	8.71
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	689	923	234	33.9	20	26	6	32.7	2.86	2.83
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	2.54
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,809	3,982	173	4.5	144	146	1	0.9	3.79	3.66

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	34	35	1	2.1	County	30.74	24.28	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	333.07	339.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.70	0.83	38.67	37.28
(=) Taxable Tax Capacity	34	35	1	2.1	Special District	0.42	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	364.93	364.55	38.67	37.28

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	20,900	20,700	-1.0	538	530	-8	-1.6	2.58	2.56
Res Hmstd: Avg Val	31,300	31,000	-1.0	806	794	-13	-1.6	2.58	2.56
Res Hmstd: Hi Val	41,700	41,400	-0.7	1,074	1,060	-14	-1.3	2.58	2.56
Res Hmstd: Ex-Hi Val	62,600	62,100	-0.8	1,613	1,590	-23	-1.4	2.58	2.56
Comm/Ind: Lo Val	150,000	124,200	-17.2	9,967	8,224	-1,742	-17.5	6.64	6.62
Comm/Ind: Med Val	300,000	248,500	-17.2	23,063	18,507	-4,555	-19.8	7.69	7.45
Comm/Ind: Hi Val	1,000,000	828,200	-17.2	84,177	68,970	-15,207	-18.1	8.42	8.33

Martin County	Fairmont city
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Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	348,133	344,487	-3,646	-1.0	4,039	3,642	-396	-9.8	1.16	1.06
Res Non-Hm: exis	47,895	49,602	1,707	3.6	680	643	-38	-5.5	1.42	1.30
Apartments: exis	18,122	18,539	417	2.3	304	284	-20	-6.5	1.68	1.53
Low-inc Apts: ex	3,332	3,319	-13	-0.4	35	32	-3	-9.1	1.04	0.95
Seasnl Rec: exis	4,982	4,701	-281	-5.6	70	62	-8	-11.7	1.41	1.32
Com/Ind: Lo: exi	37,871	36,488	-1,383	-3.7	1,033	933	-100	-9.6	2.73	2.56
Com/Ind Hi: exis	128,432	132,195	3,763	2.9	3,885	3,810	-75	-1.9	3.02	2.88
Publ U: Elec Gen	221	217	-5	-2.1	6	5	-1	-10.3	2.54	2.32
Publ U: Other	4,314	4,412	98	2.3	155	148	-6	-4.0	3.58	3.36
Ag HGA: Exist	1,545	1,520	-26	-1.7	18	16	-2	-9.2	1.17	1.08
Ag Hmstd Land	11,343	16,327	4,984	43.9	80	113	33	40.9	0.71	0.69
Ag Non-Hmstd	18,387	24,211	5,824	31.7	210	255	44	21.1	1.14	1.05
ResHmstd: NewCon	0	1,009	1,009	0.0	0	11	11	0.0	0.00	1.06
All other NewCon	0	5,767	5,767	0.0	0	143	143	0.0	0.00	2.49
Total	624,577	642,793	18,215	2.9	10,515	10,098	-416	-4.0	1.68	1.57

Tax Base

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	6,660	6,920	260	3.9	County	34.49	27.96	0.00	0.00
(-) TIF Tax Capacity	0	26	26	0.0	City/Town	48.26	48.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.23	28.85	24.92	21.99
(=) Taxable Tax Capacity	6,660	6,894	234	3.5	Special District	0.42	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	114.40	105.18	24.92	21.99

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	73,200	72,400	-1.1	685	616	-69	-10.0	0.94	0.85	
Res Hmstd: Avg Val	109,700	108,600	-1.0	1,215	1,092	-123	-10.1	1.11	1.01	
Res Hmstd: Hi Val	146,200	144,700	-1.0	1,761	1,585	-176	-10.0	1.20	1.1	
Res Hmstd: Ex-Hi Val	219,400	217,100	-1.0	2,857	2,575	-282	-9.9	1.30	1.19	
Apartment	300,000	306,900	2.3	5,038	4,710	-328	-6.5	1.68	1.53	
Comm/Ind: Lo Val	150,000	154,400	2.9	4,124	4,016	-108	-2.6	2.75	2.60	
Comm/Ind: Med Val	300,000	308,800	2.9	9,498	9,210	-287	-3.0	3.17	2.98	
Comm/Ind: Hi Val	1,000,000	1,029,300	2.9	34,575	33,452	-1,123	-3.2	3.46	3.25	

Martin County	Granada city
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<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	5,463	5,494	30	0.6	79	68	-11	-13.5	1.44	1.24
Res Non-Hm: exis	1,180	1,092	-88	-7.5	21	17	-4	-18.9	1.77	1.55
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	228	229	1	0.3	7	6	-1	-8.2	3.01	2.75
Com/Ind Hi: exis	222	230	8	3.5	8	8	0	-4.5	3.73	3.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	194	214	20	10.0	7	7	0	1.5	3.73	3.44
Ag HGA: Exist	30	30	0	0.0	0	0	0	-13.7	1.39	1.20
Ag Hmstd Land	752	1,029	277	36.8	5	6	2	35.0	0.60	0.59
Ag Non-Hmstd	243	271	27	11.3	2	2	0	3.3	0.93	0.86
ResHmstd: NewCon	0	24	24	0.0	0	0	0	0.0	0.00	1.25
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.55
Total	8,313	8,616	303	3.6	129	116	-13	-10.4	1.56	1.35

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	68	70	2	3.5	County	34.38	28.08	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	52.23	52.97	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.49	4.49	83.64	68.49
(=) Taxable Tax Capacity	68	70	2	3.5	Special District	0.42	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	92.52	85.88	83.64	68.49

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	35,000	35,200	0.6	487	422	-65	-13.3	1.39	1.20
Res Hmstd: Avg Val	52,500	52,800	0.6	731	634	-97	-13.3	1.39	1.20
Res Hmstd: Hi Val	69,900	70,300	0.6	973	844	-129	-13.3	1.39	1.20
Res Hmstd: Ex-Hi Val	104,900	105,500	0.6	1,591	1,390	-200	-12.6	1.52	1.32
Comm/Ind: Lo Val	150,000	155,200	3.5	4,512	4,310	-202	-4.5	3.01	2.78
Comm/Ind: Med Val	300,000	310,400	3.5	10,110	9,654	-456	-4.5	3.37	3.11
Comm/Ind: Hi Val	1,000,000	1,034,700	3.5	36,234	34,595	-1,639	-4.5	3.62	3.34

Martin County

Northrop city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,298	4,433	135	3.1	59	56	-3	-5.1	1.36	1.25
Res Non-Hm: exis	405	463	58	14.3	9	9	0	5.0	2.11	1.94
Apartments: exis	10	10	0	3.3	0	0	0	-4.9	2.55	2.35
Low-inc Apts: ex	70	73	2	3.2	1	1	0	-5.1	1.57	1.44
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	346	351	5	1.5	13	12	-1	-5.0	3.79	3.55
Com/Ind Hi: exis	147	133	-13	-9.1	7	6	-1	-14.8	4.97	4.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	139	155	16	11.7	7	7	0	4.7	4.97	4.66
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	34	48	14	40.2	1	1	0	29.6	1.84	1.70
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	9	9	0.0	0	0	0	0.0	0.00	1.26
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,448	5,675	227	4.2	96	93	-4	-3.9	1.77	1.63

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	42	44	2	4.5	County	33.52	27.03	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	121.90	116.69	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.15	26.00	24.92	21.99
(=) Taxable Tax Capacity	42	44	2	4.5	Special District	0.42	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	183.99	170.07	24.92	21.99

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	34,400	35,500	3.2	465	440	-25	-5.4	1.35	1.24	
Res Hmstd:Avg Val	51,500	53,100	3.1	697	659	-38	-5.5	1.35	1.24	
Res Hmstd: Hi Val	68,700	70,900	3.2	930	879	-50	-5.4	1.35	1.24	
Res Hmstd: Ex-Hi Val	103,000	106,200	3.1	1,637	1,569	-68	-4.2	1.59	1.48	
Apartment	300,000	310,000	3.3	7,647	7,272	-375	-4.9	2.55	2.35	
Comm/Ind: Lo Val	150,000	136,300	-9.1	5,689	4,841	-848	-14.9	3.79	3.55	
Comm/Ind: Med Val	300,000	272,600	-9.1	13,151	11,044	-2,107	-16.0	4.38	4.05	
Comm/Ind: Hi Val	1,000,000	908,500	-9.2	47,970	40,692	-7,278	-15.2	4.8	4.48	

Martin County

Sherburn city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	23,041	23,617	576	2.5	450	441	-9	-2.0	1.95	1.87
Res Non-Hm: exis	3,516	3,503	-13	-0.4	96	89	-7	-7.5	2.72	2.53
Apartments: exis	384	396	12	3.1	13	12	-1	-4.4	3.28	3.04
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,732	1,757	24	1.4	80	77	-4	-4.9	4.64	4.36
Com/Ind Hi: exis	804	792	-12	-1.4	49	45	-4	-7.6	6.06	5.68
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,469	1,607	137	9.3	89	91	2	2.5	6.06	5.68
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	279	396	118	42.2	4	5	1	31.3	1.26	1.16
Ag Non-Hmstd	288	350	62	21.6	7	7	1	12.1	2.32	2.13
ResHmstd: NewCon	0	275	275	0.0	0	5	5	0.0	0.00	1.87
All other NewCon	0	38	38	0.0	0	2	2	0.0	0.00	4.51
Total	31,513	32,732	1,218	3.9	787	774	-14	-1.7	2.50	2.36

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	272	288	16	5.9	County	31.46	25.12	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	198.74	187.64	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.89	0.32	38.68	37.29
(=) Taxable Tax Capacity	272	288	16	5.9	Special District	0.42	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	231.52	213.42	38.68	37.29

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,500	45,600		2.5	790	754	-36	-4.6	1.78	1.65
Res Hmstd: Avg Val	66,700	68,400		2.5	1,184	1,131	-54	-4.5	1.78	1.65
Res Hmstd: Hi Val	88,900	91,100		2.5	1,725	1,664	-61	-3.5	1.94	1.83
Res Hmstd: Ex-Hi Val	133,400	136,700		2.5	3,020	2,895	-125	-4.1	2.26	2.12
Apartment	300,000	309,400		3.1	9,842	9,408	-434	-4.4	3.28	3.04
Comm/Ind: Lo Val	150,000	147,800		-1.5	6,965	6,437	-528	-7.6	4.64	4.36
Comm/Ind: Med Val	300,000	295,700		-1.4	16,059	14,812	-1,247	-7.8	5.35	5.01
Comm/Ind: Hi Val	1,000,000	985,600		-1.4	58,495	54,015	-4,480	-7.7	5.85	5.48

Martin County

Truman city

<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	19,949	19,119	-830	-4.2	249	221	-28	-11.1	1.25	1.16
Res Non-Hm: exis	3,036	2,923	-113	-3.7	53	48	-6	-10.7	1.76	1.63
Apartments: exis	1,602	1,615	12	0.8	33	32	-1	-4.4	2.06	1.95
Low-inc Apts: ex	266	253	-13	-4.8	3	3	0	-10.3	1.30	1.22
Seasnl Rec: exis	37	34	-2	-6.5	1	0	0	-8.2	1.44	1.42
Com/Ind: Lo: exi	3,481	3,483	2	0.1	110	106	-4	-3.6	3.17	3.05
Com/Ind Hi: exis	5,211	5,287	76	1.5	213	209	-4	-1.8	4.09	3.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	585	629	43	7.4	24	25	1	4.0	4.09	3.96
Ag HGA: Exist	286	270	-16	-5.6	4	3	0	-13.0	1.31	1.21
Ag Hmstd Land	2,748	3,069	321	11.7	24	22	-2	-8.2	0.86	0.71
Ag Non-Hmstd	271	954	683	251.7	4	12	9	244.6	1.31	1.29
ResHmstd: NewCon	0	98	98	0.0	0	1	1	0.0	0.00	1.16
All other NewCon	0	45	45	0.0	0	0	0	0.0	0.00	0.89
Total	37,472	37,780	308	0.8	718	684	-34	-4.8	1.92	1.81

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	372	374	2	0.6	County	32.59	26.09	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	97.06	99.39	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.26	2.85	41.65	34.33	
(=) Taxable Tax Capacity	<u>372</u>	<u>374</u>	<u>2</u>	<u>0.6</u>	Special District	<u>0.42</u>	<u>0.35</u>	<u>0.00</u>	<u>0.00</u>	
FD Distrib Tax Cap	0	0	0	0.0	Total	131.32	128.67	41.65	34.33	

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	36,900	35,400	-1,500	-4.1	444	395	-50	-11.2	1.20	1.12
Res Hmstd: Avg Val	55,300	53,000	-2,300	-4.2	666	591	-75	-11.3	1.20	1.12
Res Hmstd: Hi Val	73,700	70,600	-3,100	-4.2	888	787	-100	-11.3	1.20	1.12
Res Hmstd: Ex-Hi Val	110,600	106,000	-4,600	-4.2	1,555	1,371	-183	-11.8	1.41	1.29
Apartment	300,000	302,300	2,300	0.8	6,174	5,900	-274	-4.4	2.06	1.95
Comm/Ind: Lo Val	150,000	152,200	2,200	1.5	4,756	4,668	-87	-1.8	3.17	3.07
Comm/Ind: Med Val	300,000	304,400	4,400	1.5	10,888	10,692	-196	-1.8	3.63	3.51
Comm/Ind: Hi Val	1,000,000	1,014,600	14,600	1.5	39,506	38,800	-706	-1.8	3.95	3.82

Martin County

Welcome city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	16,882	16,944	62	0.4	265	254	-10	-3.9	1.57	1.50
Res Non-Hm: exis	1,895	1,766	-129	-6.8	41	37	-5	-11.0	2.18	2.08
Apartments: exis	113	117	4	3.3	3	3	0	-1.6	2.56	2.44
Low-inc Apts: ex	122	126	4	3.3	2	2	0	-1.6	1.60	1.52
Seasnl Rec: exis	75	75	0	0.0	2	1	0	-4.3	2.01	1.92
Com/Ind: Lo: exi	1,794	1,826	32	1.8	62	61	-1	-2.0	3.47	3.34
Com/Ind Hi: exis	35,719	36,296	577	1.6	621	632	12	1.9	1.74	1.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	869	853	-16	-1.8	43	40	-2	-5.6	4.92	4.72
Ag HGA: Exist	277	277	0	0.0	5	5	0	-4.7	1.82	1.73
Ag Hmstd Land	507	628	121	23.8	4	5	1	19.8	0.76	0.73
Ag Non-Hmstd	230	364	134	58.4	4	6	2	50.6	1.74	1.66
ResHmstd: NewCon	0	67	67	0.0	0	1	1	0.0	0.00	1.50
All other NewCon	0	66	66	0.0	0	2	2	0.0	0.00	3.68
Total	58,482	59,405	923	1.6	1,051	1,050	-1	-0.1	1.80	1.77

Tax Base

Tax Rates

					County	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	439	457	19	4.2	County	35.17	28.45	0.00	0.00
(-) TIF Tax Capacity	14	15	0	2.5	City/Town	131.88	131.17	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.68	5.57	38.68	37.29
(=) Taxable Tax Capacity	424	442	18	4.3	Special District	0.42	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	174.15	165.54	38.68	37.29

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,500	46,700		0.4	666	638	-28	-4.2	1.43	1.37
Res Hmstd:Avg Val	69,700	70,000		0.4	998	956	-42	-4.2	1.43	1.37
Res Hmstd: Hi Val	93,000	93,300		0.3	1,477	1,415	-62	-4.2	1.59	1.52
Res Hmstd: Ex-Hi Val	139,500	140,000		0.4	2,539	2,432	-107	-4.2	1.82	1.74
Apartment	300,000	310,000		3.3	7,691	7,571	-120	-1.6	2.56	2.44
Comm/Ind: Lo Val	150,000	152,400		1.6	5,675	5,569	-106	-1.9	3.78	3.65
Comm/Ind: Med Val	300,000	304,800		1.6	13,047	12,769	-278	-2.1	4.35	4.19
Comm/Ind: Hi Val	1,000,000	1,016,200		1.6	47,453	46,381	-1,071	-2.3	4.75	4.56

Martin County

Trimont city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,859	13,318	459	3.6	194	190	-4	-2.0	1.51	1.43
Res Non-Hm: exis	2,060	2,109	49	2.4	44	42	-1	-2.9	2.12	2.01
Apartments: exis	186	192	6	3.2	5	5	0	-3.0	2.54	2.39
Low-inc Apts: ex	80	83	2	3.0	1	1	0	-3.1	1.58	1.49
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,725	1,748	24	1.4	65	62	-2	-3.6	3.76	3.57
Com/Ind Hi: exis	2,073	2,080	7	0.3	101	96	-5	-4.6	4.88	4.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	687	747	61	8.9	33	35	1	3.5	4.88	4.64
Ag HGA: Exist	272	281	9	3.3	4	4	0	-1.1	1.45	1.39
Ag Hmstd Land	1,064	1,609	545	51.2	12	18	6	52.1	1.09	1.09
Ag Non-Hmstd	239	148	-92	-38.3	4	2	-2	-42.3	1.72	1.61
ResHmstd: NewCon	0	24	24	0.0	0	0	0	0.0	0.00	1.43
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	21,244	22,339	1,094	5.2	462	456	-7	-1.4	2.18	2.04

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	200	209	10	4.8	County	33.98	27.50	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	132.91	129.19	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.98	4.17	38.68	37.29
(=) Taxable Tax Capacity	200	209	10	4.8	Special District	0.42	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	172.29	161.21	38.68	37.29

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	37,200	38,500		3.5	528	516	-12	-2.4	1.42	1.34
Res Hmstd: Avg Val	55,800	57,800		3.6	793	775	-18	-2.3	1.42	1.34
Res Hmstd: Hi Val	74,400	77,100		3.6	1,057	1,042	-15	-1.4	1.42	1.35
Res Hmstd: Ex-Hi Val	111,700	115,700		3.6	1,888	1,864	-24	-1.3	1.69	1.61
Apartment	300,000	309,500		3.2	7,621	7,391	-230	-3.0	2.54	2.39
Comm/Ind: Lo Val	150,000	150,500		0.3	5,633	5,381	-252	-4.5	3.76	3.58
Comm/Ind: Med Val	300,000	301,000		0.3	12,949	12,362	-588	-4.5	4.32	4.11
Comm/Ind: Hi Val	1,000,000	1,003,300		0.3	47,095	44,936	-2,159	-4.6	4.71	4.48

Martin County

Ormsby city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,485	1,516	31	2.1	14	13	-1	-7.4	0.96	0.87
Res Non-Hm: exis	233	260	27	11.7	3	3	0	5.2	1.32	1.24
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	366	337	-29	-7.9	10	8	-1	-13.3	2.64	2.49
Com/Ind Hi: exis	32	27	-5	-16.1	1	1	0	-20.9	3.44	3.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	50	56	5	10.7	2	2	0	4.4	3.44	3.24
Ag HGA: Exist	30	29	-2	-5.0	0	0	0	-12.8	0.88	0.81
Ag Hmstd Land	33	43	10	30.7	0	0	0	24.0	0.48	0.46
Ag Non-Hmstd	94	121	28	29.8	1	1	0	19.5	1.08	0.99
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,323	2,388	65	2.8	31	29	-2	-6.8	1.34	1.22

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	21	21	0	1.4	County	34.61	28.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	58.70	59.87	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.27	11.11	23.56	21.44
(=) Taxable Tax Capacity	21	21	0	1.4	Special District	0.42	0.35	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	108.00	99.44	23.56	21.44

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	45,000	45,900	2.0	398	372	-25	-6.4	0.88	0.81
Res Hmstd: Avg Val	67,500	68,900	2.1	596	559	-38	-6.3	0.88	0.81
Res Hmstd: Hi Val	90,000	91,800	2.0	869	822	-48	-5.5	0.97	0.89
Res Hmstd: Ex-Hi Val	135,000	137,800	2.1	1,505	1,419	-86	-5.7	1.11	1.03
Comm/Ind: Lo Val	150,000	125,900	-16.1	3,959	3,131	-828	-20.9	2.64	2.49
Comm/Ind: Med Val	300,000	251,700	-16.1	9,121	7,029	-2,091	-22.9	3.04	2.79
Comm/Ind: Hi Val	1,000,000	839,100	-16.1	33,206	26,086	-7,120	-21.4	3.32	3.11

Meeker County	Cedar Mills city
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<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	1,770	1,629	-141	-8.0	21	19	-3	-11.9	1.20	1.14
Res Non-Hm: exis	95	218	123	130.3	2	4	2	108.5	1.81	1.64
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	450	439	-11	-2.4	15	14	-1	-6.6	3.25	3.11
Com/Ind Hi: exis	48	45	-2	-5.0	2	2	0	-9.1	4.27	4.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11	11	0	-3.6	0	0	0	-7.7	4.27	4.08
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	566	751	186	32.8	4	5	1	24.2	0.77	0.72
Ag Non-Hmstd	2	6	4	200.0	0	0	0	182.1	1.51	1.42
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,941	3,099	158	5.4	44	44	-1	-1.7	1.51	1.41

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	23	25	1	4.7	County	50.27	46.86	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	83.16	79.41	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.04	15.21	20.78	20.73	
(=) Taxable Tax Capacity	23	25	1	4.7	Special District	0.23	0.20	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	150.70	141.68	20.78	20.73	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,200	45,300	-7.9	547	479	-68	-12.4	1.11	1.06
Res Hmstd: Avg Val	73,800	67,900	-8.0	821	718	-103	-12.5	1.11	1.06
Res Hmstd: Hi Val	98,300	90,500	-7.9	1,258	1,058	-200	-15.9	1.28	1.17
Res Hmstd: Ex-Hi Val	147,500	135,700	-8.0	2,168	1,849	-319	-14.7	1.47	1.36
Comm/Ind: Lo Val	150,000	142,500	-5.0	4,878	4,437	-442	-9.1	3.25	3.11
Comm/Ind: Med Val	300,000	284,900	-5.0	11,279	10,177	-1,102	-9.8	3.76	3.57
Comm/Ind: Hi Val	1,000,000	949,800	-5.0	41,147	37,319	-3,829	-9.3	4.11	3.93

Meeker County	Cosmos city
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<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	9,922	9,489	-433	-4.4	176	154	-22	-12.6	1.78	1.62
Res Non-Hm: exis	1,232	1,331	100	8.1	35	35	0	-0.6	2.83	2.60
Apartments: exis	250	267	17	6.8	8	8	0	-1.6	3.38	3.12
Low-inc Apts: ex	148	164	15	10.2	3	3	0	1.5	2.07	1.91
Seasnl Rec: exis	81	80	0	-0.6	4	3	0	-7.5	4.33	4.03
Com/Ind: Lo: exi	1,530	1,563	33	2.1	73	70	-3	-4.5	4.78	4.47
Com/Ind Hi: exis	574	599	25	4.4	36	35	-1	-2.3	6.28	5.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	399	401	3	0.7	25	24	-1	-5.8	6.28	5.88
Ag HGA: Exist	135	135	0	0.0	3	3	0	-8.1	2.30	2.11
Ag Hmstd Land	1,256	1,254	-1	-0.1	20	19	-1	-5.1	1.55	1.48
Ag Non-Hmstd	687	1,002	315	45.9	17	23	6	35.2	2.48	2.30
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	16,212	16,285	73	0.4	400	377	-23	-5.9	2.47	2.31

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	136	139	3	2.1	County	46.37	43.06	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	193.87	180.47	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.48	6.16	28.04	24.22	
(=) Taxable Tax Capacity	136	139	3	2.1	Special District	0.23	0.20	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	247.94	229.90	28.04	24.22	

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,000	35,400	-4.3	654	574	-80	-12.3	1.77	1.62
Res Hmstd: Avg Val	55,400	53,000	-4.3	980	859	-120	-12.3	1.77	1.62
Res Hmstd: Hi Val	73,900	70,700	-4.3	1,307	1,146	-160	-12.3	1.77	1.62
Res Hmstd: Ex-Hi Val	110,900	106,100	-4.3	2,385	2,060	-325	-13.6	2.15	1.94
Apartment	300,000	320,300	6.8	10,139	9,980	-159	-1.6	3.38	3.12
Comm/Ind: Lo Val	150,000	156,600	4.4	7,175	7,095	-80	-1.1	4.78	4.53
Comm/Ind: Med Val	300,000	313,200	4.4	16,602	16,305	-297	-1.8	5.53	5.21
Comm/Ind: Hi Val	1,000,000	1,044,100	4.4	60,594	59,291	-1,303	-2.1	6.06	5.68

Meeker County	Darwin city
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<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	12,167	12,146	-21	-0.2	120	110	-10	-8.6	0.99	0.91
Res Non-Hm: exis	2,081	1,959	-122	-5.9	26	23	-4	-13.8	1.26	1.15
Apartments: exis	176	69	-106	-60.5	3	1	-2	-63.7	1.45	1.34
Low-inc Apts: ex	0	118	118	0.0	0	1	1	0.0	0.00	0.82
Seasnl Rec: exis	35	35	0	0.0	0	0	0	-5.9	1.13	1.06
Com/Ind: Lo: exi	1,348	1,330	-18	-1.3	34	31	-2	-6.7	2.50	2.36
Com/Ind Hi: exis	1,314	1,333	19	1.4	43	41	-2	-3.8	3.28	3.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	404	414	10	2.4	13	13	0	-2.9	3.28	3.10
Ag HGA: Exist	902	798	-104	-11.5	9	8	-1	-14.4	1.04	1.00
Ag Hmstd Land	1,623	1,764	141	8.7	6	7	1	11.1	0.40	0.40
Ag Non-Hmstd	984	1,130	146	14.8	10	11	1	7.3	1.04	0.97
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	95	95	0.0	0	1	1	0.0	0.00	1.15
Total	21,033	21,191	158	0.8	265	248	-18	-6.6	1.26	1.17

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	203	204	1	0.6	County	50.27	46.88	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.17	32.97	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.02	16.82	15.65	12.65
(=) Taxable Tax Capacity	203	204	1	0.6	Special District	0.23	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	103.68	96.87	15.65	12.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,200	82,100	-0.1	671	610	-61	-9.2	0.82	0.74
Res Hmstd:Avg Val	123,200	123,000	-0.2	1,199	1,094	-105	-8.8	0.97	0.89
Res Hmstd: Hi Val	164,200	163,900	-0.2	1,726	1,577	-149	-8.6	1.05	0.96
Res Hmstd: Ex-Hi Val	246,300	245,900	-0.2	2,783	2,547	-236	-8.5	1.13	1.04
Apartment	300,000	118,400	-60.5	4,357	1,583	-2,774	-63.7	1.45	1.34
Comm/Ind: Lo Val	150,000	152,200	1.5	3,743	3,609	-134	-3.6	2.5	2.37
Comm/Ind: Med Val	300,000	304,300	1.4	8,656	8,332	-325	-3.8	2.89	2.74
Comm/Ind: Hi Val	1,000,000	1,014,500	1.5	31,583	30,384	-1,200	-3.8	3.16	2.99

Meeker County	Dassel city
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<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	44,377	42,603	-1,774	-4.0	565	514	-51	-9.1	1.27	1.21
Res Non-Hm: exis	9,779	10,832	1,053	10.8	163	172	9	5.8	1.67	1.59
Apartments: exis	2,284	2,359	76	3.3	44	44	0	-0.9	1.95	1.87
Low-inc Apts: ex	277	309	32	11.7	3	4	0	6.8	1.19	1.14
Seasnl Rec: exis	120	120	0	0.0	2	2	0	-3.2	1.76	1.70
Com/Ind: Lo: exi	7,604	7,384	-220	-2.9	231	217	-13	-5.8	3.03	2.94
Com/Ind Hi: exis	6,093	6,239	146	2.4	243	238	-5	-2.1	3.98	3.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,438	1,422	-16	-1.1	59	56	-2	-3.9	4.08	3.96
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	121	126	5	4.0	1	1	0	-6.6	0.51	0.46
Ag Non-Hmstd	801	1,004	202	25.3	12	14	2	21.5	1.45	1.41
ResHmstd: NewCon	0	51	51	0.0	0	1	1	0.0	0.00	1.21
All other NewCon	0	349	349	0.0	0	9	9	0.0	0.00	2.65
Total	72,894	72,798	-96	-0.1	1,322	1,271	-51	-3.8	1.81	1.75

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	752	752	1	0.1	County	49.99	46.59	0.00	0.00	
(-) TIF Tax Capacity	24	23	0	-0.8	City/Town	75.27	75.72	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.48	18.06	13.56	11.05	
(=) Taxable Tax Capacity	<u>728</u>	<u>729</u>	<u>1</u>	<u>0.1</u>	Special District	<u>0.23</u>	<u>0.20</u>	<u>0.00</u>	<u>0.00</u>	
FD Distrib Tax Cap	0	0	0	0.0	Total	144.95	140.58	13.56	11.05	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,200	77,000	-4.0	836	741	-95	-11.3	1.04	0.96
Res Hmstd: Avg Val	120,300	115,500	-4.0	1,524	1,374	-150	-9.9	1.27	1.19
Res Hmstd: Hi Val	160,300	153,900	-4.0	2,210	2,005	-206	-9.3	1.38	1.30
Res Hmstd: Ex-Hi Val	240,600	231,000	-4.0	3,588	3,271	-317	-8.8	1.49	1.42
Apartment	300,000	309,900	3.3	5,842	5,788	-55	-0.9	1.95	1.87
Comm/Ind: Lo Val	150,000	153,600	2.4	4,641	4,643	2	0.0	3.09	3.02
Comm/Ind: Med Val	300,000	307,200	2.4	10,761	10,730	-31	-0.3	3.59	3.49
Comm/Ind: Hi Val	1,000,000	1,023,900	2.4	39,320	39,133	-187	-0.5	3.93	3.82

Meeker County	Grove City city
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<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	12,838	12,578	-260	-2.0	186	175	-11	-5.9	1.45	1.39
Res Non-Hm: exis	2,859	2,593	-266	-9.3	63	54	-8	-13.3	2.19	2.10
Apartments: exis	361	306	-54	-15.1	9	7	-2	-17.6	2.47	2.39
Low-inc Apts: ex	422	462	41	9.7	6	7	0	6.1	1.52	1.47
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,780	1,675	-105	-5.9	66	60	-5	-8.0	3.69	3.61
Com/Ind Hi: exis	760	821	62	8.1	37	39	2	5.9	4.83	4.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	92	89	-3	-2.7	4	4	0	-4.7	4.81	4.71
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	35	40	4	12.5	1	1	0	10.6	1.75	1.72
Ag Non-Hmstd	79	118	39	49.4	1	2	1	47.0	1.75	1.72
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.39
All other NewCon	0	156	156	0.0	0	5	5	0.0	0.00	3.48
Total	19,225	18,844	-381	-2.0	373	356	-18	-4.7	1.94	1.89

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	170	167	-3	-1.8	County	48.56	45.13	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	114.92	117.04	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.32	9.83	28.04	24.22	
(=) Taxable Tax Capacity	170	167	-3	-1.8	Special District	0.23	0.20	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	175.03	172.20	28.04	24.22	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,000	50,000	-2.0	679	638	-41	-6.0	1.33	1.28
Res Hmstd: Avg Val	76,500	75,000	-2.0	1,022	957	-66	-6.4	1.34	1.28
Res Hmstd: Hi Val	101,900	99,800	-2.1	1,578	1,474	-104	-6.6	1.55	1.48
Res Hmstd: Ex-Hi Val	152,900	149,800	-2.0	2,694	2,533	-161	-6.0	1.76	1.69
Apartment	300,000	254,800	-15.1	7,405	6,102	-1,303	-17.6	2.47	2.39
Comm/Ind: Lo Val	150,000	162,100	8.1	5,535	5,981	446	8.1	3.69	3.69
Comm/Ind: Med Val	300,000	324,300	8.1	12,774	13,649	874	6.8	4.26	4.21
Comm/Ind: Hi Val	1,000,000	1,081,000	8.1	46,559	49,420	2,862	6.1	4.66	4.57

Meeker County	Litchfield city
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<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	214,153	208,406	-5,747	-2.7	2,586	2,329	-257	-9.9	1.21	1.12
Res Non-Hm: exis	33,097	34,231	1,135	3.4	526	507	-19	-3.6	1.59	1.48
Apartments: exis	7,786	8,329	543	7.0	143	143	0	0.1	1.84	1.72
Low-inc Apts: ex	2,029	2,217	188	9.3	23	23	0	1.9	1.13	1.05
Seasnl Rec: exis	838	821	-18	-2.1	20	19	-2	-7.5	2.42	2.28
Com/Ind: Lo: exi	25,296	24,596	-699	-2.8	742	689	-53	-7.1	2.93	2.80
Com/Ind Hi: exis	55,389	54,474	-915	-1.7	1,804	1,813	9	0.5	3.26	3.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,170	2,062	-108	-5.0	84	77	-8	-9.3	3.89	3.72
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	418	892	474	113.5	5	10	5	83.9	1.32	1.13
Ag Non-Hmstd	579	656	78	13.4	8	8	1	7.4	1.35	1.28
ResHmstd: NewCon	0	458	458	0.0	0	5	5	0.0	0.00	1.12
All other NewCon	0	906	906	0.0	0	24	24	0.0	0.00	2.65
Total	341,754	338,048	-3,706	-1.1	5,942	5,648	-294	-4.9	1.74	1.67

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	3,505	3,530	25	0.7	County	49.45	46.11	0.00	0.00	
(-) TIF Tax Capacity	35	36	0	1.4	City/Town	64.50	64.04	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.47	17.22	15.65	12.65	
(=) Taxable Tax Capacity	3,469	3,494	25	0.7	Special District	0.23	0.20	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	134.65	127.58	15.65	12.65	

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	77,800	75,700	-2,100	-2.7	762	675	-87	-11.4	0.98	0.89
Res Hmstd: Avg Val	116,600	113,500	-3,100	-2.7	1,392	1,247	-146	-10.5	1.19	1.1
Res Hmstd: Hi Val	155,500	151,300	-4,200	-2.7	2,024	1,820	-204	-10.1	1.30	1.20
Res Hmstd: Ex-Hi Val	233,300	227,000	-6,300	-2.7	3,288	2,969	-319	-9.7	1.41	1.31
Apartment	300,000	320,900	20,900	7.0	5,519	5,523	5	0.1	1.84	1.72
Comm/Ind: Lo Val	150,000	147,500	-2,500	-1.7	4,440	4,161	-279	-6.3	2.96	2.82
Comm/Ind: Med Val	300,000	295,000	-5,000	-1.7	10,282	9,624	-658	-6.4	3.43	3.26
Comm/Ind: Hi Val	1,000,000	983,500	-16,500	-1.7	37,545	35,230	-2,315	-6.2	3.75	3.58

Meeker County	Watkins city
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<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	24,798	22,596	-2,202	-8.9	452	396	-56	-12.4	1.82	1.75
Res Non-Hm: exis	4,170	4,075	-96	-2.3	106	103	-3	-2.7	2.54	2.53
Apartments: exis	1,111	1,033	-78	-7.0	33	30	-3	-7.7	2.96	2.93
Low-inc Apts: ex	1,133	1,152	19	1.7	20	21	0	0.8	1.80	1.79
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,952	3,464	-488	-12.3	170	148	-22	-12.9	4.29	4.27
Com/Ind Hi: exis	3,608	3,829	220	6.1	204	216	11	5.6	5.66	5.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	973	1,047	74	7.6	55	59	4	7.0	5.65	5.63
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	335	378	43	12.7	7	8	1	12.4	2.19	2.18
Ag Non-Hmstd	71	80	9	12.1	2	2	0	11.8	2.21	2.21
ResHmstd: NewCon	0	20	20	0.0	0	0	0	0.0	0.00	1.76
All other NewCon	0	838	838	0.0	0	41	41	0.0	0.00	4.94
Total	40,151	38,510	-1,642	-4.1	1,049	1,024	-25	-2.4	2.61	2.66

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	405	395	-9	-2.3	County	49.88	46.46	0.00	0.00
(-) TIF Tax Capacity	13	24	10	76.6	City/Town	136.30	143.51	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.98	28.74	18.80	17.40
(=) Taxable Tax Capacity	391	372	-20	-5.0	Special District	2.27	2.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	221.42	220.88	18.80	17.40

**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	67,200	61,200	-8.9	1,019	918	-102	-10.0	1.52	1.5
Res Hmstd: Avg Val	100,700	91,800	-8.8	1,795	1,547	-248	-13.8	1.78	1.69
Res Hmstd: Hi Val	134,300	122,400	-8.9	2,669	2,337	-332	-12.4	1.99	1.91
Res Hmstd: Ex-Hi Val	201,400	183,500	-8.9	4,415	3,915	-500	-11.3	2.19	2.13
Apartment	300,000	279,000	-7.0	8,867	8,188	-679	-7.7	2.96	2.93
Comm/Ind: Lo Val	150,000	159,200	6.1	6,440	6,920	480	7.5	4.29	4.35
Comm/Ind: Med Val	300,000	318,300	6.1	14,933	15,882	949	6.4	4.98	4.99
Comm/Ind: Hi Val	1,000,000	1,061,000	6.1	54,565	57,715	3,150	5.8	5.46	5.44

Meeker County

Kingston city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,623	5,087	-536	-9.5	54	44	-10	-17.9	0.95	0.86
Res Non-Hm: exis	1,146	1,336	190	16.6	14	15	1	7.2	1.25	1.15
Apartments: exis	83	83	0	0.0	1	1	0	-6.8	1.44	1.35
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	142	136	-6	-4.2	4	3	0	-8.7	2.49	2.37
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	53	53	0	0.2	2	2	0	-4.2	3.26	3.12
Ag HGA: Exist	82	81	-1	-1.3	1	1	0	-10.0	0.81	0.74
Ag Hmstd Land	332	452	120	36.1	2	2	1	32.0	0.49	0.48
Ag Non-Hmstd	266	239	-27	-10.1	3	2	0	-14.9	1.03	0.98
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	0.86
All other NewCon	0	58	58	0.0	0	1	1	0.0	0.00	1.25
Total	7,727	7,528	-199	-2.6	79	71	-8	-10.3	1.03	0.95

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	65	63	-2	-3.4	County	50.27	46.87	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	32.56	33.69	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.02	16.82	15.64	12.65
(=) Taxable Tax Capacity	65	63	-2	-3.4	Special District	0.23	0.20	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	103.08	97.59	15.64	12.65

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	76,200	68,900	-9.6	592	491	-101	-17.1	0.78	0.71
Res Hmstd:Avg Val	114,200	103,300	-9.5	1,078	866	-212	-19.7	0.94	0.84
Res Hmstd: Hi Val	152,200	137,700	-9.5	1,564	1,275	-289	-18.5	1.03	0.93
Res Hmstd: Ex-Hi Val	228,400	206,600	-9.5	2,540	2,095	-444	-17.5	1.11	1.01
Apartment	300,000	300,000	0.0	4,335	4,039	-296	-6.8	1.44	1.35

Meeker County

Eden Valley city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	15,423	14,409	-1,014	-6.6	231	205	-26	-11.2	1.50	1.42
Res Non-Hm: exis	2,128	1,784	-344	-16.2	45	36	-9	-19.2	2.12	2.04
Apartments: exis	948	879	-68	-7.2	23	21	-2	-10.0	2.44	2.37
Low-inc Apts: ex	219	216	-3	-1.2	3	3	0	-4.2	1.49	1.45
Seasnl Rec: exis	61	59	-2	-2.6	2	2	0	-5.0	3.22	3.15
Com/Ind: Lo: exi	4,270	4,085	-185	-4.3	157	147	-10	-6.6	3.68	3.59
Com/Ind Hi: exis	2,914	2,886	-28	-1.0	141	136	-5	-3.3	4.84	4.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	675	595	-80	-11.9	33	28	-5	-14.0	4.82	4.71
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	113	327	213	188.1	1	6	5	461.1	0.90	1.76
Ag Non-Hmstd	478	395	-83	-17.3	9	7	-2	-19.5	1.80	1.76
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	1.43
All other NewCon	0	226	226	0.0	0	9	9	0.0	0.00	4.02
Total	27,228	25,864	-1,364	-5.0	645	600	-45	-6.9	2.37	2.32

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	291	277	-13	-4.6	County	50.10	46.69	0.00	0.00
(-) TIF Tax Capacity	6	6	0	-2.1	City/Town	95.76	98.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.31	29.09	18.80	17.40
(=) Taxable Tax Capacity	284	271	-13	-4.7	Special District	1.10	1.07	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	180.28	175.57	18.80	17.40

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,700	60,400	-6.6	822	741	-80	-9.8	1.27	1.23
Res Hmstd:Avg Val	97,000	90,600	-6.6	1,417	1,238	-180	-12.7	1.46	1.37
Res Hmstd: Hi Val	129,300	120,800	-6.6	2,113	1,868	-245	-11.6	1.63	1.55
Res Hmstd: Ex-Hi Val	194,000	181,200	-6.6	3,506	3,129	-377	-10.7	1.81	1.73
Apartment	300,000	278,300	-7.2	7,325	6,592	-733	-10.0	2.44	2.37
Comm/Ind: Lo Val	150,000	148,600	-0.9	5,514	5,332	-182	-3.3	3.68	3.59
Comm/Ind: Med Val	300,000	297,100	-1.0	12,773	12,335	-438	-3.4	4.26	4.15
Comm/Ind: Hi Val	1,000,000	990,300	-1.0	46,645	45,098	-1,547	-3.3	4.66	4.55

Mille Lacs County	Bock city
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<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	2,258	2,144	-114	-5.0	27	26	-1	-5.2	1.20	1.20
Res Non-Hm: exis	1,119	1,215	96	8.6	21	23	2	9.0	1.91	1.92
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	875	772	-103	-11.8	31	27	-4	-11.5	3.50	3.51
Com/Ind Hi: exis	88	25	-64	-72.1	4	1	-3	-72.1	4.65	4.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	34	38	4	12.6	2	2	0	12.8	4.65	4.66
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	22	22	0	0.0	0	0	0	-0.2	0.89	0.89
Ag Non-Hmstd	15	0	-15	-100.0	0	0	0	-100.0	1.79	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,412	4,216	-195	-4.4	85	79	-6	-7.1	1.93	1.88

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	42	39	-3	-6.8	County	87.02	86.43	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	54.56	57.39	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.75	34.21	3.80	5.56	
(=) Taxable Tax Capacity	42	39	-3	-6.8	Special District	0.23	0.24	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	178.56	178.27	3.80	5.56	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,700	49,100	-5.0	574	553	-21	-3.7	1.11	1.13
Res Hmstd: Avg Val	77,500	73,600	-5.0	873	828	-45	-5.1	1.13	1.13
Res Hmstd: Hi Val	103,400	98,200	-5.0	1,387	1,299	-88	-6.3	1.34	1.32
Res Hmstd: Ex-Hi Val	155,100	147,300	-5.0	2,413	2,280	-132	-5.5	1.56	1.55
Comm/Ind: Lo Val	150,000	41,800	-72.1	5,250	1,467	-3,783	-72.1	3.50	3.51
Comm/Ind: Med Val	300,000	83,600	-72.1	12,232	2,935	-9,297	-76.0	4.08	3.51
Comm/Ind: Hi Val	1,000,000	278,600	-72.1	44,813	11,261	-33,551	-74.9	4.48	4.04

Mille Lacs County

Foreston city

<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	14,698	14,681	-18	-0.1	201	200	-1	-0.6	1.37	1.36
Res Non-Hm: exis	3,846	3,702	-145	-3.8	73	70	-3	-4.0	1.89	1.88
Apartments: exis	536	536	0	0.0	12	12	0	-0.5	2.27	2.26
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,153	1,156	3	0.3	40	40	0	-0.3	3.50	3.48
Com/Ind Hi: exis	1,362	1,276	-86	-6.3	63	59	-4	-7.0	4.65	4.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	440	427	-13	-3.0	20	20	-1	-3.7	4.65	4.62
Ag HGA: Exist	418	421	3	0.8	5	5	0	1.8	1.20	1.21
Ag Hmstd Land	616	614	-2	-0.3	4	4	0	-2.2	0.66	0.65
Ag Non-Hmstd	167	179	12	7.2	3	3	0	5.8	1.79	1.76
ResHmstd: NewCon	0	23	23	0.0	0	0	0	0.0	0.00	1.37
All other NewCon	0	63	63	0.0	0	2	2	0.0	0.00	3.74
Total	23,236	23,077	-159	-0.7	422	415	-7	-1.6	1.82	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	217	214	-3	-1.2	County	86.97	86.44	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	54.59	55.28	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.75	34.21	3.80	5.56
(=) Taxable Tax Capacity	217	214	-3	-1.2	Special District	0.23	0.24	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	178.55	176.16	3.80	5.56

**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	69,100	69,000	-0.1	766	768	1	0.2	1.11	1.11
Res Hmstd:Avg Val	103,600	103,500	-0.1	1,391	1,389	-2	-0.1	1.34	1.34
Res Hmstd: Hi Val	138,100	137,900	-0.1	2,075	2,069	-7	-0.3	1.50	1.50
Res Hmstd: Ex-Hi Val	207,300	207,000	-0.1	3,448	3,434	-14	-0.4	1.66	1.66
Apartment	300,000	300,000	0.0	6,809	6,773	-37	-0.5	2.27	2.26
Comm/Ind: Lo Val	150,000	140,500	-6.3	5,250	4,888	-362	-6.9	3.50	3.48
Comm/Ind: Med Val	300,000	281,100	-6.3	12,231	11,275	-957	-7.8	4.08	4.01
Comm/Ind: Hi Val	1,000,000	936,900	-6.3	44,811	41,572	-3,239	-7.2	4.48	4.44

Mille Lacs County	Isle city
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<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	31,923	33,938	2,015	6.3	454	540	86	18.9	1.42	1.59
Res Non-Hm: exis	7,144	7,770	626	8.8	125	153	28	22.4	1.75	1.97
Apartments: exis	1,069	1,099	30	2.8	22	25	3	14.5	2.08	2.31
Low-inc Apts: ex	1,095	1,095	0	0.0	14	15	2	11.8	1.25	1.40
Seasnl Rec: exis	21,985	19,994	-1,990	-9.1	377	372	-5	-1.2	1.71	1.86
Com/Ind: Lo: exi	5,666	5,119	-546	-9.6	185	181	-4	-2.1	3.27	3.54
Com/Ind Hi: exis	2,229	2,226	-3	-0.1	97	105	8	8.0	4.34	4.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	921	899	-23	-2.5	40	42	2	5.4	4.34	4.70
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	61	29	-32	-52.8	1	0	0	-48.2	0.81	0.89
Ag Non-Hmstd	363	408	45	12.5	6	7	1	23.5	1.63	1.79
ResHmstd: NewCon	0	298	298	0.0	0	5	5	0.0	0.00	1.59
All other NewCon	0	349	349	0.0	0	9	9	0.0	0.00	2.51
Total	72,456	73,225	768	1.1	1,320	1,454	134	10.2	1.82	1.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	732	734	2	0.3	County	86.98	86.43	0.00	0.00
(-) TIF Tax Capacity	23	25	2	9.9	City/Town	58.37	75.23	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.41	17.02	3.92	7.67
(=) Taxable Tax Capacity	<u>709</u>	<u>709</u>	<u>0</u>	<u>0.0</u>	Special District	<u>0.23</u>	<u>0.24</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	163.00	178.92	3.92	7.67

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	96,500	102,600	6.3	1,145	1,413	268	23.4	1.19	1.38
Res Hmstd: Avg Val	144,600	153,700	6.3	2,019	2,449	430	21.3	1.4	1.59
Res Hmstd: Hi Val	192,800	205,000	6.3	2,894	3,489	595	20.6	1.50	1.70
Res Hmstd: Ex-Hi Val	289,200	307,500	6.3	4,644	5,566	922	19.9	1.61	1.81
Apartment	300,000	308,400	2.8	6,230	7,134	904	14.5	2.08	2.31
Seas Rec: Lo Val	75,000	68,200	-9.1	1,289	1,282	-7	-0.5	1.72	1.88
Seas Rec: Hi Val	200,000	181,900	-9.1	3,601	3,562	-39	-1.1	1.80	1.96
Comm/Ind: Lo Val	150,000	149,800	-0.1	4,902	5,305	403	8.2	3.27	3.54
Comm/Ind: Med Val	300,000	299,600	-0.1	11,419	12,337	919	8.0	3.81	4.12
Comm/Ind: Hi Val	1,000,000	998,700	-0.1	41,829	45,169	3,339	8.0	4.18	4.52

Mille Lacs County	Milaca city
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<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	53,753	53,766	13	0.0	783	786	3	0.4	1.46	1.46
Res Non-Hm: exis	16,378	15,549	-830	-5.1	353	335	-18	-5.1	2.16	2.16
Apartments: exis	7,969	7,969	0	0.0	207	206	0	-0.1	2.59	2.59
Low-inc Apts: ex	5,098	5,098	0	0.0	80	80	0	0.0	1.56	1.56
Seasnl Rec: exis	449	431	-19	-4.1	15	14	-1	-4.5	3.24	3.23
Com/Ind: Lo: exi	12,030	12,134	103	0.9	468	470	3	0.6	3.89	3.88
Com/Ind Hi: exis	10,977	10,096	-881	-8.0	568	520	-48	-8.4	5.17	5.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,969	4,075	106	2.7	203	206	4	1.9	5.10	5.06
Ag HGA: Exist	233	232	-1	-0.6	4	4	0	-0.6	1.61	1.61
Ag Hmstd Land	518	521	3	0.5	5	5	0	-0.2	0.90	0.89
Ag Non-Hmstd	400	397	-3	-0.8	8	8	0	-1.6	2.04	2.03
ResHmstd: NewCon	0	33	33	0.0	0	0	0	0.0	0.00	1.46
All other NewCon	0	18	18	0.0	0	1	1	0.0	0.00	3.88
Total	111,774	110,317	-1,457	-1.3	2,691	2,635	-56	-2.1	2.41	2.39

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,174	1,151	-23	-1.9	County	86.99	86.44	0.00	0.00
(-) TIF Tax Capacity	49	50	1	2.4	City/Town	80.39	81.76	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.75	34.21	3.80	5.56
(=) Taxable Tax Capacity	1,125	1,102	-24	-2.1	Special District	0.23	0.24	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	204.36	202.64	3.80	5.56

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,000	58,000	0.0	733	737	4	0.6	1.26	1.27
Res Hmstd:Avg Val	87,000	87,000	0.0	1,210	1,215	5	0.5	1.39	1.4
Res Hmstd: Hi Val	116,000	116,000	0.0	1,867	1,872	5	0.3	1.61	1.61
Res Hmstd: Ex-Hi Val	174,000	174,000	0.0	3,181	3,185	5	0.1	1.83	1.83
Apartment	300,000	300,000	0.0	7,777	7,766	-11	-0.1	2.59	2.59
Comm/Ind: Lo Val	150,000	138,000	-8.0	5,831	5,349	-482	-8.3	3.89	3.88
Comm/Ind: Med Val	300,000	275,900	-8.0	13,586	12,297	-1,289	-9.5	4.53	4.46
Comm/Ind: Hi Val	1,000,000	919,700	-8.0	49,779	45,450	-4,329	-8.7	4.98	4.94

Mille Lacs County

Onamia city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	10,610	10,445	-165	-1.6	147	141	-6	-4.1	1.39	1.35
Res Non-Hm: exis	4,691	4,729	39	0.8	99	99	0	-0.5	2.11	2.08
Apartments: exis	1,416	1,416	0	0.0	36	35	0	-1.3	2.51	2.48
Low-inc Apts: ex	2,172	2,172	0	0.0	33	33	-1	-1.6	1.53	1.51
Seasnl Rec: exis	143	142	-1	-0.5	3	3	0	-0.6	1.97	1.97
Com/Ind: Lo: exi	4,016	3,880	-136	-3.4	151	144	-7	-4.3	3.76	3.72
Com/Ind Hi: exis	6,702	6,581	-121	-1.8	332	323	-9	-2.6	4.95	4.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,775	1,714	-61	-3.4	88	84	-4	-4.2	4.95	4.91
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	65	61	-4	-6.0	1	1	0	-6.2	1.86	1.86
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.36
All other NewCon	0	51	51	0.0	0	2	2	0.0	0.00	3.94
Total	31,589	31,194	-394	-1.2	890	866	-24	-2.7	2.82	2.77

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	383	377	-6	-1.5	County	86.48	85.93	0.00	0.00
(-) TIF Tax Capacity	40	38	-1	-3.6	City/Town	79.95	80.96	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.77	18.91	18.09	15.28
(=) Taxable Tax Capacity	344	339	-4	-1.2	Special District	0.23	0.24	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	186.43	186.04	18.09	15.28

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,300	45,600		-1.5	602	579	-23	-3.8	1.3	1.27
Res Hmstd: Avg Val	69,400	68,300		-1.6	902	867	-35	-3.9	1.3	1.27
Res Hmstd: Hi Val	92,500	91,100		-1.5	1,353	1,294	-59	-4.4	1.46	1.42
Res Hmstd: Ex-Hi Val	138,800	136,600		-1.6	2,377	2,286	-91	-3.8	1.71	1.67
Apartment	300,000	300,000		0.0	7,534	7,435	-99	-1.3	2.51	2.48
Comm/Ind: Lo Val	150,000	147,300		-1.8	5,642	5,486	-156	-2.8	3.76	3.72
Comm/Ind: Med Val	300,000	294,600		-1.8	13,074	12,693	-381	-2.9	4.36	4.31
Comm/Ind: Hi Val	1,000,000	982,000		-1.8	47,757	46,477	-1,280	-2.7	4.78	4.73

Mille Lacs County	Pease city
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<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	4,301	4,112	-189	-4.4	54	50	-4	-7.1	1.25	1.21
Res Non-Hm: exis	2,162	2,235	72	3.3	39	39	0	-0.3	1.79	1.73
Apartments: exis	134	134	0	0.0	3	3	0	-3.7	2.20	2.12
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,148	1,128	-19	-1.7	39	37	-2	-4.7	3.42	3.32
Com/Ind Hi: exis	259	236	-24	-9.1	12	10	-1	-12.0	4.55	4.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	126	123	-3	-2.7	6	5	0	-5.8	4.55	4.40
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	300	133	-167	-55.6	2	1	-1	-60.6	0.77	0.68
Ag Non-Hmstd	115	281	165	143.6	2	5	3	132.4	1.73	1.65
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	8,546	8,381	-165	-1.9	156	150	-6	-4.1	1.83	1.79

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	81	81	-1	-0.7	County	86.98	86.44	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	49.31	44.42	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.75	34.21	3.80	5.56
(=) Taxable Tax Capacity	81	81	-1	-0.7	Special District	0.23	0.24	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	173.27	165.31	3.80	5.56

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	55,200	52,800	-4.3	595	553	-42	-7.0	1.08	1.05
Res Hmstd: Avg Val	82,700	79,100	-4.4	948	854	-94	-10.0	1.15	1.08
Res Hmstd: Hi Val	110,300	105,400	-4.4	1,480	1,342	-138	-9.3	1.34	1.27
Res Hmstd: Ex-Hi Val	165,400	158,100	-4.4	2,541	2,321	-220	-8.7	1.54	1.47
Apartment	300,000	300,000	0.0	6,612	6,366	-246	-3.7	2.20	2.12
Comm/Ind: Lo Val	150,000	136,400	-9.1	5,132	4,523	-608	-11.9	3.42	3.32
Comm/Ind: Med Val	300,000	272,800	-9.1	11,955	10,381	-1,574	-13.2	3.98	3.81
Comm/Ind: Hi Val	1,000,000	909,300	-9.1	43,795	38,405	-5,391	-12.3	4.38	4.22

Mille Lacs County	Wahkon city
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<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	14,033	13,409	-624	-4.4	202	204	3	1.4	1.44	1.53
Res Non-Hm: exis	1,959	2,050	91	4.6	33	36	4	11.8	1.67	1.78
Apartments: exis	357	357	0	0.0	7	8	0	5.7	2.00	2.12
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	21,094	20,042	-1,052	-5.0	365	359	-6	-1.7	1.73	1.79
Com/Ind: Lo: exi	1,913	1,776	-137	-7.2	61	59	-2	-3.5	3.18	3.31
Com/Ind Hi: exis	281	531	250	88.9	12	23	11	95.9	4.23	4.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	266	293	27	10.2	11	13	2	14.3	4.23	4.38
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	83	84	1	1.7	1	1	0	5.7	0.79	0.82
Ag Non-Hmstd	203	204	1	0.5	3	3	0	4.4	1.57	1.63
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	284	284	0.0	0	5	5	0.0	0.00	1.80
Total	40,189	39,030	-1,159	-2.9	694	711	17	2.4	1.73	1.82

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	401	392	-9	-2.3	County	86.98	86.43	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	52.45	59.57	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.41	17.02	3.92	7.67	
(=) Taxable Tax Capacity	401	392	-9	-2.3	Special District	0.23	0.24	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	157.07	163.25	3.92	7.67	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	111,600	106,600	-4.5	1,369	1,371	1	0.1	1.23	1.29
Res Hmstd:Avg Val	167,300	159,900	-4.4	2,345	2,360	15	0.6	1.40	1.48
Res Hmstd: Hi Val	223,100	213,200	-4.4	3,322	3,349	27	0.8	1.49	1.57
Res Hmstd: Ex-Hi Val	334,700	319,800	-4.5	5,277	5,328	51	1.0	1.58	1.67
Apartment	300,000	300,000	0.0	6,008	6,352	344	5.7	2.00	2.12
Seas Rec: Lo Val	75,000	71,300	-4.9	1,244	1,228	-16	-1.3	1.66	1.72
Seas Rec: Hi Val	200,000	190,000	-5.0	3,483	3,428	-55	-1.6	1.74	1.80
Comm/Ind: Lo Val	150,000	283,300	88.9	4,769	10,802	6,033	126.5	3.18	3.81
Comm/Ind: Med Val	300,000	566,600	88.9	11,108	23,218	12,110	109.0	3.70	4.1
Comm/Ind: Hi Val	1,000,000	1,888,600	88.9	40,689	81,159	40,470	99.5	4.07	4.3

Mille Lacs County

Princeton city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	98,987	102,843	3,857	3.9	1,492	1,508	15	1.0	1.51	1.47
Res Non-Hm: exis	27,537	29,092	1,555	5.6	610	611	2	0.3	2.21	2.10
Apartments: exis	10,309	10,309	0	0.0	270	258	-12	-4.6	2.62	2.50
Low-inc Apts: ex	5,466	5,466	0	0.0	87	83	-4	-4.6	1.59	1.52
Seasnl Rec: exis	500	494	-6	-1.2	15	14	-1	-5.8	2.93	2.79
Com/Ind: Lo: exi	17,061	17,009	-52	-0.3	667	640	-27	-4.1	3.91	3.76
Com/Ind Hi: exis	11,501	16,349	4,849	42.2	596	815	219	36.8	5.18	4.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,385	1,376	-9	-0.6	72	69	-3	-4.4	5.18	4.99
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	275	0	-275	-100.0	3	0	-3	-100.0	1.01	0.00
Ag Non-Hmstd	1,222	1,386	165	13.5	25	27	2	8.3	2.02	1.92
ResHmstd: NewCon	0	94	94	0.0	0	1	1	0.0	0.00	1.47
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	2.09
Total	174,242	184,420	10,179	5.8	3,836	4,025	189	4.9	2.20	2.18

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	1,683	1,836	154	9.1	County	85.56	85.13	0.00	0.00	
(-) TIF Tax Capacity	92	96	4	4.3	City/Town	85.50	77.92	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.43	29.21	10.13	9.55	
(=) Taxable Tax Capacity	1,590	1,740	150	9.4	Special District	0.23	0.24	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	201.73	192.50	10.13	9.55	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,700	64,100	3.9	809	802	-8	-1.0	1.31	1.25	
Res Hmstd:Avg Val	92,600	96,200	3.9	1,379	1,393	15	1.1	1.49	1.45	
Res Hmstd: Hi Val	123,400	128,200	3.9	2,087	2,095	8	0.4	1.69	1.63	
Res Hmstd: Ex-Hi Val	185,100	192,300	3.9	3,506	3,502	-5	-0.1	1.89	1.82	
Apartment	300,000	300,000	0.0	7,869	7,505	-364	-4.6	2.62	2.50	
Comm/Ind: Lo Val	150,000	213,200	42.1	5,867	8,797	2,930	49.9	3.91	4.13	
Comm/Ind: Med Val	300,000	426,500	42.2	13,638	19,433	5,795	42.5	4.55	4.56	
Comm/Ind: Hi Val	1,000,000	1,421,600	42.2	49,906	69,054	19,148	38.4	4.99	4.86	

Morrison County

Bowlus city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,546	7,713	167	2.2	72	75	3	4.7	0.95	0.98
Res Non-Hm: exis	912	749	-164	-17.9	12	10	-2	-16.5	1.35	1.38
Apartments: exis	419	405	-14	-3.2	7	7	0	-2.3	1.64	1.66
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	83	79	-4	-4.8	2	2	0	-4.0	2.29	2.31
Com/Ind: Lo: exi	773	753	-20	-2.6	21	21	0	-2.2	2.75	2.75
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	228	226	-2	-0.9	8	8	0	-0.8	3.65	3.65
Ag HGA: Exist	483	486	3	0.7	5	5	0	3.7	0.94	0.97
Ag Hmstd Land	1,370	1,485	116	8.5	7	8	1	9.2	0.53	0.54
Ag Non-Hmstd	66	66	0	0.0	1	1	0	-1.2	1.28	1.26
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	0.98
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	11,878	11,963	85	0.7	135	137	1	1.1	1.14	1.14

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	97	96	0	-0.5	County	60.46	59.82	0.00	0.00
(-) TIF Tax Capacity	5	5	0	-3.3	City/Town	34.20	35.34	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.62	30.63	4.43	7.97
(=) Taxable Tax Capacity	91	91	0	-0.3	Special District	0.51	0.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.79	126.29	4.43	7.97

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,800	59,100	2.2	469	495	26	5.6	0.81	0.84
Res Hmstd:Avg Val	86,700	88,600	2.2	770	820	50	6.5	0.89	0.93
Res Hmstd: Hi Val	115,600	118,200	2.2	1,185	1,251	66	5.5	1.03	1.06
Res Hmstd: Ex-Hi Val	173,500	177,300	2.2	2,018	2,112	94	4.7	1.16	1.19
Apartment	300,000	290,300	-3.2	4,925	4,814	-111	-2.2	1.64	1.66

Morrison County

Buckman city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,502	8,736	-766	-8.1	87	77	-10	-11.1	0.92	0.89
Res Non-Hm: exis	1,398	1,530	132	9.5	18	19	1	6.8	1.27	1.24
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,040	963	-77	-7.4	26	24	-2	-7.5	2.46	2.46
Com/Ind Hi: exis	521	690	169	32.3	17	22	5	32.6	3.23	3.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	565	599	34	6.0	18	19	1	6.2	3.23	3.24
Ag HGA: Exist	317	297	-20	-6.4	3	3	0	-8.7	1.01	0.99
Ag Hmstd Land	707	786	79	11.2	3	4	0	15.2	0.45	0.46
Ag Non-Hmstd	168	229	60	35.8	2	2	1	38.0	1.02	1.04
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	406	406	0.0	0	11	11	0.0	0.00	2.78
Total	14,219	14,236	17	0.1	174	182	8	4.8	1.22	1.28

Tax Base

Tax Rates

	Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Change	Pctg Chng	Base	Alter
Total Tax Capacity	133	137	4	3.2	County	60.43	59.79		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	20.36	22.64		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.03	21.03		13.95	11.68
(=) Taxable Tax Capacity	133	137	4	3.2	Special District	0.51	0.50		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	102.34	103.96		13.95	11.68

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	71,900	66,100	-5,800	-8.1	542	490	-52	-9.6	0.75	0.74
Res Hmstd: Avg Val	107,700	99,000	-8,700	-8.1	971	850	-120	-12.4	0.90	0.86
Res Hmstd: Hi Val	143,600	132,000	-11,600	-8.1	1,421	1,263	-158	-11.1	0.99	0.96
Res Hmstd: Ex-Hi Val	215,500	198,100	-17,400	-8.1	2,323	2,089	-234	-10.1	1.08	1.05
Comm/Ind: Lo Val	150,000	198,500	48,500	32.3	3,688	5,256	1,568	42.5	2.46	2.65
Comm/Ind: Med Val	300,000	397,000	97,000	32.3	8,535	11,681	3,146	36.9	2.85	2.94
Comm/Ind: Hi Val	1,000,000	1,323,400	323,400	32.3	31,156	41,670	10,514	33.7	3.12	3.15

Morrison County

Elmdale city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,322	2,233	-89	-3.8	27	25	-2	-8.8	1.18	1.12
Res Non-Hm: exis	306	400	93	30.5	5	6	1	24.5	1.55	1.48
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	285	292	6	2.2	9	8	0	-0.8	2.98	2.89
Com/Ind Hi: exis	40	44	4	10.0	2	2	0	7.1	3.88	3.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	175	181	6	3.6	7	7	0	0.8	3.88	3.78
Ag HGA: Exist	1,420	1,433	13	0.9	17	16	-1	-4.1	1.19	1.13
Ag Hmstd Land	4,519	4,785	266	5.9	25	26	1	4.4	0.55	0.55
Ag Non-Hmstd	222	222	0	0.0	3	3	0	-2.1	1.29	1.26
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.12
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	0.69
Total	9,290	9,592	302	3.3	94	93	-1	-0.8	1.01	0.97

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	63	65	2	3.4	County	60.44	59.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	26.52	25.66	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	41.59	40.42	25.82	21.44
(=) Taxable Tax Capacity	63	65	2	3.4	Special District	0.51	0.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	129.06	126.38	25.82	21.44

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,900	59,500	-3.9	639	579	-60	-9.5	1.03	0.97
Res Hmstd:Avg Val	92,900	89,300	-3.9	1,066	951	-115	-10.8	1.15	1.06
Res Hmstd: Hi Val	123,800	119,000	-3.9	1,581	1,424	-157	-9.9	1.28	1.2
Res Hmstd: Ex-Hi Val	185,700	178,600	-3.8	2,611	2,373	-239	-9.1	1.41	1.33
Comm/Ind: Lo Val	150,000	164,900	9.9	4,467	4,900	433	9.7	2.98	2.97
Comm/Ind: Med Val	300,000	329,900	10.0	10,294	11,142	848	8.2	3.43	3.38
Comm/Ind: Hi Val	1,000,000	1,099,500	10.0	37,487	40,256	2,769	7.4	3.75	3.66

Morrison County

Flensburg city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,903	3,626	-276	-7.1	39	36	-3	-7.5	1.00	0.99
Res Non-Hm: exis	789	681	-108	-13.7	11	10	-1	-10.8	1.37	1.41
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	72	72	0	0.0	1	1	0	4.9	1.34	1.41
Com/Ind: Lo: exi	118	140	22	18.2	3	4	1	21.4	2.70	2.77
Com/Ind Hi: exis	3	3	0	0.0	0	0	0	3.2	3.53	3.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	223	218	-5	-2.4	7	8	0	0.5	3.35	3.46
Ag HGA: Exist	2,744	2,566	-178	-6.5	29	27	-2	-6.2	1.05	1.05
Ag Hmstd Land	7,700	8,159	459	6.0	35	41	6	16.9	0.46	0.51
Ag Non-Hmstd	574	595	21	3.6	7	7	1	10.2	1.17	1.24
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	1.00
All other NewCon	0	61	61	0.0	0	0	0	0.0	0.00	0.78
Total	16,127	16,123	-3	0.0	132	134	2	1.6	0.82	0.83

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	106	104	-2	-1.6	County	60.44	59.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	36.02	46.22	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.39	14.84	22.94	18.34
(=) Taxable Tax Capacity	106	104	-2	-1.6	Special District	0.51	0.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	113.37	121.36	22.94	18.34

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	53,100	49,300	-7.2	483	449	-34	-7.0	0.91	0.91
Res Hmstd:Avg Val	79,600	74,000	-7.0	744	675	-70	-9.3	0.93	0.91
Res Hmstd: Hi Val	106,200	98,700	-7.1	1,134	1,035	-99	-8.7	1.07	1.05
Res Hmstd: Ex-Hi Val	159,300	148,000	-7.1	1,912	1,777	-135	-7.0	1.20	1.20
Comm/Ind: Lo Val	150,000	150,000	0.0	4,071	4,177	106	2.6	2.71	2.78
Comm/Ind: Med Val	300,000	300,000	0.0	9,384	9,654	271	2.9	3.13	3.22
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,178	35,216	1,038	3.0	3.42	3.52

Morrison County

Genola city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,120	1,932	-188	-8.9	19	16	-2	-11.6	0.88	0.85
Res Non-Hm: exis	316	506	190	60.2	4	6	2	52.0	1.20	1.14
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,139	2,139	1	0.0	51	51	-1	-1.8	2.41	2.36
Com/Ind Hi: exis	932	1,013	81	8.7	29	32	2	6.9	3.16	3.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	189	186	-3	-1.5	6	6	0	-3.1	3.16	3.11
Ag HGA: Exist	99	99	0	0.0	1	1	0	-3.7	0.85	0.81
Ag Hmstd Land	97	116	18	18.9	0	0	0	15.8	0.40	0.39
Ag Non-Hmstd	119	138	19	15.9	1	1	0	14.5	0.99	0.98
ResHmstd: NewCon	0	4	4	0.0	0	0	0	0.0	0.00	0.85
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,010	6,132	122	2.0	112	113	1	0.9	1.86	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	76	79	2	3.3	County	60.43	59.79	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	16.96	16.42	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.03	21.03	13.95	11.68
(=) Taxable Tax Capacity	76	79	2	3.3	Special District	0.51	0.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	98.94	97.73	13.95	11.68

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	68,300	62,200	-8.9	501	437	-63	-12.6	0.73	0.70
Res Hmstd: Avg Val	102,400	93,300	-8.9	879	739	-140	-15.9	0.86	0.79
Res Hmstd: Hi Val	136,500	124,400	-8.9	1,294	1,107	-187	-14.5	0.95	0.89
Res Hmstd: Ex-Hi Val	204,900	186,700	-8.9	2,127	1,843	-284	-13.4	1.04	0.99
Comm/Ind: Lo Val	150,000	163,000	8.7	3,611	3,950	339	9.4	2.41	2.42
Comm/Ind: Med Val	300,000	326,100	8.7	8,356	9,027	670	8.0	2.79	2.77
Comm/Ind: Hi Val	1,000,000	1,087,000	8.7	30,501	32,710	2,209	7.2	3.05	3.01

Morrison County

Harding city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,955	2,850	-104	-3.5	27	25	-1	-4.3	0.90	0.89
Res Non-Hm: exis	332	424	91	27.6	4	5	1	26.4	1.17	1.16
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	739	590	-149	-20.2	18	14	-4	-20.2	2.44	2.44
Com/Ind Hi: exis	218	21	-197	-90.5	7	1	-6	-90.4	3.21	3.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	23	26	2	10.6	1	1	0	10.8	3.21	3.22
Ag HGA: Exist	725	734	9	1.2	6	6	0	0.2	0.82	0.81
Ag Hmstd Land	2,772	3,104	332	12.0	12	14	2	16.3	0.43	0.45
Ag Non-Hmstd	196	216	20	10.1	2	2	0	11.9	1.01	1.03
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	16	16	0.0	0	0	0	0.0	0.00	0.93
Total	7,959	7,979	20	0.2	76	68	-8	-10.1	0.96	0.86

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	62	58	-4	-6.2	County	60.42	59.78	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.33	21.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.04	21.03	13.95	11.68
(=) Taxable Tax Capacity	62	58	-4	-6.2	Special District	0.51	0.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	101.29	102.93	13.95	11.68

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	65,700	63,400	-3.5	491	466	-25	-5.2	0.75	0.73
Res Hmstd:Avg Val	98,500	95,000	-3.6	848	794	-54	-6.4	0.86	0.84
Res Hmstd: Hi Val	131,300	126,700	-3.5	1,256	1,186	-69	-5.5	0.96	0.94
Res Hmstd: Ex-Hi Val	197,000	190,000	-3.6	2,073	1,970	-102	-4.9	1.05	1.04
Comm/Ind: Lo Val	150,000	14,300	-90.5	3,664	349	-3,315	-90.5	2.44	2.44
Comm/Ind: Med Val	300,000	28,600	-90.5	8,480	698	-7,782	-91.8	2.83	2.44
Comm/Ind: Hi Val	1,000,000	95,300	-90.5	30,954	2,327	-28,627	-92.5	3.1	2.44

Morrison County

Hillman city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	560	603	43	7.7	5	5	0	3.9	0.91	0.88
Res Non-Hm: exis	174	103	-71	-40.6	2	1	-1	-41.3	1.37	1.35
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	54	54	0	0.0	1	1	0	-1.0	2.25	2.23
Com/Ind: Lo: exi	66	66	0	0.0	2	2	0	-1.2	2.71	2.67
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6	5	0	-3.5	0	0	0	-4.5	3.55	3.51
Ag HGA: Exist	336	336	0	0.0	4	4	0	-2.6	1.11	1.08
Ag Hmstd Land	322	322	0	0.0	1	1	0	0.1	0.33	0.33
Ag Non-Hmstd	117	117	0	0.0	1	1	0	-0.1	1.16	1.16
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,635	1,607	-28	-1.7	17	16	-1	-5.5	1.03	0.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	13	12	0	-3.6	County	60.38	59.80	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.04	36.35	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.22	19.37	18.08	15.28
(=) Taxable Tax Capacity	13	12	0	-3.6	Special District	0.51	0.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	116.16	116.02	18.08	15.28

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	34,000	36,600	7.6	298	311	12	4.1	0.88	0.85
Res Hmstd:Avg Val	50,900	54,800	7.7	447	465	18	4.1	0.88	0.85
Res Hmstd: Hi Val	67,900	73,100	7.7	596	621	25	4.1	0.88	0.85
Res Hmstd: Ex-Hi Val	101,800	109,600	7.7	1,040	1,121	81	7.8	1.02	1.02

Morrison County

Lastrup city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,149	3,038	-111	-3.5	28	27	-1	-2.2	0.88	0.89
Res Non-Hm: exis	176	316	140	79.9	2	4	2	81.3	1.32	1.33
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	359	358	0	-0.1	10	10	0	1.4	2.66	2.70
Com/Ind Hi: exis	11	34	23	207.2	0	1	1	212.7	3.50	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,161	1,130	-31	-2.7	41	40	0	-0.9	3.50	3.56
Ag HGA: Exist	460	441	-19	-4.1	5	5	0	-3.7	1.03	1.04
Ag Hmstd Land	293	364	71	24.2	1	2	0	45.2	0.37	0.43
Ag Non-Hmstd	60	0	-60	-100.0	1	0	-1	-100.0	1.16	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	0.77
Total	5,668	5,684	15	0.3	87	89	1	1.7	1.54	1.56

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	56	57	0	0.5	County	60.43	59.80	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.67	38.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.04	21.03	13.95	11.68
(=) Taxable Tax Capacity	56	57	0	0.5	Special District	0.51	0.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	115.65	120.12	13.95	11.68

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,000	48,200		-3.6	417	404	-13	-3.1	0.83	0.84
Res Hmstd: Avg Val	75,000	72,400		-3.5	625	606	-19	-3.0	0.83	0.84
Res Hmstd: Hi Val	99,900	96,400		-3.5	968	927	-41	-4.2	0.97	0.96
Res Hmstd: Ex-Hi Val	149,900	144,600		-3.5	1,668	1,615	-53	-3.2	1.11	1.12
Comm/Ind: Lo Val	150,000	460,800		207.2	3,987	15,114	11,127	279.1	2.66	3.28
Comm/Ind: Med Val	300,000	921,600		207.2	9,234	31,520	22,286	241.4	3.08	3.42
Comm/Ind: Hi Val	1,000,000	3,072,100		207.2	33,718	108,083	74,365	220.6	3.37	3.52

Morrison County

Little Falls city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	215,323	223,156	7,833	3.6	3,091	2,954	-137	-4.4	1.44	1.32
Res Non-Hm: exis	34,023	38,316	4,293	12.6	681	697	16	2.4	2.00	1.82
Apartments: exis	20,361	19,697	-664	-3.3	469	415	-54	-11.4	2.30	2.11
Low-inc Apts: ex	11,005	10,737	-269	-2.4	156	139	-17	-11.0	1.42	1.29
Seasnl Rec: exis	712	743	31	4.4	20	19	-1	-4.1	2.83	2.60
Com/Ind: Lo: exi	30,083	30,299	216	0.7	1,037	981	-56	-5.4	3.45	3.24
Com/Ind Hi: exis	58,141	58,801	660	1.1	2,610	2,492	-119	-4.5	4.49	4.24
Publ U: Elec Gen	2,385	2,303	-83	-3.5	85	75	-9	-11.2	3.54	3.26
Publ U: Other	8,991	9,232	241	2.7	411	397	-14	-3.4	4.57	4.30
Ag HGA: Exist	85	92	7	8.2	1	1	0	2.2	1.31	1.24
Ag Hmstd Land	175	170	-5	-2.9	1	1	0	-11.4	0.63	0.57
Ag Non-Hmstd	262	268	6	2.2	4	4	0	-5.1	1.65	1.53
ResHmstd: NewCon	0	484	484	0.0	0	6	6	0.0	0.00	1.33
All other NewCon	0	597	597	0.0	0	18	18	0.0	0.00	2.96
Total	381,546	394,893	13,347	3.5	8,565	8,199	-366	-4.3	2.24	2.08

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	4,085	4,250	165	4.0	County	59.78	59.18	0.00	0.00	
(-) TIF Tax Capacity	335	198	-137	-40.8	City/Town	88.47	78.68	0.80	0.77	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.93	13.49	22.96	18.33	
(=) Taxable Tax Capacity	3,750	4,052	301	8.0	Special District	2.09	2.05	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	165.27	153.40	23.76	19.11	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	65,300	67,700		3.7	803	752	-50	-6.3	1.23	1.11
Res Hmstd: Avg Val	97,900	101,500		3.7	1,381	1,320	-61	-4.4	1.41	1.30
Res Hmstd: Hi Val	130,600	135,400		3.7	2,047	1,951	-96	-4.7	1.57	1.44
Res Hmstd: Ex-Hi Val	195,900	203,000		3.6	3,379	3,211	-168	-5.0	1.72	1.58
Apartment	300,000	290,200		-3.3	6,910	6,119	-791	-11.5	2.30	2.11
Comm/Ind: Lo Val	150,000	151,700		1.1	5,251	4,982	-268	-5.1	3.50	3.28
Comm/Ind: Med Val	300,000	303,400		1.1	12,133	11,506	-627	-5.2	4.04	3.79
Comm/Ind: Hi Val	1,000,000	1,011,400		1.1	44,250	41,950	-2,300	-5.2	4.43	4.15

Morrison County

Pierz city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	36,698	36,240	-459	-1.2	405	390	-16	-3.9	1.10	1.08
Res Non-Hm: exis	5,430	5,479	48	0.9	84	82	-2	-2.3	1.54	1.49
Apartments: exis	4,433	4,426	-7	-0.2	78	76	-2	-2.1	1.76	1.72
Low-inc Apts: ex	1,460	1,446	-14	-1.0	16	15	0	-3.2	1.07	1.05
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	5,999	6,136	136	2.3	172	173	1	0.8	2.86	2.82
Com/Ind Hi: exis	6,182	6,449	268	4.3	233	240	7	3.1	3.77	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,188	3,185	-3	-0.1	119	118	-2	-1.3	3.74	3.69
Ag HGA: Exist	197	197	0	0.0	2	2	0	-2.8	1.06	1.03
Ag Hmstd Land	374	432	58	15.5	2	2	0	16.6	0.51	0.51
Ag Non-Hmstd	346	374	28	8.0	4	5	0	7.2	1.29	1.28
ResHmstd: NewCon	0	42	42	0.0	0	0	0	0.0	0.00	1.08
All other NewCon	0	9	9	0.0	0	0	0	0.0	0.00	3.22
Total	64,307	64,414	107	0.2	1,115	1,104	-11	-1.0	1.73	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	683	687	5	0.7	County	60.43	59.78	0.00	0.00
(-) TIF Tax Capacity	90	92	1	1.6	City/Town	47.37	47.11	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.03	21.03	13.95	11.68
(=) Taxable Tax Capacity	592	595	3	0.6	Special District	0.51	0.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	129.35	128.41	13.95	11.68

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,000	69,100	-1.3	641	613	-28	-4.3	0.92	0.89
Res Hmstd: Avg Val	105,000	103,700	-1.2	1,145	1,094	-51	-4.4	1.09	1.06
Res Hmstd: Hi Val	139,900	138,200	-1.2	1,686	1,618	-68	-4.1	1.21	1.17
Res Hmstd: Ex-Hi Val	210,000	207,400	-1.2	2,772	2,667	-105	-3.8	1.32	1.29
Apartment	300,000	299,500	-0.2	5,269	5,157	-112	-2.1	1.76	1.72
Comm/Ind: Lo Val	150,000	156,500	4.3	4,295	4,478	182	4.2	2.86	2.86
Comm/Ind: Med Val	300,000	313,000	4.3	9,953	10,309	356	3.6	3.32	3.29
Comm/Ind: Hi Val	1,000,000	1,043,300	4.3	36,355	37,521	1,166	3.2	3.64	3.6

Morrison County

Randall city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	14,653	14,696	43	0.3	185	177	-8	-4.4	1.26	1.20
Res Non-Hm: exis	2,266	2,250	-16	-0.7	41	39	-2	-4.0	1.80	1.74
Apartments: exis	612	601	-11	-1.8	13	12	-1	-4.7	2.12	2.06
Low-inc Apts: ex	681	678	-3	-0.5	9	9	0	-3.8	1.31	1.27
Seasnl Rec: exis	156	156	0	0.0	4	4	0	-2.0	2.83	2.78
Com/Ind: Lo: exi	2,789	2,844	55	2.0	92	92	0	-0.1	3.29	3.22
Com/Ind Hi: exis	1,060	1,193	133	12.6	46	50	5	10.6	4.31	4.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	637	645	8	1.3	9	8	0	-2.1	1.35	1.30
Ag Hmstd Land	996	1,083	87	8.7	6	7	1	9.8	0.62	0.63
Ag Non-Hmstd	211	217	6	2.8	3	3	0	2.0	1.52	1.50
ResHmstd: NewCon	0	33	33	0.0	0	0	0	0.0	0.00	1.21
All other NewCon	0	74	74	0.0	0	2	2	0.0	0.00	3.02
Total	24,061	24,469	408	1.7	407	404	-3	-0.7	1.69	1.65

Tax Base

Tax Rates

	Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alter	Change	Pctg Chng	Base	Alter
Total Tax Capacity	213	218	5	2.3	County	58.51	57.91		0.00	0.00
(-) TIF Tax Capacity	43	42	0	-0.2	City/Town	79.06	79.88		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.45	12.05		22.96	18.33
(=) Taxable Tax Capacity	171	176	5	2.9	Special District	0.51	0.50		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	151.53	150.34		22.96	18.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,500	52,700	0.4	598	572	-26	-4.3	1.14	1.09
Res Hmstd: Avg Val	78,700	78,900	0.3	916	878	-39	-4.2	1.16	1.11
Res Hmstd: Hi Val	104,900	105,200	0.3	1,409	1,357	-52	-3.7	1.34	1.29
Res Hmstd: Ex-Hi Val	157,400	157,900	0.3	2,397	2,317	-80	-3.3	1.52	1.47
Apartment	300,000	294,500	-1.8	6,371	6,074	-297	-4.7	2.12	2.06
Comm/Ind: Lo Val	150,000	168,800	12.5	4,930	5,624	695	14.1	3.29	3.33
Comm/Ind: Med Val	300,000	337,700	12.6	11,388	12,771	1,383	12.1	3.8	3.78
Comm/Ind: Hi Val	1,000,000	1,125,500	12.6	41,525	46,104	4,579	11.0	4.15	4.1

Morrison County

Royalton city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	35,929	35,640	-289	-0.8	396	397	1	0.3	1.10	1.11
Res Non-Hm: exis	6,198	5,728	-470	-7.6	96	88	-8	-8.4	1.55	1.54
Apartments: exis	3,037	2,940	-97	-3.2	53	51	-2	-3.3	1.75	1.75
Low-inc Apts: ex	708	707	-1	-0.1	7	8	0	0.3	1.06	1.06
Seasnl Rec: exis	0	319	319	0.0	0	8	8	0.0	0.00	2.42
Com/Ind: Lo: exi	4,261	4,067	-194	-4.6	123	116	-6	-5.0	2.88	2.86
Com/Ind Hi: exis	3,270	3,321	51	1.6	125	126	1	0.8	3.82	3.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	723	734	11	1.5	28	28	0	0.8	3.82	3.79
Ag HGA: Exist	97	0	-97	-100.0	1	0	-1	-100.0	1.01	0.00
Ag Hmstd Land	176	101	-75	-42.7	1	0	-1	-69.9	0.45	0.24
Ag Non-Hmstd	502	617	114	22.8	7	8	1	20.1	1.37	1.34
ResHmstd: NewCon	0	98	98	0.0	0	1	1	0.0	0.00	1.11
All other NewCon	0	292	292	0.0	0	4	4	0.0	0.00	1.53
Total	54,902	54,564	-338	-0.6	836	836	0	0.0	1.52	1.53

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	540	538	-2	-0.4	County	60.38	59.74	0.00	0.00
(-) TIF Tax Capacity	31	26	-5	-15.2	City/Town	43.11	42.77	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.57	30.59	4.43	7.97
(=) Taxable Tax Capacity	509	512	3	0.5	Special District	0.51	0.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	136.58	133.60	4.43	7.97

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	76,900	76,300	-600	-0.8	670	674	4	0.6	0.87	0.88
Res Hmstd:Avg Val	115,300	114,400	-900	-0.8	1,259	1,260	1	0.1	1.09	1.10
Res Hmstd: Hi Val	153,700	152,500	-1,200	-0.8	1,848	1,845	-3	-0.2	1.20	1.21
Res Hmstd: Ex-Hi Val	230,700	228,800	-1,900	-0.8	3,028	3,017	-11	-0.4	1.31	1.32
Apartment	300,000	290,500	-9,500	-3.2	5,255	5,083	-172	-3.3	1.75	1.75
Comm/Ind: Lo Val	150,000	152,300	2,300	1.5	4,315	4,384	69	1.6	2.88	2.88
Comm/Ind: Med Val	300,000	304,700	4,700	1.6	10,047	10,164	117	1.2	3.35	3.34
Comm/Ind: Hi Val	1,000,000	1,015,600	15,600	1.6	36,796	37,127	332	0.9	3.68	3.66

Morrison County

Sobieski city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,156	5,431	275	5.3	57	56	0	-0.7	1.10	1.04
Res Non-Hm: exis	684	411	-273	-39.9	10	6	-4	-42.5	1.49	1.43
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	575	579	4	0.7	16	16	0	-2.8	2.87	2.77
Com/Ind Hi: exis	18	20	2	8.2	1	1	0	4.8	3.75	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	38	35	-3	-8.4	1	1	0	-11.2	3.75	3.63
Ag HGA: Exist	1,897	1,905	8	0.4	22	21	-1	-5.6	1.15	1.08
Ag Hmstd Land	4,547	4,973	426	9.4	23	25	2	8.0	0.51	0.50
Ag Non-Hmstd	587	658	71	12.1	7	8	1	9.1	1.24	1.20
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	11	11	0.0	0	0	0	0.0	0.00	0.71
Total	13,502	14,024	521	3.9	138	134	-4	-2.9	1.02	0.95

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	96	99	3	2.7	County	60.44	59.79	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	46.98	45.75	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.59	14.13	22.96	18.33	
(=) Taxable Tax Capacity	96	99	3	2.7	Special District	0.51	0.50	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	123.52	120.18	22.96	18.33	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,300	60,400	5.4	556	546	-10	-1.8	0.97	0.90
Res Hmstd:Avg Val	85,900	90,500	5.4	894	904	10	1.1	1.04	1
Res Hmstd: Hi Val	114,500	120,600	5.3	1,344	1,353	9	0.7	1.17	1.12
Res Hmstd: Ex-Hi Val	171,900	181,100	5.4	2,249	2,257	8	0.3	1.31	1.25
Comm/Ind: Lo Val	150,000	162,200	8.1	4,299	4,593	293	6.8	2.87	2.83
Comm/Ind: Med Val	300,000	324,500	8.2	9,917	10,481	564	5.7	3.31	3.23
Comm/Ind: Hi Val	1,000,000	1,081,500	8.2	36,134	37,945	1,810	5.0	3.61	3.51

Morrison County

Swanville city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,194	8,971	777	9.5	101	107	6	5.8	1.24	1.20
Res Non-Hm: exis	995	1,005	11	1.1	18	17	-1	-3.8	1.81	1.72
Apartments: exis	134	133	-1	-0.5	3	3	0	-5.2	2.06	1.96
Low-inc Apts: ex	228	227	-1	-0.5	3	3	0	-5.5	1.27	1.21
Seasnl Rec: exis	41	41	0	0.0	1	1	0	-3.7	2.76	2.66
Com/Ind: Lo: exi	2,601	2,628	27	1.0	80	78	-2	-2.5	3.09	2.98
Com/Ind Hi: exis	1,441	1,482	41	2.8	53	52	-1	-1.3	3.67	3.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	380	406	26	6.7	16	17	1	3.2	4.21	4.07
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	28	28	0	0.0	0	0	0	-3.5	0.74	0.71
Ag Non-Hmstd	20	20	0	0.0	0	0	0	-3.5	1.47	1.42
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	1.20
All other NewCon	0	17	17	0.0	0	1	1	0.0	0.00	3.17
Total	14,061	14,959	898	6.4	276	279	3	1.2	1.96	1.87

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	142	151	9	6.3	County	60.52	59.88	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	56.75	55.56	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.49	26.19	21.87	18.60
(=) Taxable Tax Capacity	142	151	9	6.3	Special District	0.51	0.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	147.28	142.13	21.87	18.60

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,100	55,900	9.4	563	581	17	3.1	1.10	1.04
Res Hmstd:Avg Val	76,700	84,000	9.5	851	928	78	9.1	1.11	1.11
Res Hmstd: Hi Val	102,200	111,900	9.5	1,316	1,412	97	7.3	1.29	1.26
Res Hmstd: Ex-Hi Val	153,300	167,800	9.5	2,248	2,382	135	6.0	1.47	1.42
Apartment	300,000	298,600	-0.5	6,179	5,861	-319	-5.2	2.06	1.96
Comm/Ind: Lo Val	150,000	154,200	2.8	4,818	4,819	1	0.0	3.21	3.13
Comm/Ind: Med Val	300,000	308,500	2.8	11,132	11,099	-34	-0.3	3.71	3.6
Comm/Ind: Hi Val	1,000,000	1,028,200	2.8	40,600	40,389	-211	-0.5	4.06	3.93

Morrison County

Upsala city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	11,311	11,910	598	5.3	180	182	2	1.1	1.59	1.53
Res Non-Hm: exis	1,758	2,079	321	18.3	38	43	5	11.8	2.18	2.06
Apartments: exis	536	556	20	3.7	14	14	0	-1.1	2.55	2.43
Low-inc Apts: ex	277	277	0	0.0	4	4	0	-4.9	1.57	1.49
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,145	2,081	-64	-3.0	81	76	-5	-6.5	3.79	3.66
Com/Ind Hi: exis	360	396	36	10.0	18	19	1	6.3	4.97	4.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	526	525	-2	-0.3	26	25	-1	-3.6	4.97	4.81
Ag HGA: Exist	1,839	1,785	-54	-2.9	31	29	-2	-6.7	1.70	1.63
Ag Hmstd Land	2,742	2,887	145	5.3	21	22	1	3.1	0.77	0.75
Ag Non-Hmstd	714	740	26	3.6	13	13	0	0.3	1.83	1.78
ResHmstd: NewCon	0	30	30	0.0	0	0	0	0.0	0.00	1.53
All other NewCon	0	12	12	0.0	0	0	0	0.0	0.00	2.06
Total	22,209	23,277	1,068	4.8	427	427	0	0.1	1.92	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	195	205	10	5.3	County	60.42	59.78	0.00	0.00
(-) TIF Tax Capacity	2	2	0	0.0	City/Town	80.88	76.81	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	41.59	40.42	25.82	21.44
(=) Taxable Tax Capacity	193	203	10	5.3	Special District	0.51	0.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	183.40	177.51	25.82	21.44

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,800	64,000	5.3	826	819	-7	-0.9	1.36	1.28
Res Hmstd: Avg Val	91,200	96,000	5.3	1,376	1,402	27	1.9	1.51	1.46
Res Hmstd: Hi Val	121,600	128,000	5.3	2,062	2,090	28	1.4	1.7	1.63
Res Hmstd: Ex-Hi Val	182,400	192,000	5.3	3,434	3,466	31	0.9	1.88	1.81
Apartment	300,000	311,000	3.7	7,652	7,568	-84	-1.1	2.55	2.43
Comm/Ind: Lo Val	150,000	165,000	10.0	5,690	6,208	518	9.1	3.79	3.76
Comm/Ind: Med Val	300,000	330,000	10.0	13,147	14,137	990	7.5	4.38	4.28
Comm/Ind: Hi Val	1,000,000	1,100,100	10.0	47,947	51,146	3,199	6.7	4.79	4.65

Morrison County

Motley city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,127	12,167	40	0.3	155	157	3	1.7	1.28	1.29
Res Non-Hm: exis	3,419	2,991	-428	-12.5	68	59	-9	-13.3	1.99	1.97
Apartments: exis	374	372	-2	-0.5	9	9	0	0.3	2.29	2.31
Low-inc Apts: ex	1,506	1,464	-42	-2.8	21	21	0	-2.1	1.39	1.40
Seasnl Rec: exis	159	162	3	1.9	3	3	0	2.9	1.84	1.86
Com/Ind: Lo: exi	4,755	4,812	56	1.2	167	169	3	1.7	3.50	3.52
Com/Ind Hi: exis	4,476	4,743	268	6.0	201	215	14	6.7	4.50	4.53
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	612	648	36	5.9	28	30	2	6.5	4.63	4.65
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	209	209	0	0.0	4	4	0	1.0	1.72	1.74
ResHmstd: NewCon	0	55	55	0.0	0	1	1	0.0	0.00	1.30
All other NewCon	0	6	6	0.0	0	0	0	0.0	0.00	4.01
Total	27,637	27,629	-8	0.0	655	668	12	1.9	2.37	2.42

Tax Base

Tax Rates

	Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alter	Base	Alter	Base	Alter
Total Tax Capacity	307	310	3	1.0	County	60.38	59.73	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	100.60	99.71	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.75	14.00	13.63	13.21	
(=) Taxable Tax Capacity	307	310	3	1.0	Special District	0.51	0.50	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	172.24	173.95	13.63	13.21	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,200	49,400	0.4	576	581	5	0.9	1.17	1.18
Res Hmstd:Avg Val	73,800	74,000	0.3	863	870	7	0.8	1.17	1.18
Res Hmstd: Hi Val	98,300	98,600	0.3	1,338	1,352	14	1.0	1.36	1.37
Res Hmstd: Ex-Hi Val	147,500	148,000	0.3	2,329	2,354	25	1.1	1.58	1.59
Apartment	300,000	298,600	-0.5	6,868	6,887	19	0.3	2.29	2.31
Comm/Ind: Lo Val	150,000	159,000	6.0	5,256	5,702	446	8.5	3.50	3.59
Comm/Ind: Med Val	300,000	317,900	6.0	12,196	13,094	898	7.4	4.07	4.12
Comm/Ind: Hi Val	1,000,000	1,059,800	6.0	44,581	47,608	3,027	6.8	4.46	4.49

Mower County	Adams city
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<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	20,116	19,754	-363	-1.8	238	220	-18	-7.4	1.18	1.12
Res Non-Hm: exis	2,515	2,516	0	0.0	41	39	-2	-5.2	1.63	1.54
Apartments: exis	257	257	0	0.0	5	5	0	-5.1	1.97	1.87
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,452	3,486	35	1.0	107	104	-3	-2.8	3.11	2.99
Com/Ind Hi: exis	1,544	1,503	-41	-2.7	63	59	-4	-6.2	4.10	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	751	819	68	9.0	31	32	2	5.1	4.10	3.95
Ag HGA: Exist	155	152	-3	-2.1	2	2	0	-8.5	1.07	1.00
Ag Hmstd Land	1,505	2,015	510	33.9	12	17	5	45.6	0.80	0.87
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	52	52	0.0	0	1	1	0.0	0.00	1.12
All other NewCon	0	169	169	0.0	0	6	6	0.0	0.00	3.28
Total	30,295	30,721	426	1.4	499	485	-14	-2.8	1.65	1.58

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	278	284	6	2.1	County	47.66	38.49	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	91.36	96.60	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.96	2.89	16.34	13.93
(=) Taxable Tax Capacity	278	284	6	2.1	Special District	0.35	0.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	144.33	138.26	16.34	13.93

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,500	56,500	-1.7	592	547	-44	-7.5	1.03	0.97
Res Hmstd:Avg Val	86,200	84,600	-1.9	959	878	-82	-8.5	1.11	1.04
Res Hmstd: Hi Val	114,900	112,800	-1.8	1,458	1,342	-116	-7.9	1.27	1.19
Res Hmstd: Ex-Hi Val	172,300	169,200	-1.8	2,455	2,271	-184	-7.5	1.42	1.34
Apartment	300,000	300,000	0.0	5,902	5,603	-300	-5.1	1.97	1.87
Comm/Ind: Lo Val	150,000	146,000	-2.7	4,668	4,371	-297	-6.4	3.11	2.99
Comm/Ind: Med Val	300,000	292,000	-2.7	10,811	10,094	-717	-6.6	3.60	3.46
Comm/Ind: Hi Val	1,000,000	973,400	-2.7	39,477	36,979	-2,499	-6.3	3.95	3.8

Mower County	Austin city
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<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	694,426	688,570	-5,857	-0.8	7,581	6,693	-888	-11.7	1.09	0.97
Res Non-Hm: exis	109,451	115,663	6,213	5.7	1,563	1,470	-93	-6.0	1.43	1.27
Apartments: exis	40,873	41,301	427	1.0	686	618	-67	-9.8	1.68	1.50
Low-inc Apts: ex	8,756	8,989	233	2.7	91	83	-8	-8.5	1.03	0.92
Seasnl Rec: exis	2,683	2,683	0	0.0	56	51	-5	-9.4	2.11	1.91
Com/Ind: Lo: exi	60,698	60,406	-292	-0.5	1,671	1,534	-137	-8.2	2.75	2.54
Com/Ind Hi: exis	132,221	132,893	671	0.5	4,782	4,440	-341	-7.1	3.62	3.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,753	2,696	-58	-2.1	100	90	-10	-9.5	3.62	3.34
Ag HGA: Exist	301	301	0	0.0	4	3	0	-11.0	1.19	1.06
Ag Hmstd Land	1,533	2,047	514	33.5	12	16	4	32.3	0.78	0.77
Ag Non-Hmstd	2,905	3,730	825	28.4	35	40	5	15.4	1.20	1.07
ResHmstd: NewCon	0	1,866	1,866	0.0	0	18	18	0.0	0.00	0.97
All other NewCon	0	1,747	1,747	0.0	0	35	35	0.0	0.00	2.02
Total	1,056,600	1,062,891	6,291	0.6	16,580	15,092	-1,488	-9.0	1.57	1.42

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10,679	10,775	96	0.9	County	46.90	37.96	0.00	0.00
(-) TIF Tax Capacity	614	617	3	0.6	City/Town	41.33	40.56	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.42	26.19	18.34	15.38
(=) Taxable Tax Capacity	10,066	10,158	93	0.9	Special District	2.90	2.75	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	119.55	107.47	18.34	15.38

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	67,600	67,000	-0.9	609	535	-74	-12.1	0.90	0.8
Res Hmstd: Avg Val	101,400	100,500	-0.9	1,062	932	-131	-12.3	1.05	0.93
Res Hmstd: Hi Val	135,100	134,000	-0.8	1,563	1,375	-188	-12.0	1.16	1.03
Res Hmstd: Ex-Hi Val	202,800	201,100	-0.8	2,569	2,265	-305	-11.9	1.27	1.13
Apartment	300,000	303,100	1.0	5,033	4,538	-496	-9.8	1.68	1.5
Comm/Ind: Lo Val	150,000	150,800	0.5	4,141	3,847	-294	-7.1	2.76	2.55
Comm/Ind: Med Val	300,000	301,500	0.5	9,570	8,886	-684	-7.1	3.19	2.95
Comm/Ind: Hi Val	1,000,000	1,005,100	0.5	34,908	32,416	-2,492	-7.1	3.49	3.23

Mower County	Brownsdale city
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<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	17,461	16,872	-589	-3.4	245	231	-14	-5.7	1.40	1.37
Res Non-Hm: exis	2,663	2,719	56	2.1	53	52	0	-0.5	1.98	1.93
Apartments: exis	159	159	0	0.0	4	4	0	-1.5	2.32	2.29
Low-inc Apts: ex	185	185	0	0.0	3	3	0	-1.7	1.43	1.40
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,837	1,836	-1	-0.1	65	64	-1	-1.2	3.52	3.48
Com/Ind Hi: exis	171	171	0	0.0	8	8	0	-0.9	4.62	4.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	396	452	56	14.2	18	21	2	13.1	4.62	4.58
Ag HGA: Exist	93	93	0	0.0	1	1	0	-2.3	1.39	1.36
Ag Hmstd Land	242	292	50	20.5	3	3	0	12.6	1.27	1.18
Ag Non-Hmstd	377	539	163	43.2	6	9	3	42.8	1.67	1.66
ResHmstd: NewCon	0	16	16	0.0	0	0	0	0.0	0.00	1.37
All other NewCon	0	48	48	0.0	0	1	1	0.0	0.00	1.91
Total	23,585	23,384	-201	-0.9	406	397	-9	-2.1	1.72	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	198	198	0	-0.2	County	47.98	39.03	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	103.80	115.69	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.32	10.19	23.96	21.10
(=) Taxable Tax Capacity	198	198	0	-0.2	Special District	1.54	1.25	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	166.64	166.16	23.96	21.10

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	53,500	51,700	-3.4	663	625	-39	-5.8	1.24	1.21
Res Hmstd: Avg Val	80,200	77,500	-3.4	1,028	948	-80	-7.8	1.28	1.22
Res Hmstd: Hi Val	107,000	103,400	-3.4	1,579	1,472	-107	-6.8	1.48	1.42
Res Hmstd: Ex-Hi Val	160,500	155,100	-3.4	2,679	2,518	-162	-6.0	1.67	1.62
Apartment	300,000	300,000	0.0	6,968	6,864	-104	-1.5	2.32	2.29
Comm/Ind: Lo Val	150,000	150,000	0.0	5,285	5,226	-58	-1.1	3.52	3.48
Comm/Ind: Med Val	300,000	300,000	0.0	12,211	12,089	-122	-1.0	4.07	4.03
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,534	44,116	-417	-0.9	4.45	4.41

Mower County	Dexter city
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<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	9,383	9,028	-355	-3.8	91	77	-14	-15.6	0.97	0.85
Res Non-Hm: exis	2,080	1,819	-261	-12.6	28	21	-7	-24.0	1.34	1.17
Apartments: exis	143	143	0	0.0	2	2	0	-11.2	1.55	1.37
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,104	2,107	4	0.2	55	51	-4	-7.7	2.61	2.40
Com/Ind Hi: exis	4,180	4,170	-10	-0.2	143	132	-11	-8.0	3.42	3.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	321	347	25	7.9	11	11	0	-0.5	3.42	3.15
Ag HGA: Exist	550	531	-19	-3.5	6	5	-1	-15.3	1.07	0.94
Ag Hmstd Land	2,011	1,988	-23	-1.1	14	10	-4	-28.1	0.69	0.50
Ag Non-Hmstd	951	2,208	1,257	132.2	11	22	11	107.3	1.11	0.99
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	0.85
All other NewCon	0	190	190	0.0	0	2	2	0.0	0.00	1.16
Total	21,724	22,533	809	3.7	360	332	-28	-7.8	1.66	1.47

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	241	247	6	2.4	County	46.43	37.29	0.00	0.00
(-) TIF Tax Capacity	13	13	0	0.0	City/Town	60.02	59.41	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.73	1.70	16.34	13.93
(=) Taxable Tax Capacity	229	234	6	2.5	Special District	0.35	0.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	110.53	98.67	16.34	13.93

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	62,900	60,500	-3.8	520	442	-77	-14.9	0.83	0.73
Res Hmstd: Avg Val	94,300	90,700	-3.8	879	734	-144	-16.4	0.93	0.81
Res Hmstd: Hi Val	125,700	120,900	-3.8	1,308	1,101	-207	-15.8	1.04	0.91
Res Hmstd: Ex-Hi Val	188,600	181,500	-3.8	2,169	1,838	-331	-15.3	1.15	1.01
Apartment	300,000	300,000	0.0	4,635	4,118	-517	-11.2	1.55	1.37
Comm/Ind: Lo Val	150,000	149,600	-0.3	3,908	3,591	-317	-8.1	2.61	2.40
Comm/Ind: Med Val	300,000	299,300	-0.2	9,037	8,309	-728	-8.1	3.01	2.78
Comm/Ind: Hi Val	1,000,000	997,600	-0.2	32,973	30,332	-2,640	-8.0	3.3	3.04

Mower County	Elkton city
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<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	3,348	3,545	197	5.9	28	25	-3	-11.9	0.85	0.71
Res Non-Hm: exis	1,104	775	-329	-29.8	13	8	-5	-41.0	1.17	0.99
Apartments: exis	264	264	0	0.0	4	3	-1	-16.7	1.39	1.16
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	575	575	0	0.0	14	12	-2	-11.4	2.42	2.14
Com/Ind Hi: exis	160	160	0	0.0	5	5	-1	-11.4	3.17	2.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	133	144	12	8.7	4	4	0	-3.6	3.17	2.81
Ag HGA: Exist	103	100	-3	-3.3	1	1	0	-20.3	0.88	0.72
Ag Hmstd Land	2,212	3,155	942	42.6	14	18	4	27.1	0.63	0.56
Ag Non-Hmstd	1,875	2,635	760	40.5	18	21	3	16.7	0.98	0.82
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	19	19	0.0	0	0	0	0.0	0.00	0.99
Total	9,776	11,372	1,596	16.3	101	97	-5	-4.7	1.04	0.85

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	86	100	13	15.6	County	47.78	38.73	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.74	38.40	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.13	3.20	16.34	13.94
(=) Taxable Tax Capacity	86	100	13	15.6	Special District	1.54	1.25	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	98.19	81.58	16.34	13.94

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,200	60,600	5.9	430	381	-49	-11.5	0.75	0.63
Res Hmstd: Avg Val	85,800	90,800	5.8	693	630	-63	-9.0	0.81	0.69
Res Hmstd: Hi Val	114,400	121,100	5.9	1,046	942	-104	-9.9	0.91	0.78
Res Hmstd: Ex-Hi Val	171,600	181,700	5.9	1,751	1,565	-186	-10.6	1.02	0.86
Apartment	300,000	300,000	0.0	4,172	3,477	-695	-16.7	1.39	1.16
Comm/Ind: Lo Val	150,000	150,000	0.0	3,630	3,216	-414	-11.4	2.42	2.14
Comm/Ind: Med Val	300,000	300,000	0.0	8,389	7,434	-955	-11.4	2.8	2.48
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,596	27,118	-3,478	-11.4	3.06	2.71

Mower County	Grand Meadow city
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<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	34,252	33,356	-896	-2.6	517	473	-45	-8.6	1.51	1.42
Res Non-Hm: exis	6,272	6,082	-190	-3.0	122	110	-11	-9.2	1.94	1.82
Apartments: exis	2,738	2,734	-4	-0.1	61	58	-4	-6.1	2.24	2.11
Low-inc Apts: ex	176	176	0	0.0	2	2	0	-5.8	1.40	1.32
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,245	4,135	-110	-2.6	144	134	-10	-7.3	3.40	3.24
Com/Ind Hi: exis	795	776	-19	-2.4	35	33	-2	-7.1	4.40	4.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	537	592	55	10.2	24	25	1	4.8	4.40	4.19
Ag HGA: Exist	135	132	-3	-2.2	2	2	0	-8.2	1.59	1.50
Ag Hmstd Land	28	28	0	0.0	0	0	0	56.1	0.44	0.69
Ag Non-Hmstd	122	139	17	13.5	2	2	0	5.7	1.49	1.39
ResHmstd: NewCon	0	52	52	0.0	0	1	1	0.0	0.00	1.42
All other NewCon	0	211	211	0.0	0	4	4	0.0	0.00	1.81
Total	49,299	48,412	-887	-1.8	910	843	-67	-7.4	1.85	1.74

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	453	444	-10	-2.1	County	45.65	36.65	0.00	0.00
(-) TIF Tax Capacity	23	23	-1	-2.6	City/Town	87.18	89.05	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.61	12.63	38.30	37.58
(=) Taxable Tax Capacity	430	421	-9	-2.1	Special District	0.35	0.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	148.79	138.62	38.30	37.58

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	71,700	69,800	-2.6	915	843	-72	-7.9	1.28	1.21
Res Hmstd: Avg Val	107,400	104,600	-2.6	1,599	1,457	-142	-8.9	1.49	1.39
Res Hmstd: Hi Val	143,200	139,500	-2.6	2,317	2,116	-201	-8.7	1.62	1.52
Res Hmstd: Ex-Hi Val	214,900	209,300	-2.6	3,754	3,433	-322	-8.6	1.75	1.64
Apartment	300,000	299,600	-0.1	6,729	6,317	-412	-6.1	2.24	2.11
Comm/Ind: Lo Val	150,000	146,500	-2.3	5,098	4,740	-358	-7.0	3.4	3.24
Comm/Ind: Med Val	300,000	292,900	-2.4	11,704	10,840	-864	-7.4	3.90	3.70
Comm/Ind: Hi Val	1,000,000	976,500	-2.4	42,533	39,477	-3,055	-7.2	4.25	4.04

Mower County	Le Roy city
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<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	22,938	22,049	-889	-3.9	413	358	-55	-13.3	1.80	1.62
Res Non-Hm: exis	4,446	4,532	87	1.9	113	105	-8	-7.2	2.54	2.31
Apartments: exis	542	542	0	0.0	16	15	-1	-7.7	2.91	2.69
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	76	76	0	0.0	2	2	0	-7.3	2.65	2.46
Com/Ind: Lo: exi	5,337	4,936	-400	-7.5	223	194	-29	-13.1	4.19	3.93
Com/Ind Hi: exis	3,033	3,277	244	8.0	165	168	3	1.8	5.42	5.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	861	922	61	7.1	47	47	0	0.9	5.42	5.11
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	68	95	27	39.4	1	2	0	31.6	1.95	1.84
ResHmstd: NewCon	0	18	18	0.0	0	0	0	0.0	0.00	1.62
All other NewCon	0	331	331	0.0	0	13	13	0.0	0.00	4.07
Total	37,300	36,777	-523	-1.4	979	903	-76	-7.8	2.63	2.46

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	369	367	-2	-0.4	County	46.38	37.43	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	135.58	136.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.88	10.40	47.47	38.65
(=) Taxable Tax Capacity	369	367	-2	-0.4	Special District	0.35	0.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	195.20	184.29	47.47	38.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,500	48,500	-4.0	831	724	-107	-12.9	1.65	1.49
Res Hmstd: Avg Val	75,700	72,800	-3.8	1,246	1,086	-160	-12.8	1.65	1.49
Res Hmstd: Hi Val	100,900	97,000	-3.9	1,899	1,637	-262	-13.8	1.88	1.69
Res Hmstd: Ex-Hi Val	151,400	145,500	-3.9	3,213	2,799	-414	-12.9	2.12	1.92
Apartment	300,000	300,000	0.0	8,744	8,070	-674	-7.7	2.91	2.69
Comm/Ind: Lo Val	150,000	162,000	8.0	6,280	6,511	231	3.7	4.19	4.02
Comm/Ind: Med Val	300,000	324,100	8.0	14,416	14,800	384	2.7	4.81	4.57
Comm/Ind: Hi Val	1,000,000	1,080,300	8.0	52,382	53,467	1,084	2.1	5.24	4.95

Mower County	Lyle city
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<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	12,456	11,898	-558	-4.5	141	110	-30	-21.6	1.13	0.93
Res Non-Hm: exis	2,574	2,691	117	4.5	39	34	-5	-12.3	1.52	1.27
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,365	1,280	-85	-6.2	40	33	-7	-17.0	2.92	2.58
Com/Ind Hi: exis	127	108	-18	-14.4	5	4	-1	-23.9	3.80	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	353	390	37	10.5	13	13	0	-1.8	3.80	3.38
Ag HGA: Exist	46	45	-1	-1.8	0	0	0	-19.4	1.01	0.82
Ag Hmstd Land	128	169	41	31.9	1	1	0	19.5	0.45	0.40
Ag Non-Hmstd	635	851	216	33.9	8	9	1	15.6	1.25	1.08
ResHmstd: NewCon	0	34	34	0.0	0	0	0	0.0	0.00	0.93
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	17,683	17,466	-217	-1.2	247	205	-42	-17.0	1.40	1.17

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	151	149	-2	-1.0	County	44.07	35.06	0.00	0.00	
(-) TIF Tax Capacity	1	3	2	113.7	City/Town	55.63	56.78	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.21	16.03	25.35	17.63	
(=) Taxable Tax Capacity	149	146	-3	-2.0	Special District	0.35	0.28	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	125.26	108.15	25.35	17.63	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,500	50,100	-4.6	528	413	-114	-21.7	1.01	0.83
Res Hmstd: Avg Val	78,700	75,200	-4.4	808	621	-187	-23.2	1.03	0.83
Res Hmstd: Hi Val	105,000	100,300	-4.5	1,233	956	-277	-22.5	1.17	0.95
Res Hmstd: Ex-Hi Val	157,500	150,400	-4.5	2,083	1,635	-448	-21.5	1.32	1.09
Comm/Ind: Lo Val	150,000	128,400	-14.4	4,375	3,312	-1,063	-24.3	2.92	2.58
Comm/Ind: Med Val	300,000	256,800	-14.4	10,081	7,479	-2,601	-25.8	3.36	2.91
Comm/Ind: Hi Val	1,000,000	856,100	-14.4	36,709	27,738	-8,971	-24.4	3.67	3.24

Mower County	Rose Creek city
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<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	12,174	11,532	-642	-5.3	144	124	-20	-13.7	1.18	1.08
Res Non-Hm: exis	1,711	1,781	70	4.1	29	27	-2	-6.0	1.69	1.52
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,453	1,454	1	0.1	44	42	-2	-5.6	3.03	2.86
Com/Ind Hi: exis	135	134	-1	-0.9	5	5	0	-6.5	3.99	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	370	395	25	6.8	15	15	0	0.8	3.99	3.77
Ag HGA: Exist	180	174	-5	-2.9	2	2	0	-12.2	1.10	1.00
Ag Hmstd Land	398	515	117	29.4	3	3	1	18.7	0.68	0.62
Ag Non-Hmstd	28	28	0	0.0	0	0	0	-7.0	1.39	1.29
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	93	93	0.0	0	2	2	0.0	0.00	1.75
Total	16,448	16,105	-342	-2.1	242	220	-22	-9.2	1.47	1.37

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	144	141	-3	-2.2	County	47.02	37.79	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	86.17	88.09	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.34	2.20	16.34	13.93	
(=) Taxable Tax Capacity	144	141	-3	-2.2	Special District	1.54	1.25	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	139.07	129.32	16.34	13.93	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	67,200	63,700	-5.2	671	583	-88	-13.1	1	0.92
Res Hmstd: Avg Val	100,800	95,500	-5.3	1,175	998	-177	-15.1	1.17	1.04
Res Hmstd: Hi Val	134,300	127,200	-5.3	1,737	1,489	-249	-14.3	1.29	1.17
Res Hmstd: Ex-Hi Val	201,500	190,900	-5.3	2,866	2,475	-391	-13.6	1.42	1.3
Comm/Ind: Lo Val	150,000	148,600	-0.9	4,550	4,250	-300	-6.6	3.03	2.86
Comm/Ind: Med Val	300,000	297,200	-0.9	10,535	9,835	-701	-6.6	3.51	3.31
Comm/Ind: Hi Val	1,000,000	990,800	-0.9	38,466	35,962	-2,504	-6.5	3.85	3.63

Mower County	Sargeant city
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<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	1,527	1,486	-41	-2.7	13	11	-2	-17.6	0.84	0.71
Res Non-Hm: exis	360	350	-10	-2.6	4	4	-1	-17.6	1.20	1.01
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,077	1,097	20	1.8	26	24	-2	-9.3	2.42	2.15
Com/Ind Hi: exis	700	700	0	0.0	22	20	-2	-10.9	3.15	2.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5	5	0	-5.3	0	0	0	-15.6	3.15	2.80
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	605	636	32	5.2	6	5	-1	-12.3	0.93	0.78
Ag Non-Hmstd	1,867	2,969	1,103	59.1	17	23	6	32.6	0.93	0.78
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,139	7,243	1,104	18.0	88	85	-3	-3.3	1.44	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	68	80	11	16.5	County	48.97	39.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	29.21	26.33	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.32	10.19	23.96	21.10
(=) Taxable Tax Capacity	68	80	11	16.5	Special District	1.54	1.25	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	93.04	77.54	23.96	21.10

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,700	39,600	-2.7	325	268	-57	-17.5	0.8	0.68
Res Hmstd: Avg Val	61,100	59,500	-2.6	487	402	-85	-17.5	0.8	0.68
Res Hmstd: Hi Val	81,400	79,200	-2.7	674	548	-126	-18.7	0.83	0.69
Res Hmstd: Ex-Hi Val	122,100	118,800	-2.7	1,184	966	-218	-18.4	0.97	0.81
Comm/Ind: Lo Val	150,000	150,000	0.0	3,629	3,232	-396	-10.9	2.42	2.15
Comm/Ind: Med Val	300,000	300,000	0.0	8,347	7,437	-911	-10.9	2.78	2.48
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	30,367	27,057	-3,310	-10.9	3.04	2.71

Mower County	Taopi city
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<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	1,453	1,453	0	0.0	10	9	-2	-15.8	0.72	0.61
Res Non-Hm: exis	228	230	3	1.1	2	2	0	-15.1	1.01	0.85
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	11	11	0	0.0	0	0	0	-10.5	2.18	1.96
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	88	92	4	4.4	3	2	0	-6.5	2.86	2.56
Ag HGA: Exist	222	222	0	0.0	2	1	0	-16.0	0.79	0.66
Ag Hmstd Land	869	1,171	302	34.7	3	4	0	15.1	0.38	0.33
Ag Non-Hmstd	7	7	0	0.0	0	0	0	-16.3	0.83	0.69
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,878	3,186	309	10.7	21	19	-2	-9.6	0.72	0.59

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	20	22	2	8.6	County	48.93	39.75	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	26.86	24.74	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.36	4.26	16.34	13.93
(=) Taxable Tax Capacity	20	22	2	8.6	Special District	0.35	0.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	82.50	69.04	16.34	13.93

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,500	48,500	0.0	319	268	-51	-15.9	0.66	0.55
Res Hmstd: Avg Val	72,600	72,600	0.0	478	402	-76	-15.9	0.66	0.55
Res Hmstd: Hi Val	96,800	96,800	0.0	721	606	-115	-16.0	0.75	0.63
Res Hmstd: Ex-Hi Val	145,300	145,300	0.0	1,237	1,039	-198	-16.0	0.85	0.71

Mower County	Waltham city
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<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	3,864	3,748	-116	-3.0	33	28	-5	-15.9	0.86	0.75
Res Non-Hm: exis	475	451	-24	-5.0	6	5	-1	-18.0	1.24	1.07
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	205	195	-10	-4.9	5	4	-1	-13.6	2.50	2.28
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	676	687	11	1.7	22	20	-2	-7.5	3.26	2.96
Ag HGA: Exist	267	258	-9	-3.2	2	2	0	-16.9	0.90	0.77
Ag Hmstd Land	1,188	1,646	458	38.6	5	6	1	22.4	0.43	0.38
Ag Non-Hmstd	355	425	70	19.8	4	4	0	3.9	0.99	0.86
ResHmstd: NewCon	0	24	24	0.0	0	0	0	0.0	0.00	0.75
All other NewCon	0	29	29	0.0	0	0	0	0.0	0.00	1.07
Total	7,029	7,464	435	6.2	77	70	-7	-9.5	1.10	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	57	59	2	4.1	County	44.70	36.11	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.31	41.62	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.16	6.63	23.96	21.10
(=) Taxable Tax Capacity	57	59	2	4.1	Special District	1.54	1.25	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	98.72	85.61	23.96	21.10

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,000	41,700	-3.0	358	302	-56	-15.5	0.83	0.72
Res Hmstd:Avg Val	64,400	62,500	-3.0	536	453	-83	-15.5	0.83	0.72
Res Hmstd: Hi Val	85,900	83,300	-3.0	762	634	-128	-16.8	0.89	0.76
Res Hmstd: Ex-Hi Val	128,800	124,900	-3.0	1,327	1,110	-217	-16.3	1.03	0.89

Mower County	Mapleview city
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<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	3,216	-249	-7.2	37	31	-6	-16.3	1.07	0.97
Res Non-Hm: exis	805	895	90	11.1	13	13	0	0.6	1.60	1.45
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	837	837	0	0.0	26	24	-2	-7.0	3.08	2.86
Com/Ind Hi: exis	40	40	0	0.0	2	2	0	-6.8	4.04	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: 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	195	258	64	32.8	3	3	1	21.4	1.41	1.29
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,342	5,246	-95	-1.8	80	73	-7	-9.1	1.50	1.39

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	45	45	0	0.0	County	46.11	36.89	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	66.21	66.24	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.94	24.30	18.34	15.38	
(=) Taxable Tax Capacity	45	45	0	0.0	Special District	1.54	1.25	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	140.80	128.68	18.34	15.38	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	34,000	31,600	-7.1	350	293	-57	-16.3	1.03	0.93
Res Hmstd: Avg Val	50,900	47,200	-7.3	523	437	-86	-16.5	1.03	0.93
Res Hmstd: Hi Val	67,900	63,000	-7.2	698	583	-115	-16.4	1.03	0.93
Res Hmstd: Ex-Hi Val	101,900	94,600	-7.2	1,226	993	-233	-19.0	1.20	1.05
Comm/Ind: Lo Val	150,000	150,000	0.0	4,619	4,297	-322	-7.0	3.08	2.86
Comm/Ind: Med Val	300,000	300,000	0.0	10,686	9,950	-736	-6.9	3.56	3.32
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,999	36,329	-2,669	-6.8	3.9	3.63

Mower County	Racine city
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<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	19,764	20,054	290	1.5	263	240	-23	-8.7	1.33	1.20
Res Non-Hm: exis	2,214	1,944	-270	-12.2	36	29	-7	-20.4	1.63	1.48
Apartments: exis	150	150	0	0.0	3	3	0	-9.8	1.90	1.72
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,478	2,478	0	0.0	75	69	-6	-7.3	3.03	2.80
Com/Ind Hi: exis	1,155	1,155	0	0.0	46	42	-3	-7.2	3.96	3.68
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	229	250	21	9.0	9	9	0	1.2	3.96	3.68
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	277	402	125	45.2	4	5	1	31.7	1.35	1.23
Ag Non-Hmstd	207	288	82	39.5	3	4	1	26.5	1.35	1.23
ResHmstd: NewCon	0	57	57	0.0	0	1	1	0.0	0.00	1.20
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	26,473	26,777	304	1.1	439	402	-37	-8.4	1.66	1.50

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	258	261	3	1.0	County	48.97	39.77	0.00	0.00
(-) TIF Tax Capacity	14	14	0	0.0	City/Town	59.49	57.05	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.49	25.59	21.30	18.33
(=) Taxable Tax Capacity	245	247	3	1.1	Special District	0.35	0.28	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	135.30	122.69	21.30	18.33

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,200	93,600	1.5	1,052	966	-86	-8.2	1.14	1.03
Res Hmstd: Avg Val	138,200	140,200	1.4	1,829	1,675	-154	-8.4	1.32	1.19
Res Hmstd: Hi Val	184,200	186,900	1.5	2,605	2,385	-220	-8.4	1.41	1.28
Res Hmstd: Ex-Hi Val	276,400	280,500	1.5	4,161	3,808	-353	-8.5	1.51	1.36
Apartment	300,000	300,000	0.0	5,713	5,151	-562	-9.8	1.90	1.72
Comm/Ind: Lo Val	150,000	150,000	0.0	4,540	4,207	-333	-7.3	3.03	2.80
Comm/Ind: Med Val	300,000	300,000	0.0	10,486	9,724	-762	-7.3	3.5	3.24
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,235	35,471	-2,765	-7.2	3.82	3.55

Murray County	Avoca city
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<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	1,968	1,737	-232	-11.8	19	15	-4	-18.6	0.96	0.88
Res Non-Hm: exis	288	268	-20	-7.1	4	3	0	-11.5	1.30	1.23
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,045	1,563	-483	-23.6	20	15	-6	-27.7	0.98	0.93
Com/Ind: Lo: exi	267	238	-29	-10.8	7	6	-1	-15.3	2.47	2.35
Com/Ind Hi: exis	1,128	1,089	-40	-3.5	36	33	-3	-8.3	3.18	3.02
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	167	175	7	4.4	5	5	0	-0.8	3.18	3.02
Ag HGA: Exist	49	49	0	0.0	0	0	0	-6.5	0.90	0.84
Ag Hmstd Land	906	1,050	144	15.9	7	7	1	7.7	0.75	0.70
Ag Non-Hmstd	694	1,334	640	92.1	6	11	5	77.1	0.88	0.81
ResHmstd: NewCon	0	20	20	0.0	0	0	0	0.0	0.00	0.88
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,513	7,521	8	0.1	104	96	-8	-7.9	1.38	1.27

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	82	82	0	-0.2	County	27.59	20.38	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	48.92	52.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.52	8.13	36.80	35.11
(=) Taxable Tax Capacity	82	82	0	-0.2	Special District	0.16	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	88.19	81.30	36.80	35.11

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	25,900	22,900	-11.6	232	192	-40	-17.3	0.9	0.84
Res Hmstd: Avg Val	38,800	34,200	-11.9	348	287	-61	-17.6	0.9	0.84
Res Hmstd: Hi Val	51,700	45,600	-11.8	464	383	-81	-17.5	0.9	0.84
Res Hmstd: Ex-Hi Val	77,600	68,500	-11.7	703	575	-128	-18.3	0.91	0.84
Seas Rec: Lo Val	75,000	57,300	-23.6	728	518	-210	-28.9	0.97	0.90
Seas Rec: Hi Val	200,000	152,800	-23.6	2,105	1,484	-621	-29.5	1.05	0.97
Comm/Ind: Lo Val	150,000	144,700	-3.5	3,712	3,402	-310	-8.3	2.47	2.35
Comm/Ind: Med Val	300,000	289,500	-3.5	8,478	7,737	-740	-8.7	2.83	2.67
Comm/Ind: Hi Val	1,000,000	964,900	-3.5	30,717	28,122	-2,595	-8.4	3.07	2.91

Murray County	Chandler city
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<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	4,353	4,462	109	2.5	50	48	-3	-5.0	1.16	1.07
Res Non-Hm: exis	715	656	-59	-8.3	11	10	-2	-15.2	1.58	1.46
Apartments: exis	37	37	0	0.0	1	1	0	-7.8	1.87	1.72
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,595	1,661	66	4.2	45	44	-1	-1.8	2.83	2.67
Com/Ind Hi: exis	2,336	2,188	-147	-6.3	89	79	-11	-11.9	3.82	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	366	367	1	0.3	14	13	-1	-5.7	3.82	3.59
Ag HGA: Exist	213	221	8	3.6	2	2	0	-2.4	1.15	1.09
Ag Hmstd Land	488	660	172	35.2	3	3	1	27.7	0.51	0.49
Ag Non-Hmstd	27	30	3	10.7	0	0	0	1.2	1.20	1.10
ResHmstd: NewCon	0	12	12	0.0	0	0	0	0.0	0.00	1.08
All other NewCon	0	203	203	0.0	0	6	6	0.0	0.00	3.17
Total	10,130	10,498	368	3.6	216	207	-9	-4.3	2.13	1.97

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	118	121	3	2.5	County	27.63	20.39	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	80.79	81.22	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.58	8.17	36.80	35.12
(=) Taxable Tax Capacity	118	121	3	2.5	Special District	0.16	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	120.16	109.90	36.80	35.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	42,700	43,800	2.6	465	443	-22	-4.8	1.09	1.01
Res Hmstd: Avg Val	64,000	65,600	2.5	697	663	-34	-4.9	1.09	1.01
Res Hmstd: Hi Val	85,300	87,400	2.5	984	945	-39	-4.0	1.15	1.08
Res Hmstd: Ex-Hi Val	128,000	131,200	2.5	1,700	1,623	-77	-4.5	1.33	1.24
Apartment	300,000	300,000	0.0	5,610	5,175	-435	-7.8	1.87	1.72
Comm/Ind: Lo Val	150,000	140,500	-6.3	4,431	3,906	-525	-11.8	2.95	2.78
Comm/Ind: Med Val	300,000	281,100	-6.3	10,156	8,877	-1,279	-12.6	3.39	3.16
Comm/Ind: Hi Val	1,000,000	937,000	-6.3	36,871	32,425	-4,446	-12.1	3.69	3.46

Murray County	Currie city
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<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	5,064	4,982	-82	-1.6	85	81	-4	-4.7	1.68	1.63
Res Non-Hm: exis	275	355	80	29.1	7	9	2	23.5	2.63	2.51
Apartments: exis	130	130	0	0.0	4	4	0	-2.8	2.99	2.91
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	11	11	0	0.0	0	0	0	-2.3	3.88	3.79
Com/Ind: Lo: exi	571	565	-6	-1.1	25	24	-1	-3.3	4.33	4.23
Com/Ind Hi: exis	16	15	0	-0.5	1	1	0	-2.7	5.69	5.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	233	239	6	2.5	13	13	0	0.3	5.69	5.57
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	580	868	288	49.7	13	19	6	46.5	2.20	2.16
Ag Non-Hmstd	83	110	27	33.0	2	2	1	30.2	2.20	2.16
ResHmstd: NewCon	0	38	38	0.0	0	1	1	0.0	0.00	1.63
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	3.81
Total	6,962	7,318	356	5.1	150	154	4	2.7	2.16	2.11

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	58	62	4	6.7	County	26.20	19.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	192.16	192.77	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.92	3.87	23.89	21.22
(=) Taxable Tax Capacity	58	62	4	6.7	Special District	0.16	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	220.43	215.76	23.89	21.22

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	31,600	31,100	-1.6	493	469	-25	-5.0	1.56	1.51
Res Hmstd:Avg Val	47,300	46,500	-1.7	739	701	-38	-5.1	1.56	1.51
Res Hmstd: Hi Val	63,100	62,100	-1.6	985	936	-50	-5.0	1.56	1.51
Res Hmstd: Ex-Hi Val	94,700	93,200	-1.6	1,681	1,586	-94	-5.6	1.77	1.70
Apartment	300,000	300,000	0.0	8,983	8,728	-255	-2.8	2.99	2.91
Comm/Ind: Lo Val	150,000	149,200	-0.5	6,494	6,310	-183	-2.8	4.33	4.23
Comm/Ind: Med Val	300,000	298,400	-0.5	15,033	14,608	-425	-2.8	5.01	4.9
Comm/Ind: Hi Val	1,000,000	994,700	-0.5	54,881	53,382	-1,500	-2.7	5.49	5.37

Murray County	Dovray city
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<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	934	1,259	326	34.9	7	8	1	21.1	0.75	0.67
Res Non-Hm: exis	131	129	-2	-1.6	2	1	0	-14.8	1.16	1.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	254	282	28	10.9	6	6	0	3.6	2.34	2.19
Com/Ind Hi: exis	1,259	1,218	-42	-3.3	39	35	-4	-9.5	3.06	2.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	122	125	2	2.0	4	4	0	-4.6	3.06	2.87
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	184	319	135	73.3	1	2	1	116.8	0.55	0.69
Ag Non-Hmstd	156	241	84	53.8	1	2	1	39.9	0.92	0.83
ResHmstd: NewCon	0	23	23	0.0	0	0	0	0.0	0.00	0.67
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,041	3,596	555	18.2	59	59	0	-0.8	1.95	1.63

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	41	45	4	10.4	County	27.63	20.39	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	60.63	60.44	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.14	2.35	18.52	15.83	
(=) Taxable Tax Capacity	41	45	4	10.4	Special District	0.16	0.12	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	91.56	83.29	18.52	15.83	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	20,800	28,100	35.1	153	185	32	21.0	0.73	0.66
Res Hmstd: Avg Val	31,100	42,000	35.0	228	276	48	21.0	0.73	0.66
Res Hmstd: Hi Val	41,500	56,000	34.9	305	368	64	20.9	0.73	0.66
Res Hmstd: Ex-Hi Val	62,200	83,900	34.9	457	584	127	27.9	0.73	0.7
Comm/Ind: Lo Val	150,000	145,000	-3.3	3,514	3,173	-341	-9.7	2.34	2.19
Comm/Ind: Med Val	300,000	290,000	-3.3	8,106	7,294	-812	-10.0	2.70	2.52
Comm/Ind: Hi Val	1,000,000	966,800	-3.3	29,538	26,686	-2,852	-9.7	2.95	2.76

Murray County	Fulda city
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<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	35,397	35,366	-31	-0.1	380	350	-31	-8.0	1.07	0.99
Res Non-Hm: exis	3,365	3,624	259	7.7	47	47	0	-0.8	1.40	1.29
Apartments: exis	1,410	1,377	-33	-2.3	23	21	-2	-9.9	1.66	1.53
Low-inc Apts: ex	518	518	0	0.0	5	5	0	-7.8	1.04	0.95
Seasnl Rec: exis	306	306	0	0.0	4	4	0	-6.8	1.26	1.17
Com/Ind: Lo: exi	2,615	2,693	78	3.0	71	69	-2	-2.8	2.72	2.57
Com/Ind Hi: exis	207	206	-1	-0.4	7	7	0	-5.9	3.54	3.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,783	1,954	171	9.6	63	65	2	3.5	3.54	3.34
Ag HGA: Exist	439	439	0	0.0	5	5	0	-7.9	1.20	1.10
Ag Hmstd Land	971	1,439	469	48.3	7	10	3	47.4	0.68	0.68
Ag Non-Hmstd	19	24	5	24.4	0	0	0	14.9	1.11	1.03
ResHmstd: NewCon	0	172	172	0.0	0	2	2	0.0	0.00	0.99
All other NewCon	0	75	75	0.0	0	1	1	0.0	0.00	1.49
Total	47,029	48,194	1,165	2.5	614	585	-29	-4.7	1.30	1.21

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	405	417	12	2.9	County	25.84	19.25	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	83.81	82.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.91	0.99	26.71	24.37
(=) Taxable Tax Capacity	405	417	12	2.9	Special District	0.85	0.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	111.42	102.93	26.71	24.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,200	56,200	0.0	526	484	-42	-7.9	0.94	0.86
Res Hmstd:Avg Val	84,200	84,100	-0.1	833	765	-67	-8.1	0.99	0.91
Res Hmstd: Hi Val	112,300	112,200	-0.1	1,249	1,149	-100	-8.0	1.11	1.02
Res Hmstd: Ex-Hi Val	168,400	168,300	-0.1	2,080	1,915	-165	-7.9	1.24	1.14
Apartment	300,000	293,100	-2.3	4,979	4,485	-494	-9.9	1.66	1.53
Comm/Ind: Lo Val	150,000	149,400	-0.4	4,083	3,837	-246	-6.0	2.72	2.57
Comm/Ind: Med Val	300,000	298,900	-0.4	9,394	8,831	-563	-6.0	3.13	2.95
Comm/Ind: Hi Val	1,000,000	996,200	-0.4	34,179	32,144	-2,035	-6.0	3.42	3.23

Murray County	Hadley city
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<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	1,145	1,272	128	11.1	12	13	1	9.3	1.06	1.05
Res Non-Hm: exis	106	141	35	32.7	2	2	0	26.6	1.49	1.42
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	429	343	-87	-20.2	5	4	-1	-23.9	1.24	1.18
Com/Ind: Lo: exi	325	321	-4	-1.2	9	9	0	-4.4	2.80	2.71
Com/Ind Hi: exis	823	787	-37	-4.4	30	28	-2	-7.5	3.61	3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	65	65	0	0.3	2	2	0	-2.8	3.61	3.50
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	294	372	78	26.5	3	4	1	21.2	1.10	1.05
ResHmstd: NewCon	0	12	12	0.0	0	0	0	0.0	0.00	1.05
All other NewCon	0	12	12	0.0	0	0	0	0.0	0.00	2.71
Total	3,187	3,325	138	4.3	63	62	-1	-2.0	1.99	1.87

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	38	39	1	2.3	County	27.65	20.39	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.73	76.78	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.52	8.13	36.80	35.12
(=) Taxable Tax Capacity	38	39	1	2.3	Special District	0.16	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	110.05	105.41	36.80	35.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	25,400	28,200	11.0	261	277	16	6.2	1.03	0.98
Res Hmstd:Avg Val	38,200	42,500	11.3	393	418	25	6.4	1.03	0.98
Res Hmstd: Hi Val	50,900	56,600	11.2	523	557	33	6.4	1.03	0.98
Res Hmstd: Ex-Hi Val	76,300	84,800	11.1	786	880	93	11.9	1.03	1.04
Seas Rec: Lo Val	75,000	59,900	-20.1	892	686	-206	-23.1	1.19	1.14
Seas Rec: Hi Val	200,000	159,700	-20.2	2,542	1,941	-601	-23.7	1.27	1.22
Comm/Ind: Lo Val	150,000	143,300	-4.5	4,204	3,888	-316	-7.5	2.80	2.71
Comm/Ind: Med Val	300,000	286,700	-4.4	9,625	8,855	-770	-8.0	3.21	3.09
Comm/Ind: Hi Val	1,000,000	955,600	-4.4	34,925	32,270	-2,655	-7.6	3.49	3.38

Murray County	Iona city
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<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	2,940	2,960	20	0.7	39	35	-4	-10.9	1.33	1.18
Res Non-Hm: exis	352	359	7	2.0	7	6	-1	-10.7	1.99	1.74
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	242	242	0	0.0	8	7	-1	-10.2	3.43	3.08
Com/Ind Hi: exis	100	82	-18	-18.3	4	3	-1	-26.8	4.45	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	81	82	0	0.2	4	3	0	-10.1	4.45	3.99
Ag HGA: Exist	44	46	2	4.3	1	1	0	-7.9	1.28	1.13
Ag Hmstd Land	569	833	264	46.4	6	8	2	30.3	1.02	0.91
Ag Non-Hmstd	481	720	239	49.7	7	9	2	28.0	1.52	1.30
ResHmstd: NewCon	0	19	19	0.0	0	0	0	0.0	0.00	1.18
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,810	5,343	533	11.1	76	73	-3	-4.5	1.59	1.36

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	39	43	4	11.2	County	26.05	18.97	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	116.67	104.93	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.08	5.93	36.80	35.12
(=) Taxable Tax Capacity	39	43	4	11.2	Special District	0.16	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	151.96	129.95	36.80	35.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	28,400	28,600	0.7	363	323	-40	-11.0	1.28	1.13
Res Hmstd: Avg Val	42,600	42,900	0.7	545	485	-60	-11.0	1.28	1.13
Res Hmstd: Hi Val	56,800	57,200	0.7	727	647	-80	-11.0	1.28	1.13
Res Hmstd: Ex-Hi Val	85,200	85,800	0.7	1,159	1,033	-126	-10.9	1.36	1.20
Comm/Ind: Lo Val	150,000	122,500	-18.3	5,147	3,774	-1,373	-26.7	3.43	3.08
Comm/Ind: Med Val	300,000	245,000	-18.3	11,826	8,413	-3,412	-28.9	3.94	3.43
Comm/Ind: Hi Val	1,000,000	816,700	-18.3	42,992	31,231	-11,762	-27.4	4.3	3.82

Murray County	Lake Wilson city
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<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	6,667	6,609	-58	-0.9	67	63	-4	-5.8	1.00	0.95
Res Non-Hm: exis	593	648	55	9.3	8	8	0	3.4	1.32	1.25
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	7	7	0	0.0	0	0	0	-5.5	1.77	1.67
Com/Ind: Lo: exi	547	611	64	11.6	11	12	1	10.8	1.95	1.93
Com/Ind Hi: exis	904	871	-33	-3.6	0	0	0	-3.9	0.05	0.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	147	148	0	0.3	5	5	0	-3.6	3.29	3.16
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	288	431	143	49.7	2	2	1	41.3	0.53	0.50
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	44	44	0.0	0	0	0	0.0	0.00	0.95
All other NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.94
Total	9,153	9,374	221	2.4	92	90	-2	-1.7	1.01	0.97

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	62	65	3	4.1	County	22.32	16.36	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	67.51	69.48	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.62	2.29	36.80	35.12
(=) Taxable Tax Capacity	62	65	3	4.1	Special District	0.16	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	93.61	88.24	36.80	35.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,800	40,400	-1.0	379	356	-24	-6.2	0.93	0.88
Res Hmstd:Avg Val	61,200	60,700	-0.8	569	535	-34	-6.0	0.93	0.88
Res Hmstd: Hi Val	81,500	80,800	-0.9	783	732	-51	-6.5	0.96	0.91
Res Hmstd: Ex-Hi Val	122,300	121,200	-0.9	1,349	1,263	-87	-6.4	1.10	1.04
Comm/Ind: Lo Val	150,000	144,500	-3.7	3,834	3,548	-286	-7.5	2.56	2.46
Comm/Ind: Med Val	300,000	289,100	-3.6	8,762	8,075	-687	-7.8	2.92	2.79
Comm/Ind: Hi Val	1,000,000	963,600	-3.6	31,760	29,370	-2,390	-7.5	3.18	3.05

Murray County	Slayton city
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<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	63,285	63,014	-271	-0.4	869	804	-65	-7.5	1.37	1.28
Res Non-Hm: exis	5,448	5,586	138	2.5	96	92	-5	-5.0	1.77	1.64
Apartments: exis	2,909	2,982	74	2.5	60	57	-3	-5.0	2.06	1.91
Low-inc Apts: ex	1,190	1,127	-63	-5.3	15	13	-2	-12.2	1.29	1.20
Seasnl Rec: exis	260	253	-7	-2.5	5	5	-1	-10.0	2.08	1.92
Com/Ind: Lo: exi	9,546	9,596	50	0.5	304	288	-16	-5.2	3.18	3.00
Com/Ind Hi: exis	3,327	3,242	-85	-2.6	137	126	-11	-8.2	4.12	3.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,398	1,443	45	3.2	58	56	-2	-2.7	4.12	3.88
Ag HGA: Exist	354	337	-17	-4.9	6	5	-1	-11.7	1.56	1.45
Ag Hmstd Land	290	393	103	35.6	4	5	1	26.9	1.26	1.18
Ag Non-Hmstd	428	532	104	24.3	6	7	1	14.4	1.35	1.24
ResHmstd: NewCon	0	328	328	0.0	0	4	4	0.0	0.00	1.28
All other NewCon	0	773	773	0.0	0	14	14	0.0	0.00	1.78
Total	88,434	89,607	1,173	1.3	1,559	1,474	-85	-5.4	1.76	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	823	836	12	1.5	County	25.94	18.72	0.00	0.00
(-) TIF Tax Capacity	17	16	-1	-5.1	City/Town	100.27	100.09	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.86	5.51	36.80	35.12
(=) Taxable Tax Capacity	806	820	13	1.7	Special District	0.16	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	135.22	124.44	36.80	35.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,400	59,100	-0.5	700	649	-52	-7.4	1.18	1.1
Res Hmstd: Avg Val	89,100	88,700	-0.4	1,138	1,051	-86	-7.6	1.28	1.19
Res Hmstd: Hi Val	118,700	118,200	-0.4	1,683	1,555	-128	-7.6	1.42	1.32
Res Hmstd: Ex-Hi Val	178,100	177,300	-0.4	2,777	2,564	-213	-7.7	1.56	1.45
Apartment	300,000	307,600	2.5	6,175	5,865	-310	-5.0	2.06	1.91
Comm/Ind: Lo Val	150,000	146,200	-2.5	4,770	4,384	-386	-8.1	3.18	3
Comm/Ind: Med Val	300,000	292,300	-2.6	10,947	10,021	-926	-8.5	3.65	3.43
Comm/Ind: Hi Val	1,000,000	974,500	-2.6	39,770	36,497	-3,273	-8.2	3.98	3.75

Nicollet County	Courtland city
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<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	34,930	34,861	-69	-0.2	412	395	-17	-4.2	1.18	1.13
Res Non-Hm: exis	2,095	1,907	-189	-9.0	30	26	-4	-14.7	1.43	1.34
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,588	2,575	-13	-0.5	68	66	-2	-2.9	2.61	2.55
Com/Ind Hi: exis	2,877	2,861	-16	-0.5	97	95	-3	-2.8	3.39	3.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	297	297	1	0.3	10	10	0	-2.0	3.39	3.31
Ag HGA: Exist	300	282	-18	-5.9	3	3	0	-9.7	1.16	1.11
Ag Hmstd Land	2,996	4,151	1,156	38.6	20	27	8	39.1	0.65	0.65
Ag Non-Hmstd	2,726	3,096	370	13.6	28	31	3	11.3	1.02	1.00
ResHmstd: NewCon	0	907	907	0.0	0	10	10	0.0	0.00	1.13
All other NewCon	0	594	594	0.0	0	7	7	0.0	0.00	1.26
Total	48,808	51,532	2,724	5.6	668	670	2	0.3	1.37	1.30

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	476	498	22	4.6	County	52.64	51.71	0.00	0.00	
(-) TIF Tax Capacity	20	20	0	-0.3	City/Town	33.29	33.02	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.59	14.73	29.95	27.00	
(=) Taxable Tax Capacity	456	478	22	4.8	Special District	0.54	0.49	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	102.05	99.96	29.95	27.00	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	107,400	107,200	-0.2	1,136	1,085	-51	-4.5	1.06	1.01
Res Hmstd:Avg Val	161,000	160,700	-0.2	1,893	1,813	-80	-4.2	1.18	1.13
Res Hmstd: Hi Val	214,600	214,200	-0.2	2,650	2,540	-110	-4.1	1.23	1.19
Res Hmstd: Ex-Hi Val	321,900	321,300	-0.2	4,165	3,996	-169	-4.0	1.29	1.24
Comm/Ind: Lo Val	150,000	149,200	-0.5	3,921	3,805	-116	-3.0	2.61	2.55
Comm/Ind: Med Val	300,000	298,400	-0.5	9,000	8,738	-262	-2.9	3	2.93
Comm/Ind: Hi Val	1,000,000	994,600	-0.5	32,700	31,784	-916	-2.8	3.27	3.2

Nicollet County	Lafayette city
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<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	14,837	13,940	-897	-6.0	164	146	-18	-10.9	1.11	1.05
Res Non-Hm: exis	1,341	1,371	30	2.3	20	20	0	-1.1	1.49	1.44
Apartments: exis	283	283	0	0.0	5	5	0	-3.0	1.74	1.69
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,722	1,872	150	8.7	48	52	3	6.4	2.82	2.76
Com/Ind Hi: exis	1,467	1,362	-106	-7.2	54	49	-5	-8.9	3.65	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	289	287	-2	-0.6	11	10	0	-2.5	3.64	3.57
Ag HGA: Exist	276	265	-12	-4.2	3	3	0	-8.6	1.25	1.19
Ag Hmstd Land	3,190	4,042	852	26.7	24	31	7	28.2	0.75	0.76
Ag Non-Hmstd	244	310	66	27.2	3	4	1	25.3	1.15	1.14
ResHmstd: NewCon	0	52	52	0.0	0	1	1	0.0	0.00	1.05
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.44
Total	23,648	23,786	137	0.6	332	320	-12	-3.7	1.40	1.34

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	208	208	0	-0.2	County	52.38	51.45	0.00	0.00
(-) TIF Tax Capacity	3	2	0	-9.5	City/Town	47.34	47.39	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.22	14.38	29.95	27.00
(=) Taxable Tax Capacity	205	205	0	-0.1	Special District	0.54	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	115.49	113.71	29.95	27.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,800	55,200	-6.1	584	526	-58	-9.9	0.99	0.95
Res Hmstd: Avg Val	88,100	82,800	-6.0	943	826	-116	-12.3	1.07	1
Res Hmstd: Hi Val	117,400	110,300	-6.0	1,399	1,242	-158	-11.3	1.19	1.13
Res Hmstd: Ex-Hi Val	176,200	165,500	-6.1	2,316	2,075	-241	-10.4	1.31	1.25
Apartment	300,000	300,000	0.0	5,229	5,074	-155	-3.0	1.74	1.69
Comm/Ind: Lo Val	150,000	139,200	-7.2	4,224	3,837	-386	-9.1	2.82	2.76
Comm/Ind: Med Val	300,000	278,400	-7.2	9,705	8,739	-967	-10.0	3.24	3.14
Comm/Ind: Hi Val	1,000,000	928,100	-7.2	35,286	32,033	-3,253	-9.2	3.53	3.45

Nicollet County	Nicollet city
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<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	44,687	42,785	-1,902	-4.3	526	541	15	2.9	1.18	1.26
Res Non-Hm: exis	4,939	4,848	-91	-1.8	75	78	3	4.5	1.52	1.61
Apartments: exis	2,480	2,480	0	0.0	41	44	2	5.6	1.67	1.76
Low-inc Apts: ex	62	62	0	0.0	1	1	0	7.0	1.03	1.10
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	5,067	5,085	19	0.4	139	144	5	3.5	2.74	2.83
Com/Ind Hi: exis	1,280	1,361	81	6.3	46	50	4	8.6	3.59	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	809	798	-11	-1.4	29	29	0	0.7	3.59	3.66
Ag HGA: Exist	221	212	-9	-4.1	3	3	0	2.6	1.28	1.37
Ag Hmstd Land	1,260	1,198	-62	-4.9	10	10	0	-1.0	0.77	0.80
Ag Non-Hmstd	0	387	387	0.0	0	4	4	0.0	0.00	1.15
ResHmstd: NewCon	0	208	208	0.0	0	3	3	0.0	0.00	1.27
All other NewCon	0	346	346	0.0	0	8	8	0.0	0.00	2.26
Total	60,805	59,770	-1,036	-1.7	869	914	45	5.1	1.43	1.53

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	586	577	-9	-1.5	County	52.60	51.67	0.00	0.00	
(-) TIF Tax Capacity	37	36	-1	-3.9	City/Town	46.88	49.95	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.63	13.02	20.92	32.10	
(=) Taxable Tax Capacity	549	542	-7	-1.3	Special District	0.54	0.49	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	116.65	115.13	20.92	32.10	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	95,200	91,100		-4.3	975	1,007	32	3.3	1.02	1.11
Res Hmstd: Avg Val	142,800	136,700		-4.3	1,680	1,726	46	2.7	1.18	1.26
Res Hmstd: Hi Val	190,300	182,200		-4.3	2,383	2,443	59	2.5	1.25	1.34
Res Hmstd: Ex-Hi Val	285,500	273,300		-4.3	3,793	3,878	85	2.3	1.33	1.42
Apartment	300,000	300,000		0.0	5,002	5,280	279	5.6	1.67	1.76
Comm/Ind: Lo Val	150,000	159,500		6.3	4,114	4,591	477	11.6	2.74	2.88
Comm/Ind: Med Val	300,000	319,000		6.3	9,495	10,437	941	9.9	3.17	3.27
Comm/Ind: Hi Val	1,000,000	1,063,300		6.3	34,607	37,713	3,106	9.0	3.46	3.55

Nicollet County

St. Peter city

<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	318,792	318,990	199	0.1	3,919	3,813	-107	-2.7	1.23	1.20
Res Non-Hm: exis	45,748	44,824	-924	-2.0	693	660	-33	-4.7	1.51	1.47
Apartments: exis	34,268	34,356	88	0.3	591	580	-11	-1.8	1.72	1.69
Low-inc Apts: ex	12,846	12,844	-2	0.0	137	134	-3	-2.5	1.07	1.04
Seasnl Rec: exis	424	424	0	0.0	9	8	0	-1.6	2.02	1.99
Com/Ind: Lo: exi	26,380	25,706	-673	-2.6	738	709	-29	-3.9	2.80	2.76
Com/Ind Hi: exis	36,469	35,930	-539	-1.5	1,291	1,257	-34	-2.6	3.54	3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,943	5,608	3,665	188.6	71	203	132	185.7	3.67	3.63
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	71	91	20	28.2	0	1	0	28.1	0.60	0.60
Ag Non-Hmstd	30	166	136	454.2	0	2	2	454.0	1.20	1.20
ResHmstd: NewCon	0	1,197	1,197	0.0	0	14	14	0.0	0.00	1.20
All other NewCon	0	1,215	1,215	0.0	0	24	24	0.0	0.00	2.01
Total	476,969	481,352	4,383	0.9	7,450	7,407	-43	-0.6	1.56	1.54

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,828	4,901	73	1.5	County	52.00	51.17	0.00	0.00
(-) TIF Tax Capacity	721	724	3	0.4	City/Town	50.61	51.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.76	17.20	22.60	19.11
(=) Taxable Tax Capacity	4,107	4,177	70	1.7	Special District	0.54	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	119.91	119.87	22.60	19.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,300	98,400	0.1	1,060	1,027	-33	-3.1	1.08	1.04
Res Hmstd:Avg Val	147,400	147,500	0.1	1,813	1,763	-50	-2.8	1.23	1.2
Res Hmstd: Hi Val	196,500	196,600	0.1	2,566	2,498	-68	-2.6	1.31	1.27
Res Hmstd: Ex-Hi Val	294,800	295,000	0.1	4,073	3,972	-101	-2.5	1.38	1.35
Apartment	300,000	300,800	0.3	5,175	5,082	-93	-1.8	1.72	1.69
Comm/Ind: Lo Val	150,000	147,800	-1.5	4,213	4,094	-119	-2.8	2.81	2.77
Comm/Ind: Med Val	300,000	295,600	-1.5	9,717	9,440	-277	-2.9	3.24	3.19
Comm/Ind: Hi Val	1,000,000	985,200	-1.5	35,404	34,470	-934	-2.6	3.54	3.5

Nicollet County

Mankato city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	165	165	0	0.0	2	2	0	1.2	1.32	1.34
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	829	829	0	0.0	22	22	0	1.0	2.68	2.71
Com/Ind Hi: exis	1,956	1,947	-10	-0.5	69	69	1	0.8	3.51	3.56
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3	3	0	0.0	0	0	0	1.1	3.52	3.56
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	27	27	0	0.0	0	0	0	2.4	1.15	1.18
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,980	2,970	-10	-0.3	94	94	1	0.8	3.14	3.18

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	54	53	0	-0.4	County	51.59	50.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	44.83	43.42	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.35	23.44	16.71	15.45
(=) Taxable Tax Capacity	54	53	0	-0.4	Special District	0.54	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	115.31	118.12	16.71	15.45

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	149,300	-0.5	4,021	4,042	21	0.5	2.68	2.71	
Comm/Ind: Med Val	300,000	298,500	-0.5	9,299	9,344	45	0.5	3.1	3.13	
Comm/Ind: Hi Val	1,000,000	995,100	-0.5	33,928	34,129	201	0.6	3.39	3.43	

Nicollet County

North Mankato city (part

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	646,408	645,126	-1,282	-0.2	8,210	8,333	122	1.5	1.27	1.29
Res Non-Hm: exis	64,415	65,392	977	1.5	1,001	1,025	24	2.4	1.55	1.57
Apartments: exis	48,827	48,907	80	0.2	850	868	18	2.1	1.74	1.77
Low-inc Apts: ex	6,000	5,920	-80	-1.3	64	64	0	0.4	1.07	1.09
Seasnl Rec: exis	10	10	0	0.0	0	0	0	2.1	2.06	2.10
Com/Ind: Lo: exi	25,226	24,923	-303	-1.2	716	718	1	0.2	2.84	2.88
Com/Ind Hi: exis	123,975	124,087	112	0.1	4,624	4,700	76	1.6	3.73	3.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,867	9,671	-196	-2.0	366	364	-2	-0.5	3.71	3.76
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1	1	0	0.0	0	0	0	3.0	0.63	0.65
Ag Non-Hmstd	4,044	4,228	184	4.5	51	55	4	7.6	1.26	1.30
ResHmstd: NewCon	0	6,701	6,701	0.0	0	87	87	0.0	0.00	1.29
All other NewCon	0	2,399	2,399	0.0	0	58	58	0.0	0.00	2.40
Total	928,771	937,363	8,591	0.9	15,882	16,270	388	2.4	1.71	1.74

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	10,124	10,213	88	0.9	County	51.99	51.16	0.00	0.00
(-) TIF Tax Capacity	243	240	-2	-1.0	City/Town	54.45	53.96	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.90	23.99	16.71	15.45
(=) Taxable Tax Capacity	9,882	9,973	91	0.9	Special District	0.54	0.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	125.88	129.59	16.71	15.45

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	116,300	116,100	-0.2	1,321	1,337	16	1.2	1.14	1.15
Res Hmstd:Avg Val	174,300	174,000	-0.2	2,214	2,244	30	1.4	1.27	1.29
Res Hmstd: Hi Val	232,400	231,900	-0.2	3,108	3,152	43	1.4	1.34	1.36
Res Hmstd: Ex-Hi Val	348,700	348,000	-0.2	4,898	4,971	73	1.5	1.40	1.43
Apartment	300,000	300,500	0.2	5,222	5,332	111	2.1	1.74	1.77
Comm/Ind: Lo Val	150,000	150,100	0.1	4,259	4,323	64	1.5	2.84	2.88
Comm/Ind: Med Val	300,000	300,300	0.1	9,854	10,012	158	1.6	3.28	3.33
Comm/Ind: Hi Val	1,000,000	1,000,900	0.1	35,963	36,547	584	1.6	3.6	3.65

Nobles County	Adrian city
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<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	36,541	37,809	1,268	3.5	593	572	-21	-3.5	1.62	1.51
Res Non-Hm: exis	2,975	2,566	-409	-13.7	62	50	-12	-19.6	2.08	1.94
Apartments: exis	388	1,208	821	211.7	10	28	18	189.1	2.47	2.30
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	279	290	11	4.0	7	7	0	-3.5	2.47	2.30
Com/Ind: Lo: exi	3,654	3,728	74	2.0	134	129	-5	-4.0	3.68	3.46
Com/Ind Hi: exis	1,175	1,125	-50	-4.2	56	51	-6	-10.1	4.79	4.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	45	48	2	5.4	2	2	0	-1.0	4.79	4.50
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	421	573	152	36.0	4	8	4	94.0	0.94	1.34
Ag Non-Hmstd	71	97	26	36.1	1	1	0	24.6	1.69	1.54
ResHmstd: NewCon	0	284	284	0.0	0	4	4	0.0	0.00	1.52
All other NewCon	0	273	273	0.0	0	9	9	0.0	0.00	3.38
Total	45,549	48,001	2,452	5.4	869	860	-8	-1.0	1.91	1.79

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	393	418	25	6.2	County	34.93	28.55	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	122.00	115.39	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.76	9.59	36.43	36.46
(=) Taxable Tax Capacity	393	418	25	6.2	Special District	1.12	0.94	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	168.81	154.48	36.43	36.46

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	59,600	61,700	3.5	821	797	-24	-2.9	1.38	1.29
Res Hmstd: Avg Val	89,300	92,400	3.5	1,340	1,317	-22	-1.7	1.50	1.43
Res Hmstd: Hi Val	119,100	123,200	3.4	1,997	1,948	-48	-2.4	1.68	1.58
Res Hmstd: Ex-Hi Val	178,700	184,900	3.5	3,310	3,212	-98	-3.0	1.85	1.74
Apartment	300,000	935,000	211.7	7,423	21,463	14,040	189.1	2.47	2.3
Comm/Ind: Lo Val	150,000	143,600	-4.3	5,520	4,972	-548	-9.9	3.68	3.46
Comm/Ind: Med Val	300,000	287,300	-4.2	12,699	11,366	-1,333	-10.5	4.23	3.96
Comm/Ind: Hi Val	1,000,000	957,600	-4.2	46,198	41,497	-4,701	-10.2	4.62	4.33

Nobles County	Bigelow city
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<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	4,282	4,274	-8	-0.2	55	50	-6	-10.3	1.29	1.16
Res Non-Hm: exis	624	671	47	7.6	11	11	0	-3.4	1.79	1.61
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4	4	0	0.0	0	0	0	-9.7	2.55	2.31
Com/Ind: Lo: exi	345	341	-3	-0.9	12	11	-1	-8.3	3.34	3.09
Com/Ind Hi: exis	564	586	22	3.9	25	24	-1	-3.6	4.36	4.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	218	216	-1	-0.6	3	3	0	-11.4	1.41	1.26
Ag Hmstd Land	544	694	150	27.6	5	6	1	16.4	0.96	0.87
Ag Non-Hmstd	21	20	-1	-2.9	0	0	0	-11.2	1.52	1.39
ResHmstd: NewCon	0	28	28	0.0	0	0	0	0.0	0.00	1.16
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,601	6,835	234	3.5	111	104	-7	-6.4	1.68	1.52

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	57	59	2	4.0	County	36.49	29.99	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	92.45	91.52	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.19	16.77	27.11	21.91	
(=) Taxable Tax Capacity	57	59	2	4.0	Special District	1.12	0.94	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	152.26	139.23	27.11	21.91	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	42,500	42,400	-0.2	503	447	-56	-11.2	1.18	1.05
Res Hmstd: Avg Val	63,800	63,700	-0.2	756	672	-84	-11.1	1.18	1.05
Res Hmstd: Hi Val	85,000	84,800	-0.2	1,074	954	-120	-11.2	1.26	1.13
Res Hmstd: Ex-Hi Val	127,500	127,300	-0.2	1,895	1,692	-202	-10.7	1.49	1.33
Comm/Ind: Lo Val	150,000	155,900	3.9	5,008	4,871	-137	-2.7	3.34	3.12
Comm/Ind: Med Val	300,000	311,800	3.9	11,551	11,177	-373	-3.2	3.85	3.58
Comm/Ind: Hi Val	1,000,000	1,039,200	3.9	42,081	40,600	-1,482	-3.5	4.21	3.91

Nobles County	Brewster city
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<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	11,044	12,259	1,215	11.0	128	132	4	3.3	1.16	1.08
Res Non-Hm: exis	1,268	1,275	7	0.6	20	18	-1	-7.6	1.56	1.43
Apartments: exis	104	114	9	9.0	2	2	0	-2.1	1.83	1.64
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,099	1,078	-21	-1.9	27	25	-3	-9.9	2.50	2.29
Com/Ind Hi: exis	28,014	28,073	59	0.2	242	225	-18	-7.2	0.86	0.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	230	222	-9	-3.8	9	8	-1	-11.6	3.71	3.41
Ag HGA: Exist	387	518	131	33.8	5	6	1	24.5	1.17	1.09
Ag Hmstd Land	2,120	3,173	1,053	49.6	14	18	5	33.8	0.64	0.58
Ag Non-Hmstd	1,254	1,381	127	10.1	14	13	-1	-4.1	1.11	0.97
ResHmstd: NewCon	0	14	14	0.0	0	0	0	0.0	0.00	1.08
All other NewCon	0	336	336	0.0	0	7	7	0.0	0.00	2.06
Total	45,520	48,441	2,921	6.4	460	453	-6	-1.4	1.01	0.94

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	264	288	25	9.4	County	41.36	33.39	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	61.64	58.34	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.63	3.84	43.82	43.11	
(=) Taxable Tax Capacity	264	288	25	9.4	Special District	1.61	1.25	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	111.24	96.82	43.82	43.11	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	46,000	51,100	11.1	509	517	9	1.7	1.11	1.01
Res Hmstd: Avg Val	69,000	76,600	11.0	763	778	15	2.0	1.11	1.02
Res Hmstd: Hi Val	92,000	102,100	11.0	1,104	1,157	53	4.8	1.20	1.13
Res Hmstd: Ex-Hi Val	138,000	153,200	11.0	1,864	1,917	53	2.8	1.35	1.25
Apartment	300,000	327,100	9.0	5,486	5,369	-117	-2.1	1.83	1.64
Comm/Ind: Lo Val	150,000	150,300	0.2	4,336	4,007	-329	-7.6	2.89	2.67
Comm/Ind: Med Val	300,000	300,600	0.2	9,898	9,130	-769	-7.8	3.3	3.04
Comm/Ind: Hi Val	1,000,000	1,002,100	0.2	35,856	33,041	-2,815	-7.9	3.59	3.3

Nobles County	Dundee city
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<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	1,143	1,166	23	2.0	16	15	-1	-3.4	1.38	1.31
Res Non-Hm: exis	214	192	-23	-10.6	4	3	-1	-14.9	1.92	1.82
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2	2	0	0.0	0	0	0	-4.7	2.72	2.59
Com/Ind: Lo: exi	293	306	13	4.5	10	10	0	0.6	3.50	3.37
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1	1	0	0.0	0	0	0	-3.6	4.58	4.41
Ag HGA: Exist	44	41	-3	-6.2	1	0	0	-11.3	1.25	1.18
Ag Hmstd Land	432	657	225	52.0	3	5	2	48.7	0.76	0.75
Ag Non-Hmstd	176	169	-7	-4.0	3	3	0	-8.1	1.63	1.56
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,305	2,533	228	9.9	37	37	0	0.6	1.60	1.47

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	19	20	1	6.1	County	37.13	30.64	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	122.54	123.54	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.57	2.15	26.71	24.37	
(=) Taxable Tax Capacity	19	20	1	6.1	Special District	0.16	0.13	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	163.40	156.46	26.71	24.37	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	21,800	22,200	1.8	272	263	-9	-3.5	1.25	1.18
Res Hmstd:Avg Val	32,700	33,300	1.8	408	394	-14	-3.5	1.25	1.18
Res Hmstd: Hi Val	43,500	44,400	2.1	543	525	-18	-3.3	1.25	1.18
Res Hmstd: Ex-Hi Val	65,300	66,600	2.0	815	788	-27	-3.3	1.25	1.18

Nobles County	Ellsworth city
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<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	8,864	8,865	1	0.0	152	180	29	19.1	1.71	2.04
Res Non-Hm: exis	1,269	1,113	-156	-12.3	32	31	0	-1.5	2.52	2.83
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	100	99	-1	-0.9	2	2	0	11.3	1.89	2.12
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	599	596	-3	-0.4	26	28	1	5.7	4.40	4.67
Com/Ind Hi: exis	554	564	10	1.8	32	34	2	5.9	5.76	5.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	316	354	38	12.1	18	21	3	16.7	5.68	5.91
Ag HGA: Exist	101	99	-3	-2.7	2	2	0	13.1	1.91	2.22
Ag Hmstd Land	436	596	160	36.7	5	7	2	36.0	1.11	1.11
Ag Non-Hmstd	496	673	177	35.6	11	14	3	30.9	2.20	2.12
ResHmstd: NewCon	0	20	20	0.0	0	0	0	0.0	0.00	2.04
All other NewCon	0	11	11	0.0	0	0	0	0.0	0.00	2.83
Total	12,735	12,990	255	2.0	279	320	41	14.7	2.19	2.47

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	104	106	2	1.9	County	35.52	29.06	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	181.88	179.50	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.06	2.40	31.99	70.67
(=) Taxable Tax Capacity	104	106	2	1.9	Special District	1.12	0.94	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	219.58	211.90	31.99	70.67

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	34,600	34,600	0.0	567	684	118	20.8	1.64	1.98
Res Hmstd: Avg Val	51,800	51,800	0.0	848	1,025	176	20.8	1.64	1.98
Res Hmstd: Hi Val	69,100	69,100	0.0	1,131	1,367	235	20.8	1.64	1.98
Res Hmstd: Ex-Hi Val	103,700	103,700	0.0	1,996	2,339	343	17.2	1.92	2.26
Comm/Ind: Lo Val	150,000	152,700	1.8	6,596	7,161	564	8.6	4.4	4.69
Comm/Ind: Med Val	300,000	305,400	1.8	15,231	16,301	1,069	7.0	5.08	5.34
Comm/Ind: Hi Val	1,000,000	1,018,100	1.8	55,529	58,961	3,432	6.2	5.55	5.79

Nobles County	Kinbrae city
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<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	241	183	-58	-24.1	2	1	-1	-36.2	0.63	0.53
Res Non-Hm: exis	44	125	81	182.8	0	1	1	129.4	0.90	0.73
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	92	91	-1	-0.5	1	1	0	-18.6	0.70	0.57
Com/Ind: Lo: exi	121	121	0	0.4	2	2	0	-10.8	1.96	1.74
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	30	33	3	10.0	1	1	0	-2.4	2.53	2.24
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	2,028	2,758	730	36.0	12	13	1	7.2	0.61	0.48
Ag Non-Hmstd	458	623	165	36.1	3	3	0	7.3	0.61	0.48
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,012	3,933	921	30.6	21	21	1	3.2	0.69	0.54

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	30	40	9	31.5	County	36.68	30.14	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	19.27	14.66	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.57	2.15	26.70	24.38
(=) Taxable Tax Capacity	30	40	9	31.5	Special District	1.14	0.87	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	60.66	47.82	26.70	24.38

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	40,100	30,400	-24.2	253	161	-92	-36.2	0.63	0.53
Res Hmstd: Avg Val	60,100	45,600	-24.1	379	242	-137	-36.2	0.63	0.53
Res Hmstd: Hi Val	80,100	60,800	-24.1	518	323	-195	-37.7	0.65	0.53
Res Hmstd: Ex-Hi Val	120,300	91,300	-24.1	891	520	-370	-41.6	0.74	0.57

Nobles County	Lismore city
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<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	4,742	4,814	72	1.5	82	80	-2	-2.0	1.73	1.67
Res Non-Hm: exis	902	754	-148	-16.4	21	17	-4	-19.1	2.37	2.29
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	14	14	0	0.0	0	0	0	-3.6	3.34	3.22
Com/Ind: Lo: exi	1,009	997	-12	-1.2	42	40	-2	-4.2	4.12	4.00
Com/Ind Hi: exis	67	85	17	25.9	4	4	1	22.1	5.38	5.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	215	236	21	9.9	12	12	1	6.5	5.38	5.21
Ag HGA: Exist	149	141	-8	-5.5	2	2	0	-8.4	1.55	1.51
Ag Hmstd Land	174	249	75	43.1	1	2	1	71.5	0.69	0.83
Ag Non-Hmstd	41	55	15	35.7	1	1	0	30.2	1.98	1.90
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	1.67
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,312	7,346	34	0.5	165	160	-5	-3.0	2.25	2.18

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	65	65	0	0.0	County	33.35	26.85	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	155.35	155.28	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.53	7.24	36.43	36.46	
(=) Taxable Tax Capacity	65	65	0	0.0	Special District	1.12	0.94	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	198.35	190.32	36.43	36.46	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,500	42,100	1.4	645	634	-11	-1.7	1.55	1.51
Res Hmstd: Avg Val	62,300	63,300	1.6	968	954	-15	-1.5	1.55	1.51
Res Hmstd: Hi Val	83,000	84,300	1.6	1,358	1,347	-11	-0.8	1.64	1.6
Res Hmstd: Ex-Hi Val	124,600	126,500	1.5	2,409	2,377	-32	-1.3	1.93	1.88
Comm/Ind: Lo Val	150,000	188,900	25.9	6,185	8,028	1,842	29.8	4.12	4.25
Comm/Ind: Med Val	300,000	377,800	25.9	14,250	17,873	3,623	25.4	4.75	4.73
Comm/Ind: Hi Val	1,000,000	1,259,300	25.9	51,886	63,817	11,931	23.0	5.19	5.07

Nobles County	Round Lake city
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<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	7,652	7,317	-335	-4.4	87	80	-7	-8.5	1.14	1.09
Res Non-Hm: exis	879	1,220	341	38.8	14	18	4	30.9	1.59	1.50
Apartments: exis	70	70	0	0.3	1	1	0	-5.3	1.85	1.74
Low-inc Apts: ex	243	243	0	-0.1	3	3	0	-5.5	1.17	1.11
Seasnl Rec: exis	14	14	0	0.5	0	0	0	-4.3	2.46	2.34
Com/Ind: Lo: exi	854	772	-81	-9.5	25	22	-3	-13.5	2.91	2.79
Com/Ind Hi: exis	1,452	1,462	10	0.7	54	52	-2	-3.8	3.74	3.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	133	117	-16	-12.2	1	1	0	-16.3	1.11	1.06
Ag Hmstd Land	1,053	1,159	106	10.1	9	9	0	-3.1	0.89	0.78
Ag Non-Hmstd	1,711	2,030	318	18.6	19	21	2	10.2	1.13	1.05
ResHmstd: NewCon	0	34	34	0.0	0	0	0	0.0	0.00	1.09
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	14,061	14,438	377	2.7	215	208	-7	-3.2	1.53	1.44

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	128	132	4	3.4	County	35.52	29.13	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.53	70.07	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.76	5.68	43.57	43.11
(=) Taxable Tax Capacity	128	132	4	3.4	Special District	0.16	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	112.97	105.00	43.57	43.11

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	35,600	34,000	-4.5	396	361	-36	-9.0	1.11	1.06
Res Hmstd: Avg Val	53,300	51,000	-4.3	594	541	-52	-8.8	1.11	1.06
Res Hmstd: Hi Val	71,100	68,000	-4.4	792	722	-70	-8.9	1.11	1.06
Res Hmstd: Ex-Hi Val	106,700	102,000	-4.4	1,358	1,216	-142	-10.5	1.27	1.19
Apartment	300,000	301,000	0.3	5,544	5,248	-295	-5.3	1.85	1.74
Comm/Ind: Lo Val	150,000	151,000	0.7	4,371	4,216	-155	-3.5	2.91	2.79
Comm/Ind: Med Val	300,000	302,100	0.7	9,982	9,614	-368	-3.7	3.33	3.18
Comm/Ind: Hi Val	1,000,000	1,006,900	0.7	36,165	34,792	-1,373	-3.8	3.62	3.46

Nobles County	Rushmore city
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<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	8,684	7,853	-831	-9.6	136	117	-19	-14.2	1.57	1.49
Res Non-Hm: exis	1,150	938	-212	-18.4	25	20	-5	-19.2	2.15	2.13
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	107	107	0	0.1	2	2	0	-1.2	1.61	1.59
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	711	685	-26	-3.6	27	26	-1	-4.1	3.87	3.85
Com/Ind Hi: exis	577	596	19	3.3	29	30	1	3.1	5.07	5.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	30	40	11	35.6	0	0	0	37.3	0.94	0.95
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	57	57	0.0	0	2	2	0.0	0.00	3.26
Total	11,258	10,277	-981	-8.7	220	198	-22	-10.2	1.95	1.92

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	95	86	-9	-9.4	County	36.17	29.67	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	128.37	142.92	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.82	16.37	27.11	21.91	
(=) Taxable Tax Capacity	95	86	-9	-9.4	Special District	1.12	0.94	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	187.48	189.90	27.11	21.91	

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	45,300	41,000	-9.5	632	557	-75	-11.9	1.4	1.36
Res Hmstd: Avg Val	67,800	61,300	-9.6	946	833	-114	-12.0	1.4	1.36
Res Hmstd: Hi Val	90,400	81,800	-9.5	1,394	1,165	-229	-16.4	1.54	1.42
Res Hmstd: Ex-Hi Val	135,700	122,700	-9.6	2,443	2,101	-341	-14.0	1.80	1.71
Comm/Ind: Lo Val	150,000	155,000	3.3	5,801	6,026	225	3.9	3.87	3.89
Comm/Ind: Med Val	300,000	309,900	3.3	13,400	13,861	461	3.4	4.47	4.47
Comm/Ind: Hi Val	1,000,000	1,033,000	3.3	48,861	50,437	1,575	3.2	4.89	4.88

Nobles County	Wilmington city
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<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	7,496	8,002	507	6.8	106	102	-4	-4.2	1.42	1.27
Res Non-Hm: exis	872	1,044	172	19.7	18	19	1	6.9	2.01	1.80
Apartments: exis	57	62	5	9.0	1	1	0	-2.4	2.39	2.14
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	681	712	31	4.6	24	24	-1	-3.9	3.59	3.30
Com/Ind Hi: exis	505	511	7	1.3	24	22	-2	-6.7	4.70	4.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	313	346	33	10.5	15	15	0	1.8	4.70	4.33
Ag HGA: Exist	139	128	-11	-7.9	2	2	0	-19.9	1.66	1.44
Ag Hmstd Land	588	802	214	36.5	5	6	1	27.2	0.85	0.79
Ag Non-Hmstd	486	660	175	36.0	6	7	1	21.7	1.25	1.12
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.27
All other NewCon	0	11	11	0.0	0	0	0	0.0	0.00	1.80
Total	11,136	12,281	1,145	10.3	202	199	-3	-1.5	1.81	1.62

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	98	108	10	10.5	County	36.10	29.65	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	105.74	101.76	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.35	16.13	27.34	22.27	
(=) Taxable Tax Capacity	98	108	10	10.5	Special District	1.12	0.94	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	164.30	148.48	27.34	22.27	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	45,000	48,000	6.7	567	534	-32	-5.7	1.26	1.11
Res Hmstd: Avg Val	67,500	72,100	6.8	850	803	-47	-5.5	1.26	1.11
Res Hmstd: Hi Val	90,000	96,100	6.8	1,246	1,216	-30	-2.4	1.38	1.27
Res Hmstd: Ex-Hi Val	135,100	144,200	6.7	2,177	2,102	-75	-3.5	1.61	1.46
Apartment	300,000	326,900	9.0	6,982	6,795	-187	-2.7	2.33	2.08
Comm/Ind: Lo Val	150,000	151,900	1.3	5,283	4,926	-356	-6.7	3.52	3.24
Comm/Ind: Med Val	300,000	303,900	1.3	12,190	11,361	-829	-6.8	4.06	3.74
Comm/Ind: Hi Val	1,000,000	1,012,900	1.3	44,423	41,375	-3,048	-6.9	4.44	4.08

Nobles County	Worthington city
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<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	318,961	318,732	-228	-0.1	3,818	3,267	-551	-14.4	1.20	1.03
Res Non-Hm: exis	44,023	44,562	539	1.2	648	562	-87	-13.4	1.47	1.26
Apartments: exis	20,455	20,313	-142	-0.7	353	302	-52	-14.7	1.73	1.49
Low-inc Apts: ex	11,821	11,706	-115	-1.0	127	108	-19	-15.1	1.08	0.92
Seasnl Rec: exis	1,266	1,289	23	1.8	21	19	-2	-10.4	1.67	1.47
Com/Ind: Lo: exi	36,344	32,813	-3,531	-9.7	1,006	816	-190	-18.9	2.77	2.49
Com/Ind Hi: exis	88,414	96,884	8,470	9.6	3,160	3,128	-33	-1.0	3.57	3.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,041	2,361	319	15.6	74	77	3	4.0	3.65	3.28
Ag HGA: Exist	287	286	-1	-0.3	3	3	-1	-14.9	1.18	1.00
Ag Hmstd Land	503	580	77	15.3	3	3	0	-8.7	0.64	0.51
Ag Non-Hmstd	3,096	3,194	98	3.2	36	32	-4	-10.3	1.17	1.01
ResHmstd: NewCon	0	2,342	2,342	0.0	0	24	24	0.0	0.00	1.03
All other NewCon	0	15,593	15,593	0.0	0	460	460	0.0	0.00	2.95
Total	527,210	550,655	23,445	4.4	9,252	8,801	-451	-4.9	1.75	1.60

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,696	6,125	429	7.5	County	35.43	29.05	0.00	0.00
(-) TIF Tax Capacity	91	115	24	26.6	City/Town	56.17	52.84	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.99	15.65	27.11	21.91
(=) Taxable Tax Capacity	5,605	6,010	405	7.2	Special District	3.97	3.74	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	116.56	101.29	27.11	21.91

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	77,600	77,500	-0.1	762	648	-114	-15.0	0.98	0.84
Res Hmstd: Avg Val	116,400	116,300	-0.1	1,360	1,162	-199	-14.6	1.17	1
Res Hmstd: Hi Val	155,100	155,000	-0.1	1,957	1,674	-283	-14.5	1.26	1.08
Res Hmstd: Ex-Hi Val	232,800	232,600	-0.1	3,155	2,700	-454	-14.4	1.36	1.16
Apartment	300,000	297,900	-0.7	5,184	4,424	-760	-14.7	1.73	1.49
Comm/Ind: Lo Val	150,000	164,400	9.6	4,205	4,252	47	1.1	2.80	2.59
Comm/Ind: Med Val	300,000	328,700	9.6	9,676	9,651	-26	-0.3	3.23	2.94
Comm/Ind: Hi Val	1,000,000	1,095,800	9.6	35,209	34,857	-352	-1.0	3.52	3.18

Norman County

Ada city

<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	39,154	39,247	93	0.2	434	409	-25	-5.7	1.11	1.04
Res Non-Hm: exis	5,019	4,885	-134	-2.7	76	70	-6	-8.3	1.51	1.42
Apartments: exis	1,277	1,530	253	19.8	23	26	3	12.9	1.81	1.71
Low-inc Apts: ex	668	329	-339	-50.7	7	3	-4	-53.6	1.12	1.05
Seasnl Rec: exis	144	0	-144	-100.0	3	0	-3	-100.0	2.13	0.00
Com/Ind: Lo: exi	5,331	5,039	-292	-5.5	155	141	-15	-9.6	2.92	2.79
Com/Ind Hi: exis	1,173	1,713	539	46.0	45	63	18	39.8	3.82	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	217	413	196	90.5	8	15	7	82.4	3.82	3.66
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	121	42	-78	-64.8	1	0	-1	-66.8	0.64	0.61
Ag Non-Hmstd	181	194	13	7.1	2	2	0	1.2	1.29	1.21
ResHmstd: NewCon	0	93	93	0.0	0	1	1	0.0	0.00	1.04
All other NewCon	0	2,637	2,637	0.0	0	52	52	0.0	0.00	1.98
Total	53,284	56,123	2,839	5.3	755	783	27	3.6	1.42	1.39

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	460	503	42	9.2	County	38.08	34.34	0.00	0.00
(-) TIF Tax Capacity	16	40	23	141.1	City/Town	81.09	77.70	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.96	2.93	20.30	18.75
(=) Taxable Tax Capacity	444	463	19	4.4	Special District	6.43	6.43	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	128.56	121.40	20.30	18.75

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,300	49,400	0.2	480	452	-28	-5.8	0.97	0.92
Res Hmstd:Avg Val	73,900	74,100	0.3	720	679	-41	-5.7	0.97	0.92
Res Hmstd: Hi Val	98,500	98,700	0.2	1,101	1,039	-62	-5.7	1.12	1.05
Res Hmstd: Ex-Hi Val	147,800	148,200	0.3	1,892	1,787	-105	-5.6	1.28	1.21
Apartment	300,000	359,400	19.8	5,430	6,128	698	12.9	1.81	1.71
Comm/Ind: Lo Val	150,000	219,000	46.0	4,373	6,707	2,334	53.4	2.92	3.06
Comm/Ind: Med Val	300,000	437,900	46.0	10,102	14,712	4,610	45.6	3.37	3.36
Comm/Ind: Hi Val	1,000,000	1,459,800	46.0	36,838	52,080	15,242	41.4	3.68	3.57

Norman County

Borup city

<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	1,036	1,036	0	0.0	9	8	0	-3.8	0.83	0.80
Res Non-Hm: exis	283	279	-4	-1.4	4	4	0	-4.7	1.30	1.26
Apartments: exis	142	142	0	0.0	2	2	0	-3.3	1.48	1.43
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	226	226	0	0.0	6	6	0	-2.3	2.52	2.46
Com/Ind Hi: exis	7	7	0	0.0	0	0	0	-2.2	3.29	3.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	61	61	0	0.2	2	2	0	-2.0	3.29	3.22
Ag HGA: Exist	196	196	0	0.0	2	2	0	-3.7	0.93	0.89
Ag Hmstd Land	316	311	-5	-1.5	2	2	0	-6.9	0.65	0.62
Ag Non-Hmstd	0	75	75	0.0	0	1	1	0.0	0.00	0.99
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,265	2,332	66	2.9	26	26	0	-0.8	1.16	1.11

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	20	20	0	2.5	County	39.88	36.06	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	50.61	51.85	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.11	4.99	20.29	18.75
(=) Taxable Tax Capacity	20	20	0	2.5	Special District	6.43	6.43	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	102.02	99.34	20.29	18.75

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	26,600	26,600	0.0	217	208	-8	-3.9	0.82	0.78
Res Hmstd:Avg Val	39,800	39,800	0.0	324	312	-13	-3.9	0.82	0.78
Res Hmstd: Hi Val	53,100	53,100	0.0	433	416	-17	-3.9	0.82	0.78
Res Hmstd: Ex-Hi Val	79,700	79,700	0.0	668	643	-26	-3.8	0.84	0.81
Apartment	300,000	300,000	0.0	4,435	4,288	-147	-3.3	1.48	1.43
Comm/Ind: Lo Val	150,000	150,000	0.0	3,776	3,688	-88	-2.3	2.52	2.46
Comm/Ind: Med Val	300,000	300,000	0.0	8,709	8,511	-198	-2.3	2.90	2.84
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,729	31,019	-710	-2.2	3.17	3.10

Norman County

Gary city

<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	4,726	4,449	-277	-5.9	70	62	-7	-10.6	1.47	1.40
Res Non-Hm: exis	718	1,018	300	41.8	14	19	5	34.7	1.92	1.83
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	24	24	0	0.0	1	1	0	-4.5	2.64	2.52
Com/Ind: Lo: exi	490	460	-30	-6.2	17	15	-2	-9.5	3.42	3.30
Com/Ind Hi: exis	0	24	24	0.0	0	1	1	0.0	0.00	4.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	203	219	16	7.9	9	9	0	4.3	4.40	4.26
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	4	4	0	-5.3	0	0	0	-32.9	1.10	0.78
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	18	18	0.0	0	0	0	0.0	0.00	1.40
All other NewCon	0	70	70	0.0	0	2	2	0.0	0.00	3.30
Total	6,165	6,286	121	2.0	110	109	0	-0.2	1.78	1.74

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	52	54	3	5.5	County	36.81	33.12	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	84.89	82.92	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.97	16.92	47.57	42.81
(=) Taxable Tax Capacity	52	54	3	5.5	Special District	6.43	6.43	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	144.10	139.40	47.57	42.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	42,600	40,100	-5.9	571	507	-64	-11.2	1.34	1.26
Res Hmstd:Avg Val	63,900	60,200	-5.8	856	761	-95	-11.1	1.34	1.26
Res Hmstd: Hi Val	85,100	80,100	-5.9	1,205	1,041	-164	-13.6	1.42	1.3
Res Hmstd: Ex-Hi Val	127,700	120,200	-5.9	2,077	1,822	-255	-12.3	1.63	1.52

Norman County

Halstad city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,150	11,914	-236	-1.9	205	196	-9	-4.2	1.68	1.65
Res Non-Hm: exis	1,297	1,515	218	16.8	29	33	4	13.8	2.23	2.17
Apartments: exis	777	777	0	0.0	21	20	-1	-2.5	2.64	2.58
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	13	13	0	0.0	0	0	0	-2.5	3.07	2.99
Com/Ind: Lo: exi	1,328	1,461	133	10.1	51	55	4	7.7	3.86	3.77
Com/Ind Hi: exis	553	646	93	16.8	28	31	4	14.3	4.98	4.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	327	71	-255	-78.2	14	3	-11	-76.9	4.41	4.68
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	39	40	1	3.1	1	1	0	0.1	1.72	1.67
ResHmstd: NewCon	0	72	72	0.0	0	1	1	0.0	0.00	1.65
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	16,485	16,510	25	0.2	348	341	-7	-2.0	2.11	2.07

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	144	145	1	0.4	County	39.10	35.27	0.00	0.00
(-) TIF Tax Capacity	6	6	0	0.0	City/Town	120.20	119.70	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.85	5.28	49.82	49.38
(=) Taxable Tax Capacity	139	139	1	0.4	Special District	6.43	6.43	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	171.58	166.68	49.82	49.38

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,300	48,300	-2.0	753	722	-32	-4.2	1.53	1.49
Res Hmstd:Avg Val	73,900	72,500	-1.9	1,129	1,083	-46	-4.1	1.53	1.49
Res Hmstd: Hi Val	98,600	96,700	-1.9	1,696	1,614	-83	-4.9	1.72	1.67
Res Hmstd: Ex-Hi Val	147,900	145,000	-2.0	2,864	2,730	-134	-4.7	1.94	1.88
Apartment	300,000	300,000	0.0	7,929	7,732	-197	-2.5	2.64	2.58
Comm/Ind: Lo Val	150,000	175,200	16.8	5,784	6,889	1,105	19.1	3.86	3.93
Comm/Ind: Med Val	300,000	350,300	16.8	13,246	15,414	2,168	16.4	4.42	4.40
Comm/Ind: Hi Val	1,000,000	1,167,800	16.8	48,071	55,214	7,143	14.9	4.81	4.73

Norman County

Hendrum city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,424	6,983	-441	-5.9	152	140	-12	-8.0	2.04	2.00
Res Non-Hm: exis	844	1,281	437	51.7	23	33	11	47.4	2.67	2.60
Apartments: exis	109	109	0	0.0	3	3	0	-2.4	3.17	3.09
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	606	606	-1	-0.1	27	27	-1	-2.2	4.49	4.39
Com/Ind Hi: exis	24	0	-24	-100.0	1	0	-1	-100.0	5.82	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	77	74	-3	-3.3	4	4	0	-5.4	5.82	5.69
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	9,085	9,053	-31	-0.3	211	207	-4	-1.8	2.32	2.29

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	75	75	1	0.9	County	39.40	35.60	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	161.69	160.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.19	5.62	49.82	49.38
(=) Taxable Tax Capacity	75	75	1	0.9	Special District	6.43	6.43	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	213.70	207.86	49.82	49.38

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	51,500	48,400	-6.0	917	843	-74	-8.1	1.78	1.74
Res Hmstd:Avg Val	77,100	72,500	-6.0	1,384	1,262	-122	-8.8	1.8	1.74
Res Hmstd: Hi Val	102,800	96,700	-5.9	2,111	1,894	-217	-10.3	2.05	1.96
Res Hmstd: Ex-Hi Val	154,300	145,100	-6.0	3,567	3,230	-337	-9.5	2.31	2.23
Apartment	300,000	300,000	0.0	9,508	9,276	-232	-2.4	3.17	3.09
Comm/Ind: Lo Val	150,000	0	#####	6,731	0	-6,731	#####	4.49	#####
Comm/Ind: Med Val	300,000	0	#####	15,458	0	-15,458	#####	5.15	#####
Comm/Ind: Hi Val	1,000,000	0	#####	56,179	0	-56,179	#####	5.62	#####

Norman County

Perley city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,085	1,917	-167	-8.0	27	24	-3	-11.0	1.31	1.27
Res Non-Hm: exis	505	539	34	6.8	9	9	0	3.7	1.80	1.75
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	447	411	-37	-8.2	14	13	-2	-10.4	3.22	3.15
Com/Ind Hi: exis	24	25	2	7.1	1	1	0	4.4	4.13	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	38	36	-2	-5.1	2	1	0	-7.4	4.13	4.03
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	203	253	51	25.0	3	3	1	20.4	1.29	1.25
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	69	69	0.0	0	1	1	0.0	0.00	1.27
All other NewCon	0	38	38	0.0	0	1	1	0.0	0.00	3.17
Total	3,301	3,289	-12	-0.4	56	54	-2	-2.9	1.70	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	28	28	0	0.4	County	39.89	36.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	76.44	76.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.66	6.09	49.82	49.38
(=) Taxable Tax Capacity	28	28	0	0.4	Special District	6.43	6.43	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	129.41	124.74	49.82	49.38

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	30,200	27,800	-7.9	385	345	-40	-10.3	1.27	1.24
Res Hmstd: Avg Val	45,300	41,700	-7.9	577	518	-59	-10.3	1.27	1.24
Res Hmstd: Hi Val	60,400	55,600	-7.9	770	691	-79	-10.3	1.27	1.24
Res Hmstd: Ex-Hi Val	90,600	83,300	-8.1	1,247	1,079	-168	-13.5	1.38	1.3
Comm/Ind: Lo Val	150,000	160,600	7.1	4,835	5,146	311	6.4	3.22	3.20
Comm/Ind: Med Val	300,000	321,200	7.1	11,033	11,617	585	5.3	3.68	3.62
Comm/Ind: Hi Val	1,000,000	1,070,500	7.1	39,955	41,811	1,856	4.6	4	3.91

Norman County

Shelly city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,151	3,141	-10	-0.3	39	43	4	9.2	1.25	1.37
Res Non-Hm: exis	630	603	-27	-4.3	11	11	0	2.7	1.68	1.80
Apartments: exis	26	26	0	0.0	1	1	0	6.2	1.96	2.09
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	571	579	8	1.4	17	18	1	5.3	3.04	3.16
Com/Ind Hi: exis	95	63	-32	-33.8	4	3	-1	-31.8	3.88	4.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	23	23	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	19	21	2	12.8	0	0	0	12.6	1.17	1.16
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	1.37
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,514	4,466	-48	-1.1	72	76	4	5.4	1.59	1.69

Tax Base

Tax Rates

	Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	37	37	-1	-2.3	County	39.45	35.59		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	64.61	67.23		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.18	7.22		50.65	63.07
(=) Taxable Tax Capacity	37	37	-1	-2.3	Special District	6.43	6.43		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	116.66	116.47		50.65	63.07

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,500	30,400	-0.3	368	404	36	9.8	1.21	1.33
Res Hmstd:Avg Val	45,700	45,600	-0.2	551	606	55	10.0	1.21	1.33
Res Hmstd: Hi Val	61,000	60,800	-0.3	736	808	72	9.8	1.21	1.33
Res Hmstd: Ex-Hi Val	91,500	91,200	-0.3	1,192	1,299	107	9.0	1.30	1.42
Apartment	300,000	300,000	0.0	5,894	6,260	366	6.2	1.96	2.09
Comm/Ind: Lo Val	150,000	99,400	-33.7	4,560	3,140	-1,421	-31.2	3.04	3.16
Comm/Ind: Med Val	300,000	198,700	-33.8	10,388	6,686	-3,701	-35.6	3.46	3.37
Comm/Ind: Hi Val	1,000,000	662,400	-33.8	37,581	25,240	-12,341	-32.8	3.76	3.81

Norman County

Twin Valley city

<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	10,914	10,603	-311	-2.9	179	157	-22	-12.1	1.64	1.48
Res Non-Hm: exis	1,264	1,430	167	13.2	30	31	1	2.7	2.36	2.14
Apartments: exis	889	889	0	0.0	25	23	-2	-9.2	2.81	2.55
Low-inc Apts: ex	606	621	14	2.4	11	10	-1	-7.0	1.76	1.60
Seasnl Rec: exis	9	9	0	0.0	0	0	0	-9.1	3.28	2.98
Com/Ind: Lo: exi	1,359	1,337	-22	-1.6	55	50	-5	-9.0	4.06	3.76
Com/Ind Hi: exis	204	204	0	0.0	11	10	-1	-7.4	5.26	4.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	513	556	43	8.3	27	27	0	0.3	5.26	4.87
Ag HGA: Exist	71	82	11	15.3	1	1	0	11.0	1.60	1.54
Ag Hmstd Land	141	171	30	21.0	2	2	0	11.3	1.36	1.25
Ag Non-Hmstd	119	140	22	18.1	2	2	0	7.5	1.87	1.70
ResHmstd: NewCon	0	82	82	0.0	0	1	1	0.0	0.00	1.49
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	16,089	16,123	34	0.2	343	315	-28	-8.1	2.13	1.95

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	134	135	1	1.0	County	36.43	32.66	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	128.26	114.42	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.84	16.62	47.57	42.81
(=) Taxable Tax Capacity	134	135	1	1.0	Special District	6.43	6.43	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	186.95	170.12	47.57	42.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	29,600	28,800	-2.7	473	417	-56	-11.7	1.6	1.45
Res Hmstd:Avg Val	44,400	43,100	-2.9	709	624	-85	-12.0	1.6	1.45
Res Hmstd: Hi Val	59,200	57,500	-2.9	946	833	-113	-11.9	1.6	1.45
Res Hmstd: Ex-Hi Val	88,800	86,300	-2.8	1,536	1,336	-200	-13.0	1.73	1.55
Apartment	300,000	300,000	0.0	8,438	7,664	-774	-9.2	2.81	2.55
Comm/Ind: Lo Val	150,000	150,000	0.0	6,096	5,641	-455	-7.5	4.06	3.76
Comm/Ind: Med Val	300,000	300,000	0.0	13,986	12,949	-1,037	-7.4	4.66	4.32
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	50,806	47,051	-3,755	-7.4	5.08	4.71

Olmsted County

Byron city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	275,339	276,723	1,384	0.5	4,170	4,027	-143	-3.4	1.51	1.46
Res Non-Hm: exis	41,930	39,621	-2,309	-5.5	773	699	-73	-9.5	1.84	1.77
Apartments: exis	8,192	8,192	0	0.0	171	165	-6	-3.6	2.09	2.02
Low-inc Apts: ex	1,841	1,841	0	0.0	23	22	-1	-3.9	1.27	1.22
Seasnl Rec: exis	2,075	2,076	1	0.0	43	42	-2	-3.6	2.09	2.02
Com/Ind: Lo: exi	14,224	13,730	-495	-3.5	452	425	-28	-6.1	3.18	3.09
Com/Ind Hi: exis	23,799	24,701	902	3.8	930	922	-8	-0.8	3.91	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,612	7,006	394	6.0	287	296	9	3.3	4.33	4.23
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	253	354	101	40.0	4	6	1	36.6	1.60	1.56
Ag Non-Hmstd	688	718	30	4.3	11	11	0	1.8	1.60	1.56
ResHmstd: NewCon	0	7,544	7,544	0.0	0	110	110	0.0	0.00	1.46
All other NewCon	0	2,381	2,381	0.0	0	54	54	0.0	0.00	2.28
Total	374,954	384,885	9,932	2.6	6,864	6,779	-85	-1.2	1.83	1.76

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,824	3,920	95	2.5	County	60.27	58.31	0.00	0.00
(-) TIF Tax Capacity	64	64	0	0.0	City/Town	57.47	60.80	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	41.87	36.65	9.67	6.95
(=) Taxable Tax Capacity	3,761	3,856	95	2.5	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	159.61	155.76	9.67	6.95

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	121,800	122,400		0.5	1,642	1,583	-59	-3.6	1.35	1.29
Res Hmstd:Avg Val	182,600	183,500		0.5	2,759	2,663	-96	-3.5	1.51	1.45
Res Hmstd: Hi Val	243,500	244,700		0.5	3,877	3,744	-133	-3.4	1.59	1.53
Res Hmstd: Ex-Hi Val	365,300	367,100		0.5	6,114	5,908	-207	-3.4	1.67	1.61
Apartment	300,000	300,000		0.0	6,276	6,049	-226	-3.6	2.09	2.02
Comm/Ind: Lo Val	150,000	155,700		3.8	4,912	5,021	109	2.2	3.27	3.22
Comm/Ind: Med Val	300,000	311,400		3.8	11,414	11,600	187	1.6	3.80	3.73
Comm/Ind: Hi Val	1,000,000	1,037,900		3.8	41,753	42,301	548	1.3	4.18	4.08

Olmsted County

Dover city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	31,369	31,109	-259	-0.8	415	391	-24	-5.8	1.32	1.26
Res Non-Hm: exis	3,833	4,003	169	4.4	64	63	-1	-1.1	1.66	1.58
Apartments: exis	375	375	0	0.0	7	7	0	-5.5	1.97	1.86
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,547	1,525	-23	-1.5	48	46	-3	-5.7	3.13	3.00
Com/Ind Hi: exis	1,270	1,209	-61	-4.8	53	48	-5	-9.1	4.15	3.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,012	1,031	19	1.9	42	41	-1	-2.7	4.15	3.96
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	831	1,122	291	35.0	7	9	2	28.2	0.82	0.78
Ag Non-Hmstd	445	479	34	7.6	7	7	0	0.3	1.52	1.42
ResHmstd: NewCon	0	27	27	0.0	0	0	0	0.0	0.00	1.26
All other NewCon	0	169	169	0.0	0	3	3	0.0	0.00	1.57
Total	40,681	41,048	367	0.9	643	614	-29	-4.5	1.58	1.50

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	382	384	2	0.5	County	60.30	58.32	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.38	54.62	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.23	28.66	6.86	9.02
(=) Taxable Tax Capacity	382	384	2	0.5	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	151.91	141.60	6.86	9.02

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	93,000	92,200	-0.9	1,038	979	-59	-5.7	1.12	1.06	
Res Hmstd: Avg Val	139,400	138,200	-0.9	1,838	1,730	-108	-5.9	1.32	1.25	
Res Hmstd: Hi Val	185,800	184,300	-0.8	2,638	2,484	-155	-5.9	1.42	1.35	
Res Hmstd: Ex-Hi Val	278,800	276,500	-0.8	4,242	3,990	-252	-5.9	1.52	1.44	
Apartment	300,000	300,000	0.0	5,902	5,581	-322	-5.5	1.97	1.86	
Comm/Ind: Lo Val	150,000	142,800	-4.8	4,697	4,277	-420	-8.9	3.13	3	
Comm/Ind: Med Val	300,000	285,600	-4.8	10,925	9,867	-1,058	-9.7	3.64	3.45	
Comm/Ind: Hi Val	1,000,000	952,100	-4.8	39,990	36,282	-3,707	-9.3	4	3.81	

Olmsted County

Eyota city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	83,758	83,326	-432	-0.5	1,140	1,069	-71	-6.2	1.36	1.28
Res Non-Hm: exis	5,906	6,203	296	5.0	99	98	-1	-0.8	1.68	1.58
Apartments: exis	2,075	2,042	-33	-1.6	42	39	-3	-7.8	2.03	1.90
Low-inc Apts: ex	507	507	0	0.0	6	6	0	-6.0	1.23	1.15
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,613	4,483	-131	-2.8	148	136	-11	-7.7	3.20	3.04
Com/Ind Hi: exis	2,266	2,263	-3	-0.1	96	91	-5	-5.3	4.25	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,229	1,342	113	9.2	52	54	2	3.5	4.23	4.01
Ag HGA: Exist	359	358	-2	-0.4	5	5	0	-6.2	1.45	1.37
Ag Hmstd Land	2,385	2,889	504	21.1	21	26	5	22.8	0.88	0.89
Ag Non-Hmstd	237	277	40	16.9	4	4	0	8.0	1.57	1.45
ResHmstd: NewCon	0	465	465	0.0	0	6	6	0.0	0.00	1.28
All other NewCon	0	17	17	0.0	0	1	1	0.0	0.00	3.35
Total	103,336	104,170	834	0.8	1,614	1,535	-79	-4.9	1.56	1.47

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	940	948	8	0.8	County	60.16	58.18	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	58.37	58.01	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.07	28.49	6.86	9.02	
(=) Taxable Tax Capacity	940	948	8	0.8	Special District	0.00	0.00	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	156.61	144.68	6.86	9.02	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,400	91,900	-0.5	1,057	993	-64	-6.1	1.14	1.08	
Res Hmstd:Avg Val	138,600	137,900	-0.5	1,878	1,760	-117	-6.2	1.35	1.28	
Res Hmstd: Hi Val	184,800	183,800	-0.5	2,698	2,526	-172	-6.4	1.46	1.37	
Res Hmstd: Ex-Hi Val	277,200	275,800	-0.5	4,339	4,060	-279	-6.4	1.57	1.47	
Apartment	300,000	295,200	-1.6	6,078	5,605	-473	-7.8	2.03	1.9	
Comm/Ind: Lo Val	150,000	149,800	-0.1	4,802	4,556	-247	-5.1	3.20	3.04	
Comm/Ind: Med Val	300,000	299,600	-0.1	11,171	10,583	-588	-5.3	3.72	3.53	
Comm/Ind: Hi Val	1,000,000	998,600	-0.1	40,893	38,718	-2,175	-5.3	4.09	3.88	

Olmsted County

Rochester city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,171,184	5,156,368	-14,816	-0.3	65,605	63,326	-2,279	-3.5	1.27	1.23
Res Non-Hm: exis	885,984	867,087	-18,897	-2.1	13,232	12,512	-720	-5.4	1.49	1.44
Apartments: exis	412,196	413,984	1,788	0.4	7,217	7,036	-181	-2.5	1.75	1.70
Low-inc Apts: ex	85,536	81,684	-3,851	-4.5	914	846	-68	-7.5	1.07	1.04
Seasnl Rec: exis	4,057	2,987	-1,070	-26.4	83	61	-22	-26.5	2.05	2.04
Com/Ind: Lo: exi	258,390	247,800	-10,590	-4.1	7,391	6,931	-461	-6.2	2.86	2.80
Com/Ind Hi: exis	1,785,551	1,883,706	98,155	5.5	67,232	69,507	2,275	3.4	3.77	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	19,972	23,810	3,838	19.2	752	878	126	16.8	3.76	3.69
Ag HGA: Exist	977	977	0	0.0	13	12	-1	-4.3	1.28	1.23
Ag Hmstd Land	2,321	3,046	724	31.2	16	22	6	37.8	0.69	0.72
Ag Non-Hmstd	29,643	27,638	-2,005	-6.8	388	352	-36	-9.3	1.31	1.27
ResHmstd: NewCon	0	56,322	56,322	0.0	0	692	692	0.0	0.00	1.23
All other NewCon	0	59,297	59,297	0.0	0	1,438	1,438	0.0	0.00	2.42
Total	8,655,811	8,824,705	168,894	2.0	162,842	163,613	770	0.5	1.88	1.85

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	100,904	103,779	2,875	2.8	County	57.87	56.06	0.00	0.00
(-) TIF Tax Capacity	2,339	2,065	-274	-11.7	City/Town	50.78	49.20	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.61	22.26	12.32	10.61
(=) Taxable Tax Capacity	98,565	101,714	3,149	3.2	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	130.26	127.52	12.32	10.61

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	117,300	117,000	-0.3	1,325	1,276	-49	-3.7	1.13	1.09	
Res Hmstd:Avg Val	175,800	175,300	-0.3	2,228	2,148	-80	-3.6	1.27	1.23	
Res Hmstd: Hi Val	234,400	233,700	-0.3	3,132	3,021	-110	-3.5	1.34	1.29	
Res Hmstd: Ex-Hi Val	351,600	350,600	-0.3	4,940	4,770	-170	-3.4	1.41	1.36	
Apartment	300,000	301,300	0.4	5,254	5,122	-132	-2.5	1.75	1.70	
Comm/Ind: Lo Val	150,000	158,200	5.5	4,292	4,503	211	4.9	2.86	2.85	
Comm/Ind: Med Val	300,000	316,500	5.5	9,952	10,356	404	4.1	3.32	3.27	
Comm/Ind: Hi Val	1,000,000	1,055,000	5.5	36,368	37,662	1,294	3.6	3.64	3.57	

Olmsted County

Stewartville city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	242,687	245,265	2,578	1.1	3,514	3,503	-11	-0.3	1.45	1.43
Res Non-Hm: exis	31,560	28,082	-3,478	-11.0	559	491	-68	-12.1	1.77	1.75
Apartments: exis	7,654	7,709	54	0.7	154	153	-2	-1.1	2.02	1.98
Low-inc Apts: ex	5,893	5,893	0	0.0	74	72	-1	-1.6	1.25	1.23
Seasnl Rec: exis	387	387	0	0.0	8	8	0	-1.8	2.02	1.98
Com/Ind: Lo: exi	16,391	14,922	-1,468	-9.0	516	463	-53	-10.4	3.15	3.10
Com/Ind Hi: exis	27,859	28,846	987	3.5	1,147	1,167	21	1.8	4.12	4.05
Publ U: Elec Gen	0	4	4	0.0	0	0	0	0.0	0.00	3.01
Publ U: Other	6,057	6,660	603	10.0	248	269	20	8.2	4.10	4.03
Ag HGA: Exist	237	236	-1	-0.4	4	4	0	-1.9	1.57	1.54
Ag Hmstd Land	1,291	980	-312	-24.1	9	7	-3	-27.5	0.71	0.67
Ag Non-Hmstd	770	881	111	14.4	11	12	1	11.3	1.41	1.37
ResHmstd: NewCon	0	1,554	1,554	0.0	0	22	22	0.0	0.00	1.43
All other NewCon	0	2,410	2,410	0.0	0	75	75	0.0	0.00	3.12
Total	340,786	343,828	3,043	0.9	6,243	6,245	2	0.0	1.83	1.82

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	3,479	3,528	49	1.4	County	57.83	56.02	0.00	0.00
(-) TIF Tax Capacity	20	0	-20	-100.0	City/Town	56.42	55.32	4.36	8.51
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.44	25.55	21.30	18.33
(=) Taxable Tax Capacity	3,460	3,528	69	2.0	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	140.69	136.90	25.66	26.83

Tax Burdens on Hypothetical Properties

Hypothetical Properties	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	101,900	103,000		1.1	1,300	1,304	3	0.3	1.28	1.27
Res Hmstd:Avg Val	152,800	154,400		1.0	2,211	2,208	-3	-0.1	1.45	1.43
Res Hmstd: Hi Val	203,700	205,900		1.1	3,123	3,115	-8	-0.2	1.53	1.51
Res Hmstd: Ex-Hi Val	305,700	308,900		1.0	4,949	4,928	-20	-0.4	1.62	1.6
Apartment	300,000	302,100		0.7	6,046	5,980	-66	-1.1	2.02	1.98
Comm/Ind: Lo Val	150,000	155,300		3.5	4,726	4,868	142	3.0	3.15	3.13
Comm/Ind: Med Val	300,000	310,600		3.5	10,900	11,154	254	2.3	3.63	3.59
Comm/Ind: Hi Val	1,000,000	1,035,400		3.5	39,710	40,489	779	2.0	3.97	3.91

Olmsted County

Oronoco city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	99,966	99,617	-349	-0.3	1,344	1,277	-68	-5.0	1.34	1.28
Res Non-Hm: exis	17,260	18,383	1,123	6.5	269	273	3	1.3	1.56	1.48
Apartments: exis	172	172	0	0.0	3	3	0	-2.6	1.71	1.67
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,424	4,181	757	22.1	96	115	19	19.8	2.81	2.76
Com/Ind Hi: exis	5,036	5,545	508	10.1	187	202	15	8.2	3.71	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,929	1,842	-87	-4.5	72	67	-4	-6.2	3.71	3.65
Ag HGA: Exist	167	0	-167	-100.0	2	0	-2	-100.0	1.23	0.00
Ag Hmstd Land	586	417	-169	-28.9	4	3	-1	-29.8	0.61	0.61
Ag Non-Hmstd	448	562	113	25.2	6	7	1	20.4	1.29	1.24
ResHmstd: NewCon	0	4,366	4,366	0.0	0	56	56	0.0	0.00	1.28
All other NewCon	0	640	640	0.0	0	17	17	0.0	0.00	2.59
Total	128,988	135,724	6,736	5.2	1,983	2,019	36	1.8	1.54	1.49

Tax Base

Tax Rates

	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	1,328	1,406	78	5.9	County	60.30	58.32		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.31	44.46		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.55	21.30		14.20	11.99
(=) Taxable Tax Capacity	1,328	1,406	78	5.9	Special District	0.00	0.00		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	128.15	124.08		14.20	11.99

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	158,800	158,200	-0.4	1,966	1,867	-99	-5.0	1.24	1.18
Res Hmstd:Avg Val	238,100	237,300	-0.3	3,187	3,032	-155	-4.9	1.34	1.28
Res Hmstd: Hi Val	317,400	316,300	-0.3	4,407	4,195	-212	-4.8	1.39	1.33
Res Hmstd: Ex-Hi Val	476,200	474,500	-0.4	6,779	6,457	-322	-4.7	1.42	1.36
Apartment	300,000	300,000	0.0	5,232	5,013	-219	-4.2	1.74	1.67
Comm/Ind: Lo Val	150,000	165,100	10.1	4,272	4,693	421	9.8	2.85	2.84
Comm/Ind: Med Val	300,000	330,300	10.1	9,898	10,711	813	8.2	3.3	3.24
Comm/Ind: Hi Val	1,000,000	1,100,900	10.1	36,149	38,781	2,632	7.3	3.61	3.52

Olmsted County

Chatfield city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	54,466	51,234	-3,232	-5.9	858	759	-98	-11.5	1.57	1.48
Res Non-Hm: exis	6,865	6,531	-333	-4.9	132	120	-12	-9.2	1.92	1.84
Apartments: exis	97	97	0	0.0	2	2	0	-4.3	2.28	2.18
Low-inc Apts: ex	1,233	1,233	0	0.0	17	16	-1	-4.5	1.39	1.33
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,649	2,752	103	3.9	92	93	0	0.4	3.49	3.37
Com/Ind Hi: exis	3,549	3,153	-397	-11.2	163	140	-23	-14.0	4.60	4.45
Publ U: Elec Gen	4	4	0	10.8	0	0	0	6.4	3.55	3.41
Publ U: Other	1,535	1,678	143	9.3	71	75	4	5.8	4.60	4.45
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	48	51	3	6.2	0	0	0	1.4	0.56	0.54
Ag Non-Hmstd	331	486	155	46.8	6	8	2	41.8	1.70	1.64
ResHmstd: NewCon	0	300	300	0.0	0	4	4	0.0	0.00	1.48
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	70,777	67,520	-3,258	-4.6	1,341	1,218	-123	-9.2	1.90	1.80

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	683	647	-36	-5.2	County	57.86	56.05	0.00	0.00
(-) TIF Tax Capacity	79	73	-7	-8.3	City/Town	82.46	83.22	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.87	25.20	15.00	12.36
(=) Taxable Tax Capacity	604	574	-29	-4.8	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	170.19	164.47	15.00	12.36

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,900	92,100	-5.9	1,329	1,152	-177	-13.3	1.36	1.25	
Res Hmstd: Avg Val	146,700	138,000	-5.9	2,308	2,032	-276	-11.9	1.57	1.47	
Res Hmstd: Hi Val	195,600	184,000	-5.9	3,288	2,914	-375	-11.4	1.68	1.58	
Res Hmstd: Ex-Hi Val	293,500	276,100	-5.9	5,251	4,679	-573	-10.9	1.79	1.69	
Apartment	300,000	300,000	0.0	6,832	6,538	-294	-4.3	2.28	2.18	
Comm/Ind: Lo Val	150,000	133,200	-11.2	5,230	4,491	-739	-14.1	3.49	3.37	
Comm/Ind: Med Val	300,000	266,500	-11.2	12,129	10,246	-1,883	-15.5	4.04	3.84	
Comm/Ind: Hi Val	1,000,000	888,300	-11.2	44,323	37,942	-6,381	-14.4	4.43	4.27	

Olmsted County

Pine Island city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	36,064	35,844	-220	-0.6	561	517	-43	-7.7	1.55	1.44
Res Non-Hm: exis	11,050	10,294	-757	-6.8	195	170	-25	-12.9	1.77	1.65
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,775	1,731	-44	-2.5	58	54	-4	-7.3	3.28	3.12
Com/Ind Hi: exis	883	920	37	4.2	38	38	0	-0.8	4.32	4.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	165	165	0	0.0	2	2	0	-6.9	1.51	1.41
Ag Hmstd Land	98	111	14	13.9	0	0	0	3.6	0.48	0.43
Ag Non-Hmstd	11,533	11,534	1	0.0	179	169	-10	-5.4	1.55	1.47
ResHmstd: NewCon	0	393	393	0.0	0	6	6	0.0	0.00	1.44
All other NewCon	0	20	20	0.0	0	0	0	0.0	0.00	1.65
Total	61,568	61,011	-557	-0.9	1,034	957	-77	-7.4	1.68	1.57

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	597	590	-7	-1.2	County	57.89	56.08	0.00	0.00
(-) TIF Tax Capacity	1	2	1	38.9	City/Town	72.90	70.75	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.26	19.66	17.23	14.28
(=) Taxable Tax Capacity	595	588	-7	-1.2	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	155.05	146.49	17.23	14.28

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	124,600	123,800	-0.6	1,743	1,608	-135	-7.8	1.4	1.3
Res Hmstd:Avg Val	186,900	185,800	-0.6	2,903	2,686	-217	-7.5	1.55	1.45
Res Hmstd: Hi Val	249,100	247,600	-0.6	4,062	3,762	-300	-7.4	1.63	1.52
Res Hmstd: Ex-Hi Val	373,700	371,400	-0.6	6,382	5,915	-467	-7.3	1.71	1.59
Comm/Ind: Lo Val	150,000	156,300	4.2	4,923	4,941	18	0.4	3.28	3.16
Comm/Ind: Med Val	300,000	312,600	4.2	11,401	11,370	-31	-0.3	3.80	3.64
Comm/Ind: Hi Val	1,000,000	1,042,200	4.2	41,631	41,383	-247	-0.6	4.16	3.97

Otter Tail County

Battle Lake city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	35,930	36,585	656	1.8	416	424	8	1.9	1.16	1.16
Res Non-Hm: exis	4,296	4,388	93	2.2	62	63	1	1.5	1.45	1.44
Apartments: exis	4,692	4,827	135	2.9	79	81	2	2.5	1.68	1.67
Low-inc Apts: ex	246	246	0	0.0	3	2	0	-0.3	1.02	1.01
Seasnl Rec: exis	18,034	17,669	-365	-2.0	263	252	-11	-4.2	1.46	1.43
Com/Ind: Lo: exi	5,886	5,860	-26	-0.4	164	162	-1	-0.8	2.78	2.77
Com/Ind Hi: exis	1,906	1,927	21	1.1	70	71	1	0.8	3.68	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	736	881	145	19.7	27	32	5	19.4	3.65	3.64
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	248	448	200	80.9	2	3	1	80.9	0.63	0.63
Ag Non-Hmstd	201	149	-52	-26.0	3	2	-1	-26.2	1.28	1.27
ResHmstd: NewCon	0	353	353	0.0	0	4	4	0.0	0.00	1.16
All other NewCon	0	304	304	0.0	0	6	6	0.0	0.00	1.83
Total	72,175	73,638	1,463	2.0	1,087	1,102	15	1.4	1.51	1.50

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	735	748	13	1.7	County	41.52	41.80	0.00	0.00
(-) TIF Tax Capacity	47	48	2	3.4	City/Town	76.19	75.00	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.31	10.01	8.11	7.85
(=) Taxable Tax Capacity	689	699	11	1.6	Special District	0.62	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.64	127.43	8.11	7.85

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	91,900	93,600		1.8	878	899	21	2.4	0.96	0.96
Res Hmstd:Avg Val	137,800	140,300		1.8	1,554	1,584	31	2.0	1.13	1.13
Res Hmstd: Hi Val	183,600	187,000		1.9	2,228	2,270	42	1.9	1.21	1.21
Res Hmstd: Ex-Hi Val	275,500	280,500		1.8	3,581	3,642	61	1.7	1.3	1.3
Apartment	300,000	308,600		2.9	5,030	5,158	128	2.5	1.68	1.67
Seas Rec: Lo Val	75,000	73,500		-2.0	1,024	1,003	-21	-2.0	1.36	1.36
Seas Rec: Hi Val	200,000	196,000		-2.0	2,894	2,837	-57	-2.0	1.45	1.45
Comm/Ind: Lo Val	150,000	151,700		1.1	4,170	4,219	49	1.2	2.78	2.78
Comm/Ind: Med Val	300,000	303,300		1.1	9,688	9,779	91	0.9	3.23	3.22
Comm/Ind: Hi Val	1,000,000	1,011,000		1.1	35,443	35,739	296	0.8	3.54	3.54

Otter Tail County

Bluffton city

<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	4,565	4,438	-128	-2.8	50	47	-3	-6.5	1.09	1.05
Res Non-Hm: exis	766	609	-156	-20.4	12	9	-3	-23.3	1.52	1.46
Apartments: exis	235	228	-6	-2.7	4	4	0	-5.7	1.77	1.72
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	482	575	93	19.3	14	16	2	16.6	2.87	2.81
Com/Ind Hi: exis	458	572	114	25.0	17	21	4	22.5	3.75	3.68
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	61	67	5	8.8	2	2	0	6.7	3.75	3.68
Ag HGA: Exist	831	732	-99	-11.9	9	8	-1	-11.7	1.06	1.06
Ag Hmstd Land	1,445	1,717	273	18.9	7	8	2	23.5	0.45	0.47
Ag Non-Hmstd	536	366	-171	-31.8	6	4	-2	-34.5	1.21	1.16
ResHmstd: NewCon	0	226	226	0.0	0	2	2	0.0	0.00	1.06
All other NewCon	0	37	37	0.0	0	0	0	0.0	0.00	0.95
Total	9,378	9,566	188	2.0	121	122	1	0.9	1.29	1.28

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	79	81	2	3.1	County	41.59	41.87	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	59.56	57.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.92	22.73	21.42	17.95
(=) Taxable Tax Capacity	79	81	2	3.1	Special District	0.62	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	124.68	122.99	21.42	17.95

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	55,400	53,900	-2.7	533	495	-39	-7.2	0.96	0.92
Res Hmstd: Avg Val	83,000	80,700	-2.8	841	769	-73	-8.6	1.01	0.95
Res Hmstd: Hi Val	110,600	107,500	-2.8	1,276	1,176	-100	-7.8	1.15	1.09
Res Hmstd: Ex-Hi Val	166,000	161,400	-2.8	2,147	1,995	-152	-7.1	1.29	1.24
Apartment	300,000	292,000	-2.7	5,318	5,013	-305	-5.7	1.77	1.72
Comm/Ind: Lo Val	150,000	187,400	24.9	4,303	5,584	1,282	29.8	2.87	2.98
Comm/Ind: Med Val	300,000	374,900	25.0	9,932	12,485	2,553	25.7	3.31	3.33
Comm/Ind: Hi Val	1,000,000	1,249,500	25.0	36,204	44,675	8,471	23.4	3.62	3.58

Otter Tail County

Clitherall city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,882	1,541	-341	-18.1	12	10	-2	-15.4	0.62	0.64
Res Non-Hm: exis	515	599	83	16.2	5	6	1	19.7	1.02	1.05
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	243	321	78	32.0	2	3	1	39.0	0.94	0.99
Com/Ind: Lo: exi	250	258	9	3.4	5	6	0	6.6	2.15	2.21
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	66	72	5	8.0	2	2	0	11.4	2.84	2.92
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	15	14	0	-2.7	0	0	0	13.9	0.13	0.16
Ag Non-Hmstd	9	7	-2	-22.4	0	0	0	-18.0	0.85	0.90
ResHmstd: NewCon	0	7	7	0.0	0	0	0	0.0	0.00	0.64
All other NewCon	0	15	15	0.0	0	0	0	0.0	0.00	0.99
Total	2,979	2,834	-146	-4.9	27	27	1	3.4	0.89	0.97

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	25	25	0	-1.1	County	41.59	41.89	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.83	37.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.40	10.10	8.11	7.85
(=) Taxable Tax Capacity	25	25	0	-1.1	Special District	0.62	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	85.45	90.23	8.11	7.85

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,200	26,400	-18.0	191	164	-28	-14.4	0.59	0.62
Res Hmstd:Avg Val	48,200	39,500	-18.0	286	245	-41	-14.4	0.59	0.62
Res Hmstd: Hi Val	64,300	52,700	-18.0	382	327	-55	-14.4	0.59	0.62
Res Hmstd: Ex-Hi Val	96,500	79,000	-18.1	659	503	-156	-23.7	0.68	0.64
Seas Rec: Lo Val	75,000	99,000	32.0	707	1,014	307	43.4	0.94	1.02
Seas Rec: Hi Val	200,000	264,000	32.0	2,050	2,875	825	40.2	1.03	1.09

Otter Tail County

Dalton city

<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	4,109	4,112	4	0.1	44	41	-3	-5.8	1.06	1.00
Res Non-Hm: exis	812	1,044	231	28.5	14	18	4	25.1	1.72	1.68
Apartments: exis	531	529	-1	-0.2	11	10	-1	-6.8	2.06	1.93
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	24	23	-1	-2.1	0	0	0	-8.5	1.65	1.54
Com/Ind: Lo: exi	1,156	933	-223	-19.3	37	29	-9	-23.4	3.24	3.07
Com/Ind Hi: exis	17	16	-1	-6.5	1	1	0	-11.4	4.28	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	142	153	11	7.8	6	6	0	2.2	4.28	4.06
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	69	88	20	28.4	1	1	0	19.1	1.06	0.98
Ag Non-Hmstd	36	42	5	15.0	1	1	0	6.9	1.56	1.45
ResHmstd: NewCon	0	36	36	0.0	0	0	0	0.0	0.00	1.00
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	2.53
Total	6,895	6,980	85	1.2	114	106	-8	-6.9	1.66	1.53

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	62	62	0	0.5	County	41.40	41.67	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	88.94	83.33	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.14	19.56	11.06	11.10
(=) Taxable Tax Capacity	62	62	0	0.5	Special District	0.62	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	156.09	145.17	11.06	11.10

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	36,400	36,400	0.0	381	357	-24	-6.2	1.05	0.98
Res Hmstd:Avg Val	54,500	54,600	0.2	571	536	-35	-6.1	1.05	0.98
Res Hmstd: Hi Val	72,700	72,800	0.1	761	715	-46	-6.1	1.05	0.98
Res Hmstd: Ex-Hi Val	109,000	109,100	0.1	1,394	1,307	-87	-6.2	1.28	1.2
Apartment	300,000	299,300	-0.2	6,185	5,763	-422	-6.8	2.06	1.93
Comm/Ind: Lo Val	150,000	140,200	-6.5	4,854	4,303	-551	-11.3	3.24	3.07
Comm/Ind: Med Val	300,000	280,400	-6.5	11,271	9,892	-1,378	-12.2	3.76	3.53
Comm/Ind: Hi Val	1,000,000	934,500	-6.6	41,215	36,419	-4,796	-11.6	4.12	3.9

Otter Tail County

Deer Creek city

<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	6,431	6,614	182	2.8	58	55	-2	-3.6	0.90	0.84
Res Non-Hm: exis	1,363	1,862	499	36.6	19	24	5	25.0	1.41	1.29
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	453	453	0	0.0	4	4	0	-6.7	0.94	0.88
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,219	1,238	19	1.6	31	30	-1	-2.8	2.56	2.45
Com/Ind Hi: exis	199	211	12	6.0	7	7	0	1.7	3.34	3.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	327	354	27	8.3	11	11	0	3.9	3.34	3.20
Ag HGA: Exist	640	624	-16	-2.5	6	5	0	-7.4	0.92	0.87
Ag Hmstd Land	2,656	2,938	282	10.6	12	13	1	8.4	0.44	0.43
Ag Non-Hmstd	547	512	-36	-6.5	6	5	-1	-10.9	1.02	0.98
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	0.84
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	13,834	14,807	972	7.0	153	155	2	1.3	1.11	1.05

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	113	122	9	8.3	County	41.40	41.71	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.79	44.14	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.19	12.64	21.42	17.95
(=) Taxable Tax Capacity	113	122	9	8.3	Special District	0.62	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	104.01	99.09	21.42	17.95

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	41,200	42,400	2.9	345	328	-17	-5.0	0.84	0.77
Res Hmstd: Avg Val	61,800	63,600	2.9	518	492	-26	-5.0	0.84	0.77
Res Hmstd: Hi Val	82,400	84,700	2.8	723	698	-25	-3.5	0.88	0.82
Res Hmstd: Ex-Hi Val	123,700	127,200	2.8	1,280	1,233	-47	-3.7	1.03	0.97
Comm/Ind: Lo Val	150,000	159,000	6.0	3,837	3,958	121	3.2	2.56	2.49
Comm/Ind: Med Val	300,000	318,100	6.0	8,847	9,053	207	2.3	2.95	2.85
Comm/Ind: Hi Val	1,000,000	1,060,200	6.0	32,224	32,819	595	1.8	3.22	3.1

Otter Tail County

Dent city

<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	3,905	3,730	-175	-4.5	43	40	-3	-7.0	1.11	1.08
Res Non-Hm: exis	524	624	100	19.2	9	10	1	13.1	1.72	1.63
Apartments: exis	109	109	0	0.0	2	2	0	-5.1	2.06	1.95
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	85	86	1	1.6	1	1	0	-5.1	1.71	1.60
Com/Ind: Lo: exi	991	993	2	0.2	32	31	-1	-4.0	3.25	3.11
Com/Ind Hi: exis	118	142	24	20.3	5	6	1	14.8	4.32	4.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	160	159	-2	-1.2	7	7	0	-5.7	4.32	4.12
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	105	106	1	0.9	2	2	0	-6.3	1.62	1.51
ResHmstd: NewCon	0	46	46	0.0	0	0	0	0.0	0.00	1.08
All other NewCon	0	15	15	0.0	0	0	0	0.0	0.00	2.46
Total	5,998	6,012	14	0.2	102	100	-2	-2.2	1.70	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	55	56	1	1.9	County	41.59	41.88	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	99.83	89.03	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.24	14.05	2.96	6.86
(=) Taxable Tax Capacity	55	56	1	1.9	Special District	5.45	5.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	162.10	150.57	2.96	6.86

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	42,500	40,600	-4.5	426	395	-31	-7.3	1.00	0.97
Res Hmstd:Avg Val	63,700	60,900	-4.4	638	592	-46	-7.3	1.00	0.97
Res Hmstd: Hi Val	84,900	81,100	-4.5	922	826	-96	-10.4	1.09	1.02
Res Hmstd: Ex-Hi Val	127,300	121,600	-4.5	1,683	1,518	-165	-9.8	1.32	1.25
Apartment	300,000	300,000	0.0	6,168	5,852	-315	-5.1	2.06	1.95
Comm/Ind: Lo Val	150,000	180,400	20.3	4,868	5,915	1,047	21.5	3.25	3.28
Comm/Ind: Med Val	300,000	360,900	20.3	11,343	13,354	2,010	17.7	3.78	3.70
Comm/Ind: Hi Val	1,000,000	1,202,900	20.3	41,562	48,054	6,492	15.6	4.16	3.99

Otter Tail County

Elizabeth city

<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	3,591	4,073	483	13.4	38	41	3	7.7	1.07	1.01
Res Non-Hm: exis	750	797	47	6.3	13	12	-1	-6.3	1.75	1.54
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	495	505	10	2.0	16	15	-1	-5.8	3.14	2.90
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	77	88	11	13.7	3	3	0	5.0	4.15	3.83
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	6	6	0	0.0	0	0	0	-10.5	0.75	0.67
Ag Non-Hmstd	53	160	107	203.2	1	2	1	171.5	1.49	1.34
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.54
Total	4,971	5,633	661	13.3	71	74	3	4.0	1.43	1.31

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	41	47	6	15.4	County	41.47	41.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	82.18	71.82	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.22	19.67	11.06	11.10
(=) Taxable Tax Capacity	41	47	6	15.4	Special District	0.62	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	149.50	133.86	11.06	11.10

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,300	44,600	13.5	396	408	12	3.0	1.01	0.91	
Res Hmstd:Avg Val	58,900	66,800	13.4	593	611	17	2.9	1.01	0.91	
Res Hmstd: Hi Val	78,500	89,100	13.5	809	900	91	11.3	1.03	1.01	
Res Hmstd: Ex-Hi Val	117,700	133,500	13.4	1,491	1,598	106	7.1	1.27	1.2	

Otter Tail County

Erhard city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,066	2,927	-139	-4.5	27	28	1	2.2	0.89	0.95
Res Non-Hm: exis	482	605	123	25.4	7	9	2	32.8	1.41	1.49
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	621	629	8	1.3	17	18	1	7.3	2.71	2.87
Com/Ind Hi: exis	142	147	5	3.5	5	6	0	9.8	3.56	3.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	87	94	7	8.4	3	4	0	15.0	3.56	3.78
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	191	213	22	11.6	2	3	1	22.8	1.18	1.30
ResHmstd: NewCon	0	19	19	0.0	0	0	0	0.0	0.00	0.96
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	1.49
Total	4,589	4,642	53	1.1	61	67	6	9.5	1.33	1.44

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	40	41	1	3.0	County	41.61	41.91	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	67.30	69.30	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.04	18.24	14.95	13.42
(=) Taxable Tax Capacity	40	41	1	3.0	Special District	1.29	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	118.24	130.05	14.95	13.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	35,900	34,300		-4.5	308	314	5	1.7	0.86	0.91
Res Hmstd:Avg Val	53,800	51,400		-4.5	462	470	8	1.7	0.86	0.91
Res Hmstd: Hi Val	71,700	68,500		-4.5	616	626	11	1.7	0.86	0.91
Res Hmstd: Ex-Hi Val	107,600	102,700		-4.6	1,107	1,109	2	0.2	1.03	1.08
Comm/Ind: Lo Val	150,000	155,300		3.5	4,061	4,499	438	10.8	2.71	2.9
Comm/Ind: Med Val	300,000	310,500		3.5	9,400	10,360	960	10.2	3.13	3.34
Comm/Ind: Hi Val	1,000,000	1,035,100		3.5	34,317	37,723	3,406	9.9	3.43	3.64

Otter Tail County

Fergus Falls city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	433,254	427,295	-5,959	-1.4	4,592	4,296	-296	-6.5	1.06	1.01
Res Non-Hm: exis	59,385	60,124	739	1.2	821	786	-34	-4.2	1.38	1.31
Apartments: exis	55,204	56,014	811	1.5	883	849	-34	-3.9	1.60	1.51
Low-inc Apts: ex	11,376	11,210	-165	-1.5	111	104	-7	-6.5	0.98	0.93
Seasnl Rec: exis	7,936	6,830	-1,106	-13.9	117	97	-20	-17.0	1.47	1.42
Com/Ind: Lo: exi	50,427	49,829	-598	-1.2	1,347	1,280	-68	-5.0	2.67	2.57
Com/Ind Hi: exis	133,023	137,723	4,700	3.5	4,487	4,531	44	1.0	3.37	3.29
Publ U: Elec Gen	25,214	27,670	2,456	9.7	628	652	24	3.8	2.49	2.36
Publ U: Other	24,321	25,872	1,551	6.4	859	878	19	2.2	3.53	3.39
Ag HGA: Exist	1,229	1,411	182	14.8	14	16	2	15.4	1.10	1.11
Ag Hmstd Land	1,502	1,588	85	5.7	8	8	0	0.3	0.56	0.53
Ag Non-Hmstd	3,051	3,905	854	28.0	36	44	8	20.7	1.19	1.12
ResHmstd: NewCon	0	3,359	3,359	0.0	0	34	34	0.0	0.00	1.01
All other NewCon	0	4,288	4,288	0.0	0	102	102	0.0	0.00	2.37
Total	805,921	817,118	11,197	1.4	13,902	13,675	-227	-1.6	1.73	1.67

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	9,281	9,539	258	2.8	County	40.80	41.08	0.00	0.00	
(-) TIF Tax Capacity	99	116	17	17.0	City/Town	51.21	49.90	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.60	19.90	11.06	11.10	
(=) Taxable Tax Capacity	9,182	9,423	241	2.6	Special District	1.45	1.43	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	119.06	112.31	11.06	11.10	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,700	79,600	-1.4	693	645	-49	-7.0	0.86	0.81	
Res Hmstd:Avg Val	121,000	119,300	-1.4	1,261	1,175	-86	-6.8	1.04	0.98	
Res Hmstd: Hi Val	161,200	159,000	-1.4	1,827	1,705	-122	-6.7	1.13	1.07	
Res Hmstd: Ex-Hi Val	241,900	238,600	-1.4	2,964	2,768	-196	-6.6	1.23	1.16	
Apartment	300,000	304,400	1.5	4,797	4,611	-185	-3.9	1.6	1.51	
Comm/Ind: Lo Val	150,000	155,300	3.5	4,021	4,045	24	0.6	2.68	2.60	
Comm/Ind: Med Val	300,000	310,600	3.5	9,326	9,323	-4	0.0	3.11	3.00	
Comm/Ind: Hi Val	1,000,000	1,035,300	3.5	34,086	33,951	-135	-0.4	3.41	3.28	

Otter Tail County

Henning city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	14,731	14,809	78	0.5	158	148	-10	-6.1	1.07	1.00
Res Non-Hm: exis	3,316	3,359	43	1.3	52	49	-3	-5.9	1.57	1.46
Apartments: exis	1,294	1,289	-5	-0.4	24	22	-2	-7.5	1.82	1.69
Low-inc Apts: ex	418	418	0	0.0	5	4	0	-7.2	1.13	1.05
Seasnl Rec: exis	91	258	167	184.0	2	4	2	127.6	1.75	1.41
Com/Ind: Lo: exi	3,919	3,887	-33	-0.8	114	107	-7	-6.1	2.92	2.76
Com/Ind Hi: exis	1,048	1,136	88	8.4	40	41	1	2.8	3.80	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20	20	1	3.6	1	1	0	-1.8	3.80	3.60
Ag HGA: Exist	709	732	23	3.2	8	8	0	-1.2	1.19	1.14
Ag Hmstd Land	950	1,108	159	16.7	4	5	1	18.3	0.43	0.43
Ag Non-Hmstd	954	765	-189	-19.9	12	9	-3	-25.4	1.25	1.16
ResHmstd: NewCon	0	186	186	0.0	0	2	2	0.0	0.00	1.00
All other NewCon	0	313	313	0.0	0	5	5	0.0	0.00	1.62
Total	27,450	28,281	831	3.0	419	405	-14	-3.4	1.53	1.43

Tax Base

Tax Rates

	Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alter	Base	Alter	Base	Alter
Total Tax Capacity	251	260	9	3.4	County	41.24	41.52	0.00	0.00	
(-) TIF Tax Capacity	11	11	0	1.7	City/Town	71.38	68.73	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.59	5.30	25.90	23.78	
(=) Taxable Tax Capacity	240	249	8	3.5	Special District	0.62	0.60	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	124.83	116.16	25.90	23.78	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,400	44,600	0.5	448	417	-31	-6.8	1.01	0.93
Res Hmstd:Avg Val	66,600	67,000	0.6	671	626	-45	-6.7	1.01	0.93
Res Hmstd: Hi Val	88,800	89,300	0.6	973	910	-63	-6.5	1.1	1.02
Res Hmstd: Ex-Hi Val	133,200	133,900	0.5	1,692	1,581	-111	-6.6	1.27	1.18
Apartment	300,000	298,900	-0.4	5,458	5,051	-407	-7.5	1.82	1.69
Comm/Ind: Lo Val	150,000	162,600	8.4	4,373	4,595	222	5.1	2.92	2.83
Comm/Ind: Med Val	300,000	325,300	8.4	10,074	10,456	382	3.8	3.36	3.21
Comm/Ind: Hi Val	1,000,000	1,084,300	8.4	36,680	37,796	1,115	3.0	3.67	3.49

Otter Tail County

New York Mills city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	24,693	24,960	268	1.1	286	279	-7	-2.4	1.16	1.12
Res Non-Hm: exis	5,370	5,343	-27	-0.5	89	86	-4	-3.9	1.66	1.60
Apartments: exis	3,528	3,528	0	0.0	70	67	-3	-3.7	1.98	1.90
Low-inc Apts: ex	3,708	3,708	0	0.0	45	43	-2	-3.7	1.20	1.16
Seasnl Rec: exis	326	328	2	0.7	8	8	0	-2.3	2.52	2.45
Com/Ind: Lo: exi	5,879	5,664	-214	-3.6	180	169	-12	-6.4	3.07	2.98
Com/Ind Hi: exis	8,748	9,274	526	6.0	343	354	11	3.2	3.92	3.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,026	1,109	84	8.2	42	45	2	5.2	4.13	4.02
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	194	188	-6	-3.2	3	2	0	-7.3	1.35	1.30
ResHmstd: NewCon	0	228	228	0.0	0	3	3	0.0	0.00	1.12
All other NewCon	0	778	778	0.0	0	27	27	0.0	0.00	3.48
Total	53,472	55,109	1,637	3.1	1,065	1,082	16	1.5	1.99	1.96

Tax Base

Tax Rates

						Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	579	605	26	4.5	County	39.77	40.09	0.00	0.00
(-) TIF Tax Capacity	99	106	6	6.5	City/Town	81.13	77.89	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.35	24.19	12.79	11.88
(=) Taxable Tax Capacity	479	499	20	4.2	Special District	0.62	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	147.86	142.79	12.79	11.88

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	53,000	53,600		1.1	538	523	-15	-2.8	1.02	0.98
Res Hmstd:Avg Val	79,400	80,300		1.1	831	813	-17	-2.1	1.05	1.01
Res Hmstd: Hi Val	105,900	107,000		1.0	1,292	1,261	-31	-2.4	1.22	1.18
Res Hmstd: Ex-Hi Val	158,900	160,600		1.1	2,214	2,159	-55	-2.5	1.39	1.34
Apartment	300,000	300,000		0.0	5,929	5,711	-218	-3.7	1.98	1.90
Comm/Ind: Lo Val	150,000	159,000		6.0	4,695	4,924	229	4.9	3.13	3.1
Comm/Ind: Med Val	300,000	318,000		6.0	10,890	11,308	418	3.8	3.63	3.56
Comm/Ind: Hi Val	1,000,000	1,060,100		6.0	39,803	41,108	1,305	3.3	3.98	3.88

Otter Tail County

Ottertail city

<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	43,356	42,449	-907	-2.1	362	362	0	0.0	0.84	0.85
Res Non-Hm: exis	8,582	8,351	-231	-2.7	85	84	-1	-0.9	0.99	1.01
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	38,096	39,326	1,230	3.2	387	396	9	2.3	1.01	1.01
Com/Ind: Lo: exi	5,924	5,642	-281	-4.8	123	119	-5	-3.7	2.08	2.11
Com/Ind Hi: exis	8,885	7,710	-1,175	-13.2	246	215	-31	-12.7	2.77	2.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,548	1,627	79	5.1	43	45	2	5.8	2.77	2.79
Ag HGA: Exist	621	728	106	17.1	4	5	1	23.3	0.70	0.74
Ag Hmstd Land	1,586	1,980	394	24.8	5	7	2	40.7	0.29	0.33
Ag Non-Hmstd	1,188	1,051	-137	-11.6	10	9	-1	-12.4	0.85	0.84
ResHmstd: NewCon	0	295	295	0.0	0	3	3	0.0	0.00	0.86
All other NewCon	0	1,049	1,049	0.0	0	10	10	0.0	0.00	0.95
Total	109,786	110,208	422	0.4	1,265	1,255	-11	-0.9	1.15	1.14

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,205	1,194	-11	-0.9	County	41.59	41.88	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.27	27.35	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.94	13.26	4.63	8.11
(=) Taxable Tax Capacity	1,205	1,194	-11	-0.9	Special District	0.62	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	84.43	83.10	4.63	8.11

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	143,500	140,500	-2.1	1,073	1,077	4	0.4	0.75	0.77
Res Hmstd:Avg Val	215,100	210,600	-2.1	1,765	1,769	4	0.2	0.82	0.84
Res Hmstd: Hi Val	286,700	280,700	-2.1	2,457	2,461	4	0.2	0.86	0.88
Res Hmstd: Ex-Hi Val	430,200	421,200	-2.1	3,831	3,842	10	0.3	0.89	0.91
Seas Rec: Lo Val	75,000	77,400	3.2	700	715	15	2.2	0.93	0.92
Seas Rec: Hi Val	200,000	206,500	3.3	2,030	2,079	49	2.4	1.01	1.01
Comm/Ind: Lo Val	150,000	130,200	-13.2	3,145	2,745	-400	-12.7	2.1	2.11
Comm/Ind: Med Val	300,000	260,300	-13.2	7,315	6,233	-1,082	-14.8	2.44	2.39
Comm/Ind: Hi Val	1,000,000	867,700	-13.2	26,776	23,144	-3,633	-13.6	2.68	2.67

Otter Tail County

Parkers Prairie city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	29,720	28,815	-905	-3.0	436	407	-30	-6.8	1.47	1.41
Res Non-Hm: exis	8,811	9,675	864	9.8	171	180	9	5.4	1.94	1.86
Apartments: exis	716	723	7	1.0	16	16	0	-2.4	2.24	2.16
Low-inc Apts: ex	443	446	3	0.6	6	6	0	-3.1	1.39	1.34
Seasnl Rec: exis	113	394	281	248.8	2	6	5	252.3	1.62	1.64
Com/Ind: Lo: exi	4,969	4,758	-211	-4.2	169	158	-11	-6.6	3.41	3.32
Com/Ind Hi: exis	2,685	4,042	1,357	50.6	119	175	56	47.2	4.44	4.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,777	1,917	141	7.9	79	83	4	5.5	4.44	4.33
Ag HGA: Exist	219	219	1	0.2	3	3	0	-3.7	1.59	1.53
Ag Hmstd Land	367	375	8	2.2	3	3	0	0.1	0.69	0.67
Ag Non-Hmstd	1,219	1,194	-25	-2.1	19	18	-1	-3.9	1.53	1.51
ResHmstd: NewCon	0	304	304	0.0	0	4	4	0.0	0.00	1.42
All other NewCon	0	707	707	0.0	0	24	24	0.0	0.00	3.40
Total	51,038	53,569	2,531	5.0	1,023	1,084	60	5.9	2.00	2.02

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	509	554	46	9.0	County	41.42	41.72	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	96.78	91.61	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.63	16.72	32.08	28.09
(=) Taxable Tax Capacity	509	554	46	9.0	Special District	0.62	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	153.45	150.65	32.08	28.09

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	67,300	65,200	-3.1	836	772	-63	-7.5	1.24	1.18
Res Hmstd:Avg Val	100,900	97,800	-3.1	1,440	1,320	-120	-8.4	1.43	1.35
Res Hmstd: Hi Val	134,500	130,400	-3.0	2,110	1,946	-163	-7.7	1.57	1.49
Res Hmstd: Ex-Hi Val	201,800	195,700	-3.0	3,451	3,202	-249	-7.2	1.71	1.64
Apartment	300,000	303,100	1.0	6,717	6,559	-158	-2.4	2.24	2.16
Comm/Ind: Lo Val	150,000	225,800	50.5	5,110	8,268	3,158	61.8	3.41	3.66
Comm/Ind: Med Val	300,000	451,700	50.6	11,762	18,060	6,298	53.5	3.92	4
Comm/Ind: Hi Val	1,000,000	1,505,600	50.6	42,808	63,746	20,938	48.9	4.28	4.23

Otter Tail County

Pelican Rapids city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	41,844	40,566	-1,279	-3.1	454	444	-10	-2.2	1.08	1.09
Res Non-Hm: exis	8,807	8,684	-124	-1.4	135	135	0	0.1	1.53	1.55
Apartments: exis	3,849	3,793	-56	-1.5	69	69	0	0.4	1.78	1.82
Low-inc Apts: ex	3,781	3,781	0	0.0	41	42	1	1.6	1.09	1.11
Seasnl Rec: exis	310	309	-1	-0.2	7	7	0	1.9	2.29	2.34
Com/Ind: Lo: exi	9,741	9,743	2	0.0	282	286	4	1.4	2.90	2.94
Com/Ind Hi: exis	18,843	19,549	706	3.7	718	756	38	5.3	3.81	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,215	3,493	278	8.6	123	135	13	10.3	3.81	3.87
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	486	641	156	32.0	3	4	1	44.8	0.58	0.64
Ag Non-Hmstd	431	516	85	19.7	6	7	1	23.2	1.31	1.35
ResHmstd: NewCon	0	519	519	0.0	0	6	6	0.0	0.00	1.10
All other NewCon	0	666	666	0.0	0	19	19	0.0	0.00	2.92
Total	91,307	92,258	951	1.0	1,837	1,911	74	4.0	2.01	2.07

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,067	1,091	24	2.2	County	40.82	41.10	0.00	0.00
(-) TIF Tax Capacity	175	37	-138	-78.6	City/Town	80.68	74.77	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.04	18.24	14.95	13.42
(=) Taxable Tax Capacity	892	1,053	161	18.1	Special District	1.29	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	130.84	134.72	14.95	13.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,100	57,300	-3.0	552	540	-12	-2.2	0.93	0.94
Res Hmstd: Avg Val	88,700	86,000	-3.0	910	877	-34	-3.7	1.03	1.02
Res Hmstd: Hi Val	118,200	114,600	-3.0	1,375	1,335	-40	-2.9	1.16	1.16
Res Hmstd: Ex-Hi Val	177,300	171,900	-3.0	2,306	2,253	-53	-2.3	1.30	1.31
Apartment	300,000	295,600	-1.5	5,355	5,374	20	0.4	1.78	1.82
Comm/Ind: Lo Val	150,000	155,600	3.7	4,344	4,620	276	6.4	2.9	2.97
Comm/Ind: Med Val	300,000	311,200	3.7	10,061	10,641	580	5.8	3.35	3.42
Comm/Ind: Hi Val	1,000,000	1,037,500	3.8	36,742	38,746	2,004	5.5	3.67	3.73

Otter Tail County

Perham city

<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	81,721	80,854	-867	-1.1	802	801	0	0.0	0.98	0.99
Res Non-Hm: exis	20,489	21,665	1,176	5.7	277	288	11	3.9	1.35	1.33
Apartments: exis	11,638	11,751	113	1.0	181	181	0	-0.2	1.56	1.54
Low-inc Apts: ex	2,689	2,567	-122	-4.5	25	24	-1	-5.0	0.94	0.94
Seasnl Rec: exis	285	194	-92	-32.2	4	3	-2	-41.0	1.53	1.33
Com/Ind: Lo: exi	24,730	24,705	-25	-0.1	638	635	-4	-0.6	2.58	2.57
Com/Ind Hi: exis	52,882	55,375	2,493	4.7	1,536	1,601	66	4.3	2.90	2.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,835	5,474	639	13.2	170	190	19	11.4	3.52	3.47
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	138	142	4	3.1	2	2	0	-0.8	1.22	1.18
ResHmstd: NewCon	0	1,168	1,168	0.0	0	12	12	0.0	0.00	0.99
All other NewCon	0	4,720	4,720	0.0	0	105	105	0.0	0.00	2.22
Total	199,407	208,615	9,208	4.6	3,636	3,841	205	5.6	1.82	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	2,358	2,506	148	6.3	County	41.04	41.32	0.00	0.00
(-) TIF Tax Capacity	427	471	44	10.3	City/Town	59.82	56.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.02	14.75	2.96	6.86
(=) Taxable Tax Capacity	1,930	2,034	104	5.4	Special District	5.45	5.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	122.33	117.82	2.96	6.86

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	76,500	75,700	-1.0	587	587	0	0.0	0.77	0.78
Res Hmstd:Avg Val	114,700	113,500	-1.0	1,108	1,097	-11	-1.0	0.97	0.97
Res Hmstd: Hi Val	152,900	151,300	-1.0	1,629	1,608	-20	-1.3	1.07	1.06
Res Hmstd: Ex-Hi Val	229,400	227,000	-1.0	2,671	2,632	-39	-1.5	1.16	1.16
Apartment	300,000	302,900	1.0	4,676	4,669	-8	-0.2	1.56	1.54
Comm/Ind: Lo Val	150,000	157,100	4.7	3,973	4,171	198	5.0	2.65	2.66
Comm/Ind: Med Val	300,000	314,100	4.7	9,255	9,613	358	3.9	3.09	3.06
Comm/Ind: Hi Val	1,000,000	1,047,100	4.7	33,906	35,019	1,113	3.3	3.39	3.34

Otter Tail County

Richville city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,889	1,968	79	4.2	15	16	1	7.6	0.78	0.81
Res Non-Hm: exis	530	471	-58	-11.0	6	6	-1	-13.0	1.22	1.19
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	69	71	2	2.3	1	1	0	0.2	1.16	1.14
Com/Ind: Lo: exi	227	226	-1	-0.5	6	5	0	-0.6	2.43	2.42
Com/Ind Hi: exis	212	261	49	23.3	7	8	2	22.6	3.23	3.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	46	49	3	7.2	1	2	0	6.6	3.23	3.21
Ag HGA: Exist	141	142	1	1.0	1	1	0	5.0	0.76	0.80
Ag Hmstd Land	642	691	50	7.8	3	3	0	7.4	0.45	0.45
Ag Non-Hmstd	59	63	4	7.4	1	1	0	4.7	1.08	1.05
ResHmstd: NewCon	0	33	33	0.0	0	0	0	0.0	0.00	0.81
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	0.53
Total	3,814	3,984	170	4.5	40	43	2	6.2	1.06	1.08

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	33	35	1	4.5	County	41.57	41.90	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.37	43.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.24	14.05	2.96	6.86
(=) Taxable Tax Capacity	33	35	1	4.5	Special District	5.45	5.61	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	107.63	105.01	2.96	6.86

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	42,000	43,800	4.3	284	306	22	7.9	0.68	0.7
Res Hmstd:Avg Val	63,000	65,600	4.1	425	458	33	7.7	0.68	0.7
Res Hmstd: Hi Val	83,900	87,400	4.2	608	669	61	10.0	0.73	0.77
Res Hmstd: Ex-Hi Val	126,000	131,300	4.2	1,115	1,202	87	7.8	0.88	0.92
Comm/Ind: Lo Val	150,000	185,000	23.3	3,642	4,760	1,118	30.7	2.43	2.57
Comm/Ind: Med Val	300,000	369,900	23.3	8,483	10,695	2,212	26.1	2.83	2.89
Comm/Ind: Hi Val	1,000,000	1,233,000	23.3	31,075	38,399	7,323	23.6	3.11	3.11

Otter Tail County

Underwood city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	10,087	10,217	130	1.3	99	101	2	1.7	0.98	0.98
Res Non-Hm: exis	1,687	1,390	-297	-17.6	24	20	-4	-16.6	1.40	1.41
Apartments: exis	282	282	0	0.0	5	5	0	0.3	1.61	1.61
Low-inc Apts: ex	270	270	0	0.0	3	3	0	0.4	0.97	0.97
Seasnl Rec: exis	1,814	1,723	-91	-5.0	26	24	-1	-5.1	1.41	1.40
Com/Ind: Lo: exi	1,356	1,393	37	2.7	37	38	1	2.8	2.71	2.71
Com/Ind Hi: exis	509	506	-3	-0.5	18	18	0	-0.5	3.59	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	282	305	23	8.3	10	11	1	8.3	3.59	3.59
Ag HGA: Exist	246	254	9	3.5	3	3	0	4.4	1.22	1.23
Ag Hmstd Land	209	171	-38	-18.3	1	1	0	-28.6	0.56	0.49
Ag Non-Hmstd	0	98	98	0.0	0	1	1	0.0	0.00	1.25
ResHmstd: NewCon	0	120	120	0.0	0	1	1	0.0	0.00	0.98
All other NewCon	0	142	142	0.0	0	3	3	0.0	0.00	1.96
Total	16,741	16,869	128	0.8	224	228	3	1.4	1.34	1.35

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	158	159	1	0.9	County	41.33	41.63	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	58.42	60.80	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.02	22.28	4.10	4.65
(=) Taxable Tax Capacity	158	159	1	0.9	Special District	0.62	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	125.40	125.32	4.10	4.65

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	62,600	63,400	1.3	497	506	10	1.9	0.79	0.8
Res Hmstd:Avg Val	93,900	95,100	1.3	855	877	22	2.5	0.91	0.92
Res Hmstd: Hi Val	125,200	126,800	1.3	1,296	1,324	29	2.2	1.03	1.04
Res Hmstd: Ex-Hi Val	187,800	190,200	1.3	2,177	2,220	43	2.0	1.16	1.17
Apartment	300,000	300,000	0.0	4,825	4,839	13	0.3	1.61	1.61
Seas Rec: Lo Val	75,000	71,200	-5.1	1,007	957	-50	-5.0	1.34	1.34
Seas Rec: Hi Val	200,000	190,000	-5.0	2,849	2,707	-142	-5.0	1.42	1.42
Comm/Ind: Lo Val	150,000	149,200	-0.5	4,059	4,039	-20	-0.5	2.71	2.71
Comm/Ind: Med Val	300,000	298,400	-0.5	9,450	9,394	-56	-0.6	3.15	3.15
Comm/Ind: Hi Val	1,000,000	994,800	-0.5	34,610	34,422	-188	-0.5	3.46	3.46

Otter Tail County

Vergas city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,725	13,099	375	2.9	145	143	-2	-1.3	1.14	1.09
Res Non-Hm: exis	1,566	1,503	-62	-4.0	24	22	-2	-8.1	1.56	1.49
Apartments: exis	1,668	1,689	20	1.2	29	28	-1	-2.0	1.72	1.66
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4,823	4,570	-252	-5.2	64	60	-4	-6.1	1.33	1.32
Com/Ind: Lo: exi	1,867	2,041	173	9.3	52	56	4	6.9	2.81	2.75
Com/Ind Hi: exis	400	489	89	22.2	15	18	3	19.9	3.68	3.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	328	355	28	8.5	12	13	1	6.4	3.68	3.61
Ag HGA: Exist	425	429	4	0.9	5	5	0	-3.1	1.10	1.05
Ag Hmstd Land	876	932	56	6.4	4	5	0	6.3	0.51	0.51
Ag Non-Hmstd	76	69	-7	-8.8	1	1	0	-9.9	1.22	1.20
ResHmstd: NewCon	0	47	47	0.0	0	1	1	0.0	0.00	1.10
All other NewCon	0	198	198	0.0	0	3	3	0.0	0.00	1.44
Total	24,753	25,421	668	2.7	352	354	2	0.7	1.42	1.39

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	235	243	8	3.2	County	41.59	41.88	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	61.97	61.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.67	16.79	19.52	15.84
(=) Taxable Tax Capacity	235	243	8	3.2	Special District	0.62	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	121.86	120.43	19.52	15.84

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,800	72,900	3.0	656	642	-14	-2.1	0.93	0.88
Res Hmstd: Avg Val	106,100	109,200	2.9	1,163	1,158	-5	-0.4	1.1	1.06
Res Hmstd: Hi Val	141,500	145,700	3.0	1,702	1,695	-7	-0.4	1.20	1.16
Res Hmstd: Ex-Hi Val	212,300	218,600	3.0	2,780	2,767	-13	-0.5	1.31	1.27
Apartment	300,000	303,600	1.2	5,155	5,051	-104	-2.0	1.72	1.66
Seas Rec: Lo Val	75,000	71,100	-5.2	980	920	-60	-6.1	1.31	1.29
Seas Rec: Hi Val	200,000	189,500	-5.3	2,779	2,607	-171	-6.2	1.39	1.38
Comm/Ind: Lo Val	150,000	183,300	22.2	4,210	5,320	1,109	26.3	2.81	2.90
Comm/Ind: Med Val	300,000	366,600	22.2	9,727	11,933	2,206	22.7	3.24	3.26
Comm/Ind: Hi Val	1,000,000	1,221,900	22.2	35,470	42,793	7,323	20.6	3.55	3.50

Otter Tail County

Vining city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,277	1,279	3	0.2	12	10	-1	-9.1	0.90	0.82
Res Non-Hm: exis	367	416	49	13.5	5	5	0	7.1	1.28	1.21
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	83	111	28	34.0	1	1	0	25.2	1.05	0.98
Com/Ind: Lo: exi	566	520	-47	-8.3	14	12	-2	-13.1	2.49	2.36
Com/Ind Hi: exis	100	108	8	8.2	3	3	0	2.6	3.24	3.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	96	104	9	8.9	3	3	0	3.2	3.24	3.07
Ag HGA: Exist	395	405	9	2.4	3	3	0	-4.5	0.88	0.82
Ag Hmstd Land	758	879	121	15.9	2	3	0	16.5	0.30	0.30
Ag Non-Hmstd	256	313	57	22.1	2	3	0	13.1	0.97	0.89
ResHmstd: NewCon	0	11	11	0.0	0	0	0	0.0	0.00	0.82
All other NewCon	0	19	19	0.0	0	0	0	0.0	0.00	0.81
Total	3,897	4,164	266	6.8	46	44	-1	-3.0	1.17	1.07

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	35	36	2	5.5	County	41.62	41.86	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.24	41.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.07	5.76	25.90	23.78
(=) Taxable Tax Capacity	35	36	2	5.5	Special District	0.62	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	96.55	89.41	25.90	23.78

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,600	37,700	0.3	315	292	-23	-7.4	0.84	0.77
Res Hmstd:Avg Val	56,300	56,400	0.2	472	437	-35	-7.5	0.84	0.77
Res Hmstd: Hi Val	75,100	75,300	0.3	630	583	-46	-7.4	0.84	0.77
Res Hmstd: Ex-Hi Val	112,600	112,900	0.3	1,117	1,036	-81	-7.3	0.99	0.92
Comm/Ind: Lo Val	150,000	162,300	8.2	3,737	3,917	180	4.8	2.49	2.41
Comm/Ind: Med Val	300,000	324,600	8.2	8,589	8,895	305	3.6	2.86	2.74
Comm/Ind: Hi Val	1,000,000	1,082,200	8.2	31,236	32,131	896	2.9	3.12	2.97

Otter Tail County

Urbank city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,336	1,276	-60	-4.5	12	10	-2	-15.9	0.89	0.79
Res Non-Hm: exis	403	459	56	13.8	5	5	0	-1.3	1.30	1.13
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	285	284	-1	-0.3	7	6	-1	-8.8	2.47	2.26
Com/Ind Hi: exis	3	10	7	204.9	0	0	0	179.5	3.19	2.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	57	65	8	14.4	2	2	0	4.9	3.19	2.92
Ag HGA: Exist	150	148	-2	-1.1	1	1	0	-13.2	0.98	0.86
Ag Hmstd Land	728	857	128	17.6	3	3	0	3.9	0.39	0.35
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	4	4	0.0	0	0	0	0.0	0.00	0.79
All other NewCon	0	19	19	0.0	0	0	0	0.0	0.00	1.06
Total	2,963	3,122	159	5.4	31	28	-2	-7.1	1.03	0.91

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	23	24	1	5.7	County	41.59	41.89	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.04	20.58	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.84	16.91	32.08	28.09
(=) Taxable Tax Capacity	23	24	1	5.7	Special District	0.62	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	91.09	80.00	32.08	28.09

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,100	35,400	-4.6	322	269	-52	-16.3	0.87	0.76
Res Hmstd:Avg Val	55,700	53,200	-4.5	483	405	-78	-16.2	0.87	0.76
Res Hmstd: Hi Val	74,200	70,900	-4.4	644	539	-104	-16.2	0.87	0.76
Res Hmstd: Ex-Hi Val	111,300	106,300	-4.5	1,123	928	-195	-17.4	1.01	0.87
Comm/Ind: Lo Val	150,000	457,400	204.9	3,707	12,374	8,668	233.8	2.47	2.71
Comm/Ind: Med Val	300,000	914,700	204.9	8,489	25,736	17,248	203.2	2.83	2.81
Comm/Ind: Hi Val	1,000,000	3,049,000	204.9	30,804	88,098	57,294	186.0	3.08	2.89

Otter Tail County

Rothsay city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,650	5,799	149	2.6	112	89	-24	-20.9	1.99	1.53
Res Non-Hm: exis	394	224	-169	-43.0	10	5	-5	-49.0	2.50	2.24
Apartments: exis	199	199	0	0.0	6	5	0	-8.2	2.83	2.60
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	588	607	20	3.4	24	24	0	-0.2	4.01	3.87
Com/Ind Hi: exis	179	339	160	89.2	9	17	8	91.2	5.05	5.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	68	102	34	50.4	3	5	2	52.1	5.05	5.11
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	21	21	0.0	0	0	0	0.0	0.00	1.54
All other NewCon	0	161	161	0.0	0	7	7	0.0	0.00	4.08
Total	7,077	7,453	375	5.3	164	152	-12	-7.3	2.32	2.04

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	61	66	6	9.4	County	41.28	41.59	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	104.86	101.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.93	51.52	87.41	15.95
(=) Taxable Tax Capacity	61	66	6	9.4	Special District	0.62	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	156.69	195.37	87.41	15.95

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	53,800	55,200		2.6	976	735	-241	-24.7	1.81	1.33
Res Hmstd:Avg Val	80,700	82,800		2.6	1,500	1,168	-332	-22.2	1.86	1.41
Res Hmstd: Hi Val	107,600	110,400		2.6	2,195	1,800	-395	-18.0	2.04	1.63
Res Hmstd: Ex-Hi Val	161,400	165,600		2.6	3,584	3,063	-521	-14.5	2.22	1.85
Apartment	300,000	300,000		0.0	8,498	7,805	-693	-8.2	2.83	2.60
Comm/Ind: Lo Val	150,000	283,700		89.1	6,013	12,636	6,623	110.2	4.01	4.45
Comm/Ind: Med Val	300,000	567,500		89.2	13,592	27,132	13,540	99.6	4.53	4.78
Comm/Ind: Hi Val	1,000,000	1,891,600		89.2	48,964	94,768	45,804	93.5	4.9	5.01

Otter Tail County

Wadena city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,360	4,138	-222	-5.1	51	45	-6	-11.5	1.16	1.08
Res Non-Hm: exis	380	380	0	-0.1	5	5	0	-6.4	1.39	1.31
Apartments: exis	0	34	34	0.0	0	1	1	0.0	0.00	1.52
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4	4	0	0.0	0	0	0	-4.2	2.68	2.57
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: 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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	61	61	0.0	0	1	1	0.0	0.00	1.10
All other NewCon	0	908	908	0.0	0	14	14	0.0	0.00	1.52
Total	4,744	5,525	781	16.5	56	65	9	15.7	1.18	1.17

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	41	51	10	25.4	County	40.82	41.12	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.49	42.31	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.92	22.73	21.42	17.95
(=) Taxable Tax Capacity	41	51	10	25.4	Special District	1.13	1.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	112.35	107.28	21.42	17.95

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	107,700	102,200	-5.1	1,131	979	-152	-13.5	1.05	0.96	
Res Hmstd:Avg Val	161,500	153,300	-5.1	1,905	1,668	-237	-12.4	1.18	1.09	
Res Hmstd: Hi Val	215,200	204,200	-5.1	2,678	2,355	-323	-12.1	1.24	1.15	
Res Hmstd: Ex-Hi Val	322,900	306,500	-5.1	4,228	3,735	-493	-11.7	1.31	1.22	

Pennington County

Goodridge city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,125	1,143	18	1.6	17	19	1	7.4	1.55	1.64
Res Non-Hm: exis	159	200	41	25.9	4	5	1	26.8	2.27	2.28
Apartments: exis	113	113	0	0.0	3	3	0	0.7	2.57	2.59
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	180	180	0	0.1	7	7	0	-0.2	3.74	3.73
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	37	44	7	18.5	2	2	0	16.9	4.78	4.72
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	52	57	5	8.8	1	1	0	1.4	1.56	1.46
ResHmstd: NewCon	0	81	81	0.0	0	1	1	0.0	0.00	1.64
All other NewCon	0	6	6	0.0	0	0	0	0.0	0.00	2.28
Total	1,666	1,825	158	9.5	33	37	4	12.2	2.00	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	14	15	1	9.0	County	73.28	69.46	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.37	66.37	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.70	3.84	57.55	72.95
(=) Taxable Tax Capacity	14	15	1	9.0	Special District	6.01	5.99	3.69	3.55
FD Distrib Tax Cap	0	0	0	0.0	Total	156.35	145.67	61.25	76.50

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	18,500	18,800	1.6	287	308	21	7.4	1.55	1.64
Res Hmstd:Avg Val	27,700	28,200	1.8	430	462	33	7.6	1.55	1.64
Res Hmstd: Hi Val	36,900	37,500	1.6	572	615	42	7.4	1.55	1.64
Res Hmstd: Ex-Hi Val	55,400	56,300	1.6	859	923	64	7.4	1.55	1.64
Apartment	300,000	300,000	0.0	7,701	7,758	57	0.7	2.57	2.59

Pennington County

St. Hilaire city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,382	6,669	287	4.5	80	82	1	1.8	1.26	1.23
Res Non-Hm: exis	947	692	-255	-26.9	17	12	-4	-25.8	1.77	1.79
Apartments: exis	108	108	0	0.0	2	2	0	-2.4	2.09	2.04
Low-inc Apts: ex	149	149	0	0.0	2	2	0	-2.6	1.28	1.25
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,310	1,337	28	2.1	42	43	0	0.2	3.24	3.18
Com/Ind Hi: exis	1,543	1,541	-3	-0.2	66	64	-1	-1.9	4.25	4.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	160	177	17	10.3	7	7	1	8.4	4.25	4.18
Ag HGA: Exist	84	85	1	1.2	1	1	0	-1.1	1.18	1.16
Ag Hmstd Land	26	31	5	17.4	0	0	0	15.5	0.55	0.54
Ag Non-Hmstd	150	178	28	18.9	2	3	0	16.8	1.50	1.47
ResHmstd: NewCon	0	41	41	0.0	0	1	1	0.0	0.00	1.23
All other NewCon	0	89	89	0.0	0	2	2	0.0	0.00	2.75
Total	10,861	11,098	238	2.2	220	219	0	-0.1	2.02	1.98

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	113	115	2	2.2	County	71.14	67.36	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	32.90	39.16	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	39.53	34.47	18.00	16.32
(=) Taxable Tax Capacity	113	115	2	2.2	Special District	6.01	5.99	3.69	3.55
FD Distrib Tax Cap	0	0	0	0.0	Total	149.58	146.98	21.70	19.87

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,000	50,200		4.6	535	542	8	1.4	1.11	1.08
Res Hmstd:Avg Val	71,900	75,100		4.5	801	812	10	1.3	1.11	1.08
Res Hmstd: Hi Val	95,900	100,200		4.5	1,215	1,257	42	3.5	1.27	1.25
Res Hmstd: Ex-Hi Val	143,900	150,400		4.5	2,101	2,161	60	2.8	1.46	1.44
Apartment	300,000	300,000		0.0	6,260	6,108	-152	-2.4	2.09	2.04
Comm/Ind: Lo Val	150,000	149,700		-0.2	4,867	4,767	-100	-2.1	3.24	3.18
Comm/Ind: Med Val	300,000	299,500		-0.2	11,248	11,024	-223	-2.0	3.75	3.68
Comm/Ind: Hi Val	1,000,000	998,300		-0.2	41,025	40,230	-795	-1.9	4.10	4.03

Pennington County

Thief River Falls city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	246,101	250,987	4,886	2.0	3,592	3,418	-174	-4.8	1.46	1.36
Res Non-Hm: exis	24,984	29,626	4,642	18.6	479	526	47	9.7	1.92	1.77
Apartments: exis	14,375	14,207	-168	-1.2	319	293	-27	-8.4	2.22	2.06
Low-inc Apts: ex	7,140	7,665	525	7.4	98	97	0	-0.5	1.37	1.27
Seasnl Rec: exis	811	867	57	7.0	24	24	0	0.3	2.94	2.76
Com/Ind: Lo: exi	25,313	25,606	292	1.2	862	823	-40	-4.6	3.41	3.21
Com/Ind Hi: exis	41,147	45,192	4,045	9.8	1,839	1,906	67	3.6	4.47	4.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,198	3,138	-60	-1.9	143	132	-11	-7.4	4.47	4.22
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	876	1,045	169	19.3	14	16	2	10.8	1.60	1.49
ResHmstd: NewCon	0	1,994	1,994	0.0	0	27	27	0.0	0.00	1.37
All other NewCon	0	3,067	3,067	0.0	0	92	92	0.0	0.00	3.00
Total	363,945	383,395	19,450	5.3	7,370	7,353	-17	-0.2	2.03	1.92

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	3,694	3,948	254	6.9	County	71.67	67.95	0.00	0.00
(-) TIF Tax Capacity	136	144	7	5.4	City/Town	42.63	39.87	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	40.06	35.06	18.00	16.32
(=) Taxable Tax Capacity	3,558	3,804	246	6.9	Special District	6.01	5.99	3.69	3.55
FD Distrib Tax Cap	0	0	0	0.0	Total	160.37	148.87	21.70	19.87

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	73,300	74,800		2.0	864	817	-48	-5.5	1.18	1.09
Res Hmstd:Avg Val	110,000	112,200		2.0	1,564	1,489	-75	-4.8	1.42	1.33
Res Hmstd: Hi Val	146,600	149,500		2.0	2,283	2,169	-115	-5.0	1.56	1.45
Res Hmstd: Ex-Hi Val	219,900	224,300		2.0	3,724	3,531	-193	-5.2	1.69	1.57
Apartment	300,000	296,500		-1.2	6,665	6,107	-558	-8.4	2.22	2.06
Comm/Ind: Lo Val	150,000	164,700		9.8	5,110	5,439	329	6.4	3.41	3.30
Comm/Ind: Med Val	300,000	329,500		9.8	11,814	12,389	575	4.9	3.94	3.76
Comm/Ind: Hi Val	1,000,000	1,098,300		9.8	43,101	44,811	1,710	4.0	4.31	4.08

Pine County

Askov city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,956	6,805	-151	-2.2	95	92	-3	-2.7	1.36	1.36
Res Non-Hm: exis	1,464	1,240	-225	-15.3	31	26	-5	-15.7	2.10	2.09
Apartments: exis	27	54	27	100.3	1	1	1	100.1	2.58	2.58
Low-inc Apts: ex	762	734	-28	-3.6	12	11	0	-3.8	1.56	1.56
Seasnl Rec: exis	179	61	-118	-66.0	4	1	-2	-65.8	2.09	2.10
Com/Ind: Lo: exi	1,778	1,748	-30	-1.7	69	68	-1	-1.8	3.87	3.86
Com/Ind Hi: exis	429	528	100	23.2	22	27	5	23.2	5.13	5.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	401	416	14	3.6	21	21	1	3.6	5.13	5.13
Ag HGA: Exist	436	423	-13	-2.9	7	7	0	-4.3	1.57	1.55
Ag Hmstd Land	302	296	-6	-2.1	2	2	0	-1.6	0.75	0.76
Ag Non-Hmstd	125	202	77	61.8	3	4	2	62.4	2.01	2.01
ResHmstd: NewCon	0	58	58	0.0	0	1	1	0.0	0.00	1.36
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	12,858	12,565	-293	-2.3	265	262	-3	-1.1	2.06	2.08

Tax Base

Tax Rates

	Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	117	115	-2	-1.3	County	60.21	63.16		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	98.75	100.07		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.23	34.55		7.36	6.28
(=) Taxable Tax Capacity	117	115	-2	-1.3	Special District	3.36	3.44		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	200.55	201.23		7.36	6.28

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,900	43,900	-2.2	573	558	-16	-2.7	1.28	1.27
Res Hmstd:Avg Val	67,300	65,800	-2.2	859	836	-24	-2.7	1.28	1.27
Res Hmstd: Hi Val	89,700	87,800	-2.1	1,280	1,232	-48	-3.8	1.43	1.40
Res Hmstd: Ex-Hi Val	134,600	131,700	-2.2	2,295	2,222	-72	-3.2	1.70	1.69
Apartment	300,000	600,900	100.3	7,741	15,492	7,751	100.1	2.58	2.58
Comm/Ind: Lo Val	150,000	184,800	23.2	5,799	7,578	1,779	30.7	3.87	4.10
Comm/Ind: Med Val	300,000	369,700	23.2	13,493	17,060	3,567	26.4	4.5	4.61
Comm/Ind: Hi Val	1,000,000	1,232,200	23.2	49,402	61,294	11,891	24.1	4.94	4.97

Pine County

Brook Park city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,357	2,225	-132	-5.6	20	19	-1	-6.0	0.85	0.84
Res Non-Hm: exis	1,245	1,244	-1	-0.1	16	16	0	1.7	1.26	1.28
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	126	124	-2	-1.9	2	2	0	2.6	1.22	1.28
Com/Ind: Lo: exi	442	444	2	0.4	11	12	0	2.4	2.56	2.61
Com/Ind Hi: exis	466	537	70	15.1	16	19	3	17.7	3.38	3.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	31	30	-1	-3.3	1	1	0	-1.1	3.38	3.46
Ag HGA: Exist	194	187	-7	-3.5	2	2	0	-4.4	0.89	0.88
Ag Hmstd Land	152	153	2	1.2	0	0	0	12.0	0.26	0.29
Ag Non-Hmstd	255	280	24	9.5	3	3	0	15.0	1.12	1.17
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.28
Total	5,268	5,223	-44	-0.8	70	73	3	3.6	1.33	1.39

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	51	52	0	0.9	County	60.17	63.08	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.63	34.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.82	19.74	9.71	6.54
(=) Taxable Tax Capacity	51	52	0	0.9	Special District	0.24	0.24	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	111.86	117.50	9.71	6.54

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	43,700	41,300	-5.5	336	318	-18	-5.2	0.77	0.77
Res Hmstd:Avg Val	65,500	61,800	-5.6	503	476	-27	-5.4	0.77	0.77
Res Hmstd: Hi Val	87,300	82,400	-5.6	733	672	-61	-8.3	0.84	0.82
Res Hmstd: Ex-Hi Val	130,900	123,600	-5.6	1,307	1,226	-80	-6.1	1	0.99
Comm/Ind: Lo Val	150,000	172,600	15.1	3,838	4,694	856	22.3	2.56	2.72
Comm/Ind: Med Val	300,000	345,200	15.1	8,908	10,660	1,753	19.7	2.97	3.09
Comm/Ind: Hi Val	1,000,000	1,150,800	15.1	32,564	38,506	5,941	18.2	3.26	3.35

Pine County	Bruno city
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<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	1,832	1,796	-36	-2.0	18	18	-1	-3.7	1.00	0.99
Res Non-Hm: exis	515	652	137	26.5	8	10	2	26.4	1.52	1.52
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	70	38	-32	-45.2	1	1	0	-45.8	1.50	1.48
Com/Ind: Lo: exi	350	348	-3	-0.8	10	10	0	-2.2	2.97	2.93
Com/Ind Hi: exis	770	804	35	4.5	30	31	1	3.1	3.94	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	164	163	-1	-0.6	6	6	0	-2.0	3.94	3.89
Ag HGA: Exist	308	294	-14	-4.6	3	3	0	-3.0	0.95	0.97
Ag Hmstd Land	296	223	-73	-24.7	1	1	0	-27.5	0.42	0.40
Ag Non-Hmstd	111	139	28	25.5	2	2	0	23.8	1.41	1.39
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,416	4,457	41	0.9	80	82	1	1.8	1.82	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	47	48	2	3.4	County	60.23	63.19	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	39.22	37.92	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	37.94	34.33	7.34	6.29
(=) Taxable Tax Capacity	47	48	2	3.4	Special District	3.36	3.44	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	140.74	138.89	7.34	6.29

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	43,500	42,600	-2.1	399	382	-17	-4.4	0.92	0.9
Res Hmstd: Avg Val	65,300	64,000	-2.0	599	574	-26	-4.3	0.92	0.9
Res Hmstd: Hi Val	87,000	85,300	-2.0	874	828	-47	-5.3	1.01	0.97
Res Hmstd: Ex-Hi Val	130,500	127,900	-2.0	1,574	1,499	-74	-4.7	1.21	1.17
Comm/Ind: Lo Val	150,000	156,700	4.5	4,453	4,651	198	4.4	2.97	2.97
Comm/Ind: Med Val	300,000	313,500	4.5	10,353	10,737	384	3.7	3.45	3.42
Comm/Ind: Hi Val	1,000,000	1,044,900	4.5	37,888	39,128	1,240	3.3	3.79	3.74

Pine County

Denham city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,182	1,138	-44	-3.7	11	11	0	-1.0	0.90	0.93
Res Non-Hm: exis	527	505	-21	-4.0	6	6	0	-3.4	1.19	1.20
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	285	262	-23	-8.2	4	3	0	-6.7	1.23	1.25
Com/Ind: Lo: exi	208	208	0	0.2	5	5	0	0.9	2.49	2.51
Com/Ind Hi: exis	2	7	4	175.0	0	0	0	177.0	3.30	3.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	319	315	-4	-1.2	11	10	0	-0.5	3.30	3.32
Ag HGA: Exist	221	219	-2	-1.0	2	2	0	0.0	0.99	1.00
Ag Hmstd Land	277	277	-1	-0.2	1	1	0	0.7	0.39	0.40
Ag Non-Hmstd	252	321	69	27.4	3	4	1	29.1	1.09	1.11
ResHmstd: NewCon	0	65	65	0.0	0	1	1	0.0	0.00	0.93
All other NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.20
Total	3,273	3,319	46	1.4	42	43	1	2.4	1.29	1.30

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	33	33	1	1.7	County	60.30	63.21	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.15	34.56	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.66	12.77	6.65	6.58
(=) Taxable Tax Capacity	33	33	1	1.7	Special District	0.24	0.24	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	109.34	110.78	6.65	6.58

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,600	58,300	-3.8	438	426	-12	-2.7	0.72	0.73
Res Hmstd:Avg Val	90,900	87,500	-3.7	737	702	-35	-4.8	0.81	0.80
Res Hmstd: Hi Val	121,200	116,700	-3.7	1,118	1,073	-45	-4.0	0.92	0.92
Res Hmstd: Ex-Hi Val	181,800	175,000	-3.7	1,880	1,816	-65	-3.4	1.03	1.04
Seas Rec: Lo Val	75,000	68,900	-8.1	886	826	-61	-6.9	1.18	1.2
Seas Rec: Hi Val	200,000	183,600	-8.2	2,528	2,346	-183	-7.2	1.26	1.28
Comm/Ind: Lo Val	150,000	412,500	175.0	3,736	12,484	8,748	234.2	2.49	3.03
Comm/Ind: Med Val	300,000	825,000	175.0	8,684	26,190	17,506	201.6	2.89	3.17
Comm/Ind: Hi Val	1,000,000	2,750,000	175.0	31,774	90,148	58,374	183.7	3.18	3.28

Pine County

Finlayson city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,072	8,454	-618	-6.8	112	100	-12	-10.6	1.23	1.18
Res Non-Hm: exis	1,415	1,921	506	35.8	24	31	7	30.3	1.70	1.63
Apartments: exis	722	743	21	3.0	14	15	0	0.9	2.00	1.95
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	35	29	-6	-15.8	1	0	0	-16.1	1.61	1.60
Com/Ind: Lo: exi	1,742	1,717	-25	-1.4	55	53	-2	-2.9	3.16	3.11
Com/Ind Hi: exis	1,209	1,094	-115	-9.5	51	45	-5	-10.6	4.18	4.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	412	422	10	2.5	17	17	0	1.3	4.15	4.10
Ag HGA: Exist	842	436	-407	-48.3	11	5	-6	-55.5	1.30	1.11
Ag Hmstd Land	836	633	-203	-24.3	4	3	-1	-27.2	0.52	0.50
Ag Non-Hmstd	414	497	83	20.1	6	8	1	19.5	1.52	1.51
ResHmstd: NewCon	0	55	55	0.0	0	1	1	0.0	0.00	1.18
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	16,699	16,002	-698	-4.2	295	278	-17	-5.6	1.77	1.74

Tax Base

Tax Rates

	Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	166	160	-6	-3.6	County	60.23	63.17		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.40	64.73		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.87	19.79		9.71	6.54
(=) Taxable Tax Capacity	166	160	-6	-3.6	Special District	3.36	3.44		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	151.86	151.13		9.71	6.54

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	66,500	62,000	-6.8	670	603	-68	-10.1	1.01	0.97
Res Hmstd: Avg Val	99,600	92,800	-6.8	1,180	1,027	-153	-13.0	1.18	1.11
Res Hmstd: Hi Val	132,800	123,800	-6.8	1,762	1,558	-204	-11.6	1.33	1.26
Res Hmstd: Ex-Hi Val	199,300	185,700	-6.8	2,927	2,618	-309	-10.6	1.47	1.41
Apartment	300,000	308,900	3.0	5,986	6,038	52	0.9	2	1.95
Comm/Ind: Lo Val	150,000	135,700	-9.5	4,738	4,225	-514	-10.8	3.16	3.11
Comm/Ind: Med Val	300,000	271,400	-9.5	11,008	9,682	-1,325	-12.0	3.67	3.57
Comm/Ind: Hi Val	1,000,000	904,700	-9.5	40,265	35,832	-4,433	-11.0	4.03	3.96

Pine County

Henriette city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,645	1,475	-170	-10.3	23	21	-2	-9.8	1.42	1.43
Res Non-Hm: exis	456	500	43	9.5	10	11	1	11.6	2.19	2.23
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	38	34	-4	-10.1	1	1	0	-5.7	1.95	2.04
Com/Ind: Lo: exi	311	318	8	2.4	12	12	1	4.9	3.81	3.90
Com/Ind Hi: exis	76	94	18	24.2	4	5	1	27.7	5.00	5.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	31	30	-1	-3.3	2	2	0	-0.6	5.00	5.14
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	46	42	-5	-10.0	1	1	0	-5.4	1.86	1.95
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,602	2,492	-110	-4.2	52	52	0	0.8	2.00	2.11

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	23	23	0	-1.5	County	60.25	63.23	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	105.65	107.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.80	24.53	23.57	19.21
(=) Taxable Tax Capacity	23	23	0	-1.5	Special District	0.24	0.24	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	185.95	195.26	23.57	19.21

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	34,300	30,800	-10.2	464	420	-43	-9.4	1.35	1.36	
Res Hmstd: Avg Val	51,400	46,100	-10.3	695	629	-66	-9.5	1.35	1.36	
Res Hmstd: Hi Val	68,500	61,400	-10.4	926	837	-88	-9.5	1.35	1.36	
Res Hmstd: Ex-Hi Val	102,800	92,200	-10.3	1,633	1,412	-221	-13.5	1.59	1.53	
Comm/Ind: Lo Val	150,000	186,300	24.2	5,713	7,718	2,005	35.1	3.81	4.14	
Comm/Ind: Med Val	300,000	372,700	24.2	13,213	17,296	4,083	30.9	4.40	4.64	
Comm/Ind: Hi Val	1,000,000	1,242,200	24.2	48,212	61,975	13,763	28.5	4.82	4.99	

Pine County	Hinckley city
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<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	31,212	28,482	-2,730	-8.7	306	276	-31	-10.0	0.98	0.97
Res Non-Hm: exis	12,343	11,881	-461	-3.7	167	164	-3	-1.7	1.35	1.38
Apartments: exis	8,591	8,861	270	3.1	140	148	8	5.7	1.63	1.67
Low-inc Apts: ex	3,116	3,272	156	5.0	31	33	2	7.0	0.99	1.01
Seasnl Rec: exis	828	801	-27	-3.3	14	14	0	-0.8	1.67	1.71
Com/Ind: Lo: exi	12,647	12,617	-30	-0.2	341	346	6	1.6	2.70	2.75
Com/Ind Hi: exis	34,108	33,987	-121	-0.4	1,223	1,245	22	1.8	3.58	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,857	1,869	12	0.7	67	69	2	2.9	3.59	3.67
Ag HGA: Exist	86	228	142	164.6	1	2	2	206.0	0.90	1.04
Ag Hmstd Land	184	176	-8	-4.2	1	1	0	2.5	0.52	0.56
Ag Non-Hmstd	1,772	1,515	-257	-14.5	22	19	-2	-10.5	1.23	1.28
ResHmstd: NewCon	0	118	118	0.0	0	1	1	0.0	0.00	0.97
All other NewCon	0	463	463	0.0	0	8	8	0.0	0.00	1.68
Total	106,743	104,271	-2,473	-2.3	2,311	2,326	15	0.6	2.17	2.23

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,418	1,395	-23	-1.6	County	60.21	63.14	0.00	0.00
(-) TIF Tax Capacity	206	206	0	0.0	City/Town	41.08	41.87	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.87	19.79	9.71	6.54
(=) Taxable Tax Capacity	1,211	1,189	-23	-1.9	Special District	3.36	3.44	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	122.52	128.24	9.71	6.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	63,100	57,600	-8.7	525	481	-44	-8.4	0.83	0.83
Res Hmstd: Avg Val	94,600	86,300	-8.8	899	785	-114	-12.6	0.95	0.91
Res Hmstd: Hi Val	126,100	115,100	-8.7	1,350	1,207	-144	-10.6	1.07	1.05
Res Hmstd: Ex-Hi Val	189,200	172,700	-8.7	2,254	2,049	-205	-9.1	1.19	1.19
Apartment	300,000	309,400	3.1	4,886	5,162	276	5.7	1.63	1.67
Comm/Ind: Lo Val	150,000	149,500	-0.3	4,078	4,141	63	1.5	2.72	2.77
Comm/Ind: Med Val	300,000	298,900	-0.4	9,467	9,621	154	1.6	3.16	3.22
Comm/Ind: Hi Val	1,000,000	996,400	-0.4	34,617	35,229	612	1.8	3.46	3.54

Pine County	Kerrick city
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<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	1,358	1,311	-47	-3.5	15	14	-1	-7.4	1.14	1.09
Res Non-Hm: exis	421	383	-38	-9.0	7	6	-1	-12.2	1.65	1.60
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	108	102	-6	-5.5	2	2	0	-8.1	1.67	1.62
Com/Ind: Lo: exi	168	182	14	8.5	5	6	0	5.6	3.23	3.14
Com/Ind Hi: exis	187	234	47	25.4	8	10	2	22.1	4.28	4.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	153	152	-2	-1.1	7	6	0	-3.7	4.28	4.17
Ag HGA: Exist	186	150	-36	-19.2	2	2	0	-12.1	0.97	1.06
Ag Hmstd Land	134	134	0	0.1	1	1	0	-4.7	0.49	0.47
Ag Non-Hmstd	119	119	0	0.0	2	2	0	-3.1	1.58	1.53
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,833	2,766	-66	-2.3	49	48	-1	-1.3	1.71	1.73

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	27	27	0	1.0	County	60.22	63.15	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	59.24	55.15	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.23	34.55	7.36	6.28	
(=) Taxable Tax Capacity	27	27	0	1.0	Special District	0.24	0.24	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	157.92	153.09	7.36	6.28	

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	45,700	44,100	-3.5	467	433	-34	-7.3	1.02	0.98
Res Hmstd: Avg Val	68,500	66,100	-3.5	699	649	-51	-7.3	1.02	0.98
Res Hmstd: Hi Val	91,300	88,100	-3.5	1,051	955	-95	-9.1	1.15	1.08
Res Hmstd: Ex-Hi Val	136,900	132,200	-3.4	1,869	1,719	-150	-8.0	1.37	1.30
Comm/Ind: Lo Val	150,000	188,100	25.4	4,840	6,297	1,458	30.1	3.23	3.35
Comm/Ind: Med Val	300,000	376,200	25.4	11,256	14,133	2,877	25.6	3.75	3.76
Comm/Ind: Hi Val	1,000,000	1,253,900	25.4	41,197	50,695	9,499	23.1	4.12	4.04

Pine County	Pine City city
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<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	78,797	76,968	-1,828	-2.3	983	977	-6	-0.6	1.25	1.27
Res Non-Hm: exis	25,187	23,877	-1,309	-5.2	414	406	-8	-1.9	1.64	1.70
Apartments: exis	9,669	10,153	484	5.0	185	202	17	9.2	1.91	1.99
Low-inc Apts: ex	3,760	3,810	50	1.3	44	47	2	4.7	1.18	1.22
Seasnl Rec: exis	3,441	5,286	1,844	53.6	52	85	33	64.3	1.50	1.60
Com/Ind: Lo: exi	19,639	19,190	-450	-2.3	590	595	5	0.8	3.01	3.10
Com/Ind Hi: exis	35,801	34,684	-1,117	-3.1	1,358	1,362	4	0.3	3.79	3.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,784	3,800	16	0.4	148	155	6	4.1	3.92	4.07
Ag HGA: Exist	498	382	-116	-23.2	6	5	-1	-22.4	1.20	1.21
Ag Hmstd Land	481	267	-214	-44.4	2	1	-1	-54.3	0.51	0.42
Ag Non-Hmstd	142	431	290	204.7	2	6	4	226.4	1.34	1.44
ResHmstd: NewCon	0	244	244	0.0	0	3	3	0.0	0.00	1.27
All other NewCon	0	929	929	0.0	0	18	18	0.0	0.00	1.94
Total	181,197	180,022	-1,176	-0.6	3,784	3,861	77	2.0	2.09	2.14

<i>Tax Base</i>	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	2,103	2,082	-21	-1.0	County	60.39	63.35		0.00	0.00
(-) TIF Tax Capacity	54	64	10	17.9	City/Town	53.37	55.13		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.00	24.84		23.57	19.22
(=) Taxable Tax Capacity	2,049	2,018	-30	-1.5	Special District	0.24	0.24		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	134.01	143.57		23.57	19.22

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	72,900	71,200	-2.3	758	750	-8	-1.0	1.04	1.05
Res Hmstd: Avg Val	109,400	106,900	-2.3	1,357	1,344	-13	-1.0	1.24	1.26
Res Hmstd: Hi Val	145,800	142,400	-2.3	1,974	1,967	-7	-0.3	1.35	1.38
Res Hmstd: Ex-Hi Val	218,700	213,600	-2.3	3,211	3,218	7	0.2	1.47	1.51
Apartment	300,000	315,000	5.0	5,732	6,258	526	9.2	1.91	1.99
Comm/Ind: Lo Val	150,000	145,300	-3.1	4,545	4,543	-2	0.0	3.03	3.13
Comm/Ind: Med Val	300,000	290,600	-3.1	10,486	10,461	-26	-0.2	3.5	3.6
Comm/Ind: Hi Val	1,000,000	968,800	-3.1	38,214	38,298	84	0.2	3.82	3.95

Pine County

Rutledge city

<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	5,903	5,204	-699	-11.8	50	46	-4	-8.8	0.85	0.88
Res Non-Hm: exis	2,018	1,593	-425	-21.1	24	20	-4	-15.9	1.19	1.27
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	3,509	2,982	-528	-15.0	42	38	-4	-10.5	1.21	1.27
Com/Ind: Lo: exi	333	327	-6	-1.8	8	8	0	2.2	2.49	2.59
Com/Ind Hi: exis	81	82	0	0.1	3	3	0	4.2	3.30	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	83	84	0	0.5	3	3	0	4.5	3.30	3.43
Ag HGA: Exist	69	61	-8	-11.9	0	0	0	-6.9	0.72	0.76
Ag Hmstd Land	60	59	-1	-1.7	0	0	0	12.8	0.25	0.28
Ag Non-Hmstd	1,381	1,450	69	5.0	15	17	2	11.7	1.08	1.15
ResHmstd: NewCon	0	14	14	0.0	0	0	0	0.0	0.00	0.88
All other NewCon	0	8	8	0.0	0	0	0	0.0	0.00	1.27
Total	13,438	11,863	-1,575	-11.7	146	136	-10	-7.1	1.09	1.14

Tax Base

Tax Rates

	Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	121	106	-15	-12.2	County	60.23	63.16	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.05	39.90	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.66	12.77	6.65	6.58	
(=) Taxable Tax Capacity	121	106	-15	-12.2	Special District	0.24	0.24	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	109.17	116.07	6.65	6.58	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,200	49,500	-11.9	406	377	-28	-7.0	0.72	0.76
Res Hmstd:Avg Val	84,300	74,300	-11.9	653	566	-86	-13.2	0.77	0.76
Res Hmstd: Hi Val	112,400	99,100	-11.8	1,006	887	-119	-11.8	0.89	0.89
Res Hmstd: Ex-Hi Val	168,700	148,700	-11.9	1,713	1,547	-166	-9.7	1.02	1.04
Seas Rec: Lo Val	75,000	63,700	-15.1	885	797	-88	-10.0	1.18	1.25
Seas Rec: Hi Val	200,000	169,900	-15.1	2,525	2,253	-272	-10.8	1.26	1.33
Comm/Ind: Lo Val	150,000	150,200	0.1	3,732	3,888	156	4.2	2.49	2.59
Comm/Ind: Med Val	300,000	300,400	0.1	8,675	9,038	363	4.2	2.89	3.01
Comm/Ind: Hi Val	1,000,000	1,001,200	0.1	31,742	33,063	1,322	4.2	3.17	3.30

Pine County	Sandstone city
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<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	22,634	19,937	-2,697	-11.9	310	262	-48	-15.5	1.37	1.32
Res Non-Hm: exis	8,604	8,102	-502	-5.8	177	162	-15	-8.3	2.06	2.00
Apartments: exis	953	972	18	1.9	23	23	0	-0.2	2.44	2.39
Low-inc Apts: ex	2,337	2,466	130	5.5	34	36	1	3.2	1.47	1.44
Seasnl Rec: exis	263	161	-102	-38.9	6	4	-2	-37.1	2.27	2.34
Com/Ind: Lo: exi	6,038	6,029	-10	-0.2	223	219	-4	-1.9	3.69	3.63
Com/Ind Hi: exis	5,479	5,346	-132	-2.4	269	258	-11	-4.0	4.90	4.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,745	1,830	85	4.9	85	88	3	3.2	4.88	4.79
Ag HGA: Exist	90	86	-5	-5.2	1	1	0	-10.4	1.36	1.28
Ag Hmstd Land	103	100	-3	-2.9	1	1	0	-5.3	0.65	0.63
Ag Non-Hmstd	504	545	41	8.1	10	10	1	6.2	1.89	1.86
ResHmstd: NewCon	0	234	234	0.0	0	3	3	0.0	0.00	1.32
All other NewCon	0	24	24	0.0	0	1	1	0.0	0.00	4.13
Total	48,751	45,832	-2,919	-6.0	1,139	1,067	-72	-6.3	2.34	2.33

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	519	494	-25	-4.8	County	60.17	63.10	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	85.79	83.33	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.16	34.48	7.36	6.28
(=) Taxable Tax Capacity	<u>519</u>	<u>494</u>	<u>-25</u>	<u>-4.8</u>	Special District	<u>5.05</u>	<u>4.94</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	189.16	185.84	7.36	6.28

**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	53,700	47,300	-11.9	649	557	-92	-14.2	1.21	1.18
Res Hmstd:Avg Val	80,400	70,800	-11.9	1,012	834	-179	-17.6	1.26	1.18
Res Hmstd: Hi Val	107,200	94,400	-11.9	1,585	1,279	-305	-19.3	1.48	1.36
Res Hmstd: Ex-Hi Val	160,900	141,700	-11.9	2,731	2,267	-464	-17.0	1.7	1.60
Apartment	300,000	305,800	1.9	7,314	7,296	-18	-0.2	2.44	2.39
Comm/Ind: Lo Val	150,000	146,400	-2.4	5,542	5,316	-226	-4.1	3.69	3.63
Comm/Ind: Med Val	300,000	292,800	-2.4	12,895	12,331	-564	-4.4	4.3	4.21
Comm/Ind: Hi Val	1,000,000	975,800	-2.4	47,210	45,257	-1,953	-4.1	4.72	4.64

Pine County

Sturgeon Lake city

<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	13,753	11,934	-1,819	-13.2	182	162	-20	-11.1	1.32	1.36
Res Non-Hm: exis	2,752	2,948	196	7.1	50	56	6	11.3	1.83	1.90
Apartments: exis	114	136	22	19.4	2	3	1	25.0	2.11	2.21
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,442	1,917	-525	-21.5	46	38	-8	-17.3	1.88	1.98
Com/Ind: Lo: exi	1,538	1,586	48	3.1	51	54	3	6.7	3.30	3.42
Com/Ind Hi: exis	489	481	-8	-1.7	21	22	0	1.7	4.38	4.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	490	498	8	1.7	21	23	1	5.3	4.38	4.54
Ag HGA: Exist	486	445	-42	-8.6	7	7	0	-6.7	1.47	1.50
Ag Hmstd Land	771	761	-9	-1.2	6	6	0	4.0	0.72	0.76
Ag Non-Hmstd	1,096	1,162	66	6.0	18	20	2	11.2	1.64	1.72
ResHmstd: NewCon	0	57	57	0.0	0	1	1	0.0	0.00	1.36
All other NewCon	0	158	158	0.0	0	3	3	0.0	0.00	2.07
Total	23,931	22,082	-1,849	-7.7	405	394	-11	-2.7	1.69	1.78

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	224	208	-16	-7.1	County	60.23	63.16	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	89.45	95.36	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.66	12.77	6.65	6.58
(=) Taxable Tax Capacity	224	208	-16	-7.1	Special District	0.24	0.24	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	163.58	171.54	6.65	6.58

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,000	60,700	-13.3	734	665	-69	-9.4	1.05	1.1
Res Hmstd: Avg Val	104,900	91,000	-13.3	1,331	1,123	-208	-15.7	1.27	1.23
Res Hmstd: Hi Val	139,900	121,400	-13.2	1,978	1,711	-267	-13.5	1.41	1.41
Res Hmstd: Ex-Hi Val	209,900	182,100	-13.2	3,273	2,886	-387	-11.8	1.56	1.58
Apartment	300,000	358,200	19.4	6,334	7,916	1,583	25.0	2.11	2.21
Seas Rec: Lo Val	75,000	58,900	-21.5	1,293	1,064	-230	-17.8	1.72	1.81
Seas Rec: Hi Val	200,000	157,000	-21.5	3,613	2,945	-668	-18.5	1.81	1.88
Comm/Ind: Lo Val	150,000	147,400	-1.7	4,956	5,041	84	1.7	3.30	3.42
Comm/Ind: Med Val	300,000	294,900	-1.7	11,531	11,705	173	1.5	3.84	3.97
Comm/Ind: Hi Val	1,000,000	982,800	-1.7	42,214	42,919	704	1.7	4.22	4.37

Pine County

Willow River city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,113	11,242	-870	-7.2	121	115	-6	-5.1	1.00	1.02
Res Non-Hm: exis	5,569	4,921	-649	-11.6	72	67	-6	-8.0	1.30	1.35
Apartments: exis	693	728	35	5.0	11	12	1	9.3	1.58	1.64
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	555	511	-44	-7.9	9	8	0	-3.0	1.56	1.64
Com/Ind: Lo: exi	1,929	1,915	-14	-0.7	51	52	1	2.0	2.67	2.74
Com/Ind Hi: exis	551	521	-30	-5.5	19	19	-1	-2.9	3.53	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	372	375	3	0.9	13	14	0	3.8	3.52	3.62
Ag HGA: Exist	159	145	-14	-8.6	2	2	0	-7.2	1.10	1.12
Ag Hmstd Land	133	139	6	4.7	1	1	0	15.4	0.38	0.42
Ag Non-Hmstd	239	293	54	22.4	3	4	1	27.6	1.21	1.26
ResHmstd: NewCon	0	104	104	0.0	0	1	1	0.0	0.00	1.02
All other NewCon	0	12	12	0.0	0	0	0	0.0	0.00	2.17
Total	22,312	20,905	-1,407	-6.3	302	294	-8	-2.7	1.35	1.40

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	217	203	-14	-6.5	County	60.21	63.16	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	43.76	46.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.66	12.77	6.65	6.58
(=) Taxable Tax Capacity	217	203	-14	-6.5	Special District	3.36	3.44	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	120.98	126.16	6.65	6.58

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,500	66,400		-7.1	567	546	-20	-3.6	0.79	0.82
Res Hmstd: Avg Val	107,200	99,500		-7.2	1,034	964	-70	-6.8	0.96	0.97
Res Hmstd: Hi Val	142,900	132,600		-7.2	1,529	1,441	-88	-5.8	1.07	1.09
Res Hmstd: Ex-Hi Val	214,400	199,000		-7.2	2,519	2,398	-122	-4.8	1.18	1.20
Apartment	300,000	315,000		5.0	4,736	5,175	439	9.3	1.58	1.64
Comm/Ind: Lo Val	150,000	141,700		-5.5	3,998	3,881	-117	-2.9	2.67	2.74
Comm/Ind: Med Val	300,000	283,500		-5.5	9,295	8,955	-340	-3.7	3.1	3.16
Comm/Ind: Hi Val	1,000,000	944,900		-5.5	34,015	32,965	-1,050	-3.1	3.40	3.49

Pine County

Rock Creek city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	49,069	48,056	-1,013	-2.1	505	499	-6	-1.2	1.03	1.04
Res Non-Hm: exis	10,466	10,787	321	3.1	137	143	6	4.6	1.31	1.32
Apartments: exis	288	288	0	0.0	4	4	0	2.6	1.49	1.53
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,922	2,675	-247	-8.4	34	32	-1	-3.4	1.15	1.21
Com/Ind: Lo: exi	2,949	2,971	23	0.8	75	77	2	2.7	2.54	2.59
Com/Ind Hi: exis	1,511	1,840	329	21.8	50	62	12	24.9	3.29	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,736	3,825	89	2.4	126	131	5	4.3	3.36	3.43
Ag HGA: Exist	13,247	12,328	-919	-6.9	131	123	-9	-6.5	0.99	0.99
Ag Hmstd Land	22,137	23,266	1,129	5.1	92	105	13	13.9	0.41	0.45
Ag Non-Hmstd	10,815	10,902	87	0.8	113	120	7	5.8	1.05	1.10
ResHmstd: NewCon	0	151	151	0.0	0	2	2	0.0	0.00	1.04
All other NewCon	0	347	347	0.0	0	3	3	0.0	0.00	0.96
Total	117,140	117,435	296	0.3	1,266	1,301	35	2.7	1.08	1.11

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	1,005	1,008	2	0.2	County	60.23	63.16	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	20.19	19.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.33	27.78	19.74	16.66
(=) Taxable Tax Capacity	1,005	1,008	2	0.2	Special District	0.24	0.24	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	105.00	110.33	19.74	16.66

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,000	80,300		-2.1	709	689	-21	-2.9	0.87	0.86
Res Hmstd: Avg Val	122,900	120,400		-2.0	1,258	1,238	-21	-1.6	1.02	1.03
Res Hmstd: Hi Val	163,800	160,400		-2.1	1,807	1,785	-22	-1.2	1.10	1.11
Res Hmstd: Ex-Hi Val	245,800	240,700		-2.1	2,907	2,885	-23	-0.8	1.18	1.2
Apartment	300,000	299,900		0.0	4,530	4,636	106	2.3	1.51	1.55
Comm/Ind: Lo Val	150,000	182,700		21.8	3,834	5,020	1,186	30.9	2.56	2.75
Comm/Ind: Med Val	300,000	365,400		21.8	8,848	11,258	2,410	27.2	2.95	3.08
Comm/Ind: Hi Val	1,000,000	1,218,000		21.8	32,247	40,368	8,122	25.2	3.22	3.31

Pipestone County

Edgerton city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	35,623	39,262	3,638	10.2	405	411	7	1.6	1.14	1.05
Res Non-Hm: exis	3,265	4,099	834	25.5	46	52	6	12.3	1.42	1.27
Apartments: exis	1,569	1,632	63	4.0	26	24	-2	-6.6	1.65	1.48
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	45	50	6	12.6	0	0	0	1.9	1.09	0.99
Com/Ind: Lo: exi	4,871	4,965	94	1.9	131	123	-7	-5.6	2.68	2.49
Com/Ind Hi: exis	4,282	4,267	-15	-0.4	148	136	-11	-7.6	3.45	3.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	619	620	1	0.2	21	20	-2	-7.1	3.45	3.19
Ag HGA: Exist	532	592	60	11.2	6	7	0	2.3	1.21	1.11
Ag Hmstd Land	581	753	172	29.5	2	2	0	22.5	0.31	0.30
Ag Non-Hmstd	391	590	199	50.9	4	5	1	35.1	1.00	0.90
ResHmstd: NewCon	0	568	568	0.0	0	6	6	0.0	0.00	1.05
All other NewCon	0	177	177	0.0	0	4	4	0.0	0.00	2.50
Total	51,777	57,573	5,795	11.2	789	792	3	0.4	1.52	1.38

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	499	558	59	11.9	County	29.97	24.52	6.23	5.43
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	66.75	61.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.27	3.59	33.51	30.58
(=) Taxable Tax Capacity	499	558	59	11.9	Special District	0.16	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	100.15	89.66	39.74	36.01

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,400	67,700	10.3	613	608	-5	-0.8	1	0.9
Res Hmstd: Avg Val	92,000	101,400	10.2	997	1,022	25	2.5	1.08	1.01
Res Hmstd: Hi Val	122,700	135,200	10.2	1,454	1,474	20	1.4	1.19	1.09
Res Hmstd: Ex-Hi Val	184,100	202,900	10.2	2,368	2,380	12	0.5	1.29	1.17
Apartment	300,000	312,000	4.0	4,948	4,620	-327	-6.6	1.65	1.48
Comm/Ind: Lo Val	150,000	149,500	-0.3	4,025	3,716	-309	-7.7	2.68	2.49
Comm/Ind: Med Val	300,000	298,900	-0.4	9,194	8,485	-708	-7.7	3.06	2.84
Comm/Ind: Hi Val	1,000,000	996,500	-0.4	33,313	30,770	-2,543	-7.6	3.33	3.09

Pipestone County	Hatfield city
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<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	720	742	22	3.0	6	5	-1	-10.1	0.82	0.72
Res Non-Hm: exis	180	181	0	0.2	2	2	0	-13.4	0.99	0.86
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	234	224	-10	-4.3	5	4	-1	-13.0	2.08	1.89
Com/Ind Hi: exis	234	234	0	0.0	6	6	-1	-9.2	2.66	2.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	42	42	0	0.2	1	1	0	-8.9	2.66	2.41
Ag HGA: Exist	247	250	3	1.3	2	2	0	-10.9	0.73	0.64
Ag Hmstd Land	7,475	9,744	2,269	30.4	28	31	3	12.3	0.37	0.32
Ag Non-Hmstd	0	570	570	0.0	0	3	3	0.0	0.00	0.52
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	0.72
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	0.34
Total	9,132	11,990	2,859	31.3	49	53	4	8.2	0.54	0.44

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	64	86	22	33.8	County	33.20	26.61	6.23	5.43	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.09	13.62	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.91	11.66	29.65	27.47	
(=) Taxable Tax Capacity	64	86	22	33.8	Special District	0.16	0.12	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	62.35	52.02	35.88	32.90	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,000	33,000	3.1	235	212	-23	-9.8	0.73	0.64
Res Hmstd:Avg Val	48,000	49,400	2.9	352	317	-35	-10.0	0.73	0.64
Res Hmstd: Hi Val	64,000	65,900	3.0	469	422	-47	-9.9	0.73	0.64
Res Hmstd: Ex-Hi Val	96,100	99,000	3.0	766	693	-72	-9.5	0.8	0.70
Comm/Ind: Lo Val	150,000	150,000	0.0	3,117	2,835	-282	-9.0	2.08	1.89
Comm/Ind: Med Val	300,000	300,000	0.0	7,094	6,451	-643	-9.1	2.36	2.15
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	25,652	23,324	-2,328	-9.1	2.57	2.33

Pipestone County

Holland city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,281	3,379	98	3.0	29	27	-3	-8.9	0.89	0.79
Res Non-Hm: exis	527	534	7	1.4	6	6	-1	-11.0	1.22	1.07
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	345	350	5	1.5	8	8	-1	-7.3	2.42	2.21
Com/Ind Hi: exis	1,439	1,452	13	0.9	45	41	-4	-7.9	3.11	2.84
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	162	163	0	0.2	5	5	0	-8.5	3.11	2.84
Ag HGA: Exist	135	134	0	-0.3	1	1	0	-11.9	0.87	0.77
Ag Hmstd Land	1,767	2,443	676	38.3	8	10	2	25.7	0.45	0.41
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	0.79
All other NewCon	0	30	30	0.0	0	0	0	0.0	0.00	0.42
Total	7,657	8,492	836	10.9	103	97	-6	-5.7	1.35	1.14

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	74	80	6	7.7	County	33.20	26.62	6.23	5.43
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.96	35.06	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.29	11.89	29.47	27.32
(=) Taxable Tax Capacity	74	80	6	7.7	Special District	0.16	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	85.60	73.70	35.70	32.75

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	31,600	32,500		2.8	275	250	-25	-9.1	0.87	0.77
Res Hmstd:Avg Val	47,400	48,800		3.0	413	376	-37	-9.0	0.87	0.77
Res Hmstd: Hi Val	63,100	65,000		3.0	549	500	-49	-8.9	0.87	0.77
Res Hmstd: Ex-Hi Val	94,700	97,500		3.0	903	828	-75	-8.3	0.95	0.85
Comm/Ind: Lo Val	150,000	151,400		0.9	3,637	3,360	-277	-7.6	2.42	2.22
Comm/Ind: Med Val	300,000	302,700		0.9	8,309	7,661	-648	-7.8	2.77	2.53
Comm/Ind: Hi Val	1,000,000	1,009,100		0.9	30,109	27,741	-2,368	-7.9	3.01	2.75

Pipestone County	Ihlen city
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<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	1,424	1,383	-41	-2.9	18	16	-2	-9.0	1.23	1.15
Res Non-Hm: exis	148	158	10	6.9	3	3	0	1.7	1.83	1.74
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	100	104	4	4.0	3	3	0	-0.5	3.28	3.14
Com/Ind Hi: exis	153	160	7	4.2	7	7	0	-0.2	4.26	4.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	38	38	0	-0.3	2	2	0	-4.5	4.26	4.08
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	550	782	232	42.2	5	7	2	38.8	0.97	0.95
Ag Non-Hmstd	45	68	23	50.0	1	1	0	42.2	1.43	1.35
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,458	2,692	234	9.5	38	38	1	1.9	1.53	1.42

<i>Tax Base</i>	Tax Rates				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	20	22	2	10.3	County	30.37	24.07	6.23	5.43
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	98.84	101.93	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.43	9.30	29.47	27.32
(=) Taxable Tax Capacity	20	22	2	10.3	Special District	0.16	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	142.81	135.43	35.70	32.75

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	31,000	30,100	-2.9	376	343	-33	-8.8	1.21	1.14
Res Hmstd: Avg Val	46,500	45,200	-2.8	564	515	-49	-8.7	1.21	1.14
Res Hmstd: Hi Val	62,000	60,200	-2.9	753	686	-66	-8.8	1.21	1.14
Res Hmstd: Ex-Hi Val	93,000	90,300	-2.9	1,248	1,124	-123	-9.9	1.34	1.25
Comm/Ind: Lo Val	150,000	156,400	4.3	4,925	4,971	46	0.9	3.28	3.18
Comm/Ind: Med Val	300,000	312,700	4.2	11,312	11,343	31	0.3	3.77	3.63
Comm/Ind: Hi Val	1,000,000	1,042,400	4.2	41,121	41,094	-27	-0.1	4.11	3.94

Pipestone County

Pipestone city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	97,989	100,556	2,567	2.6	1,436	1,348	-88	-6.1	1.47	1.34
Res Non-Hm: exis	11,138	11,260	123	1.1	216	199	-18	-8.2	1.94	1.77
Apartments: exis	2,820	2,682	-138	-4.9	64	56	-9	-13.7	2.28	2.07
Low-inc Apts: ex	2,249	2,384	134	6.0	32	31	-1	-3.7	1.42	1.29
Seasnl Rec: exis	524	524	0	0.0	12	11	-1	-8.9	2.25	2.05
Com/Ind: Lo: exi	18,299	17,106	-1,193	-6.5	625	545	-80	-12.8	3.42	3.19
Com/Ind Hi: exis	24,553	26,116	1,563	6.4	645	671	26	4.1	2.63	2.57
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,452	5,526	74	1.4	244	230	-14	-5.9	4.48	4.16
Ag HGA: Exist	545	559	13	2.4	9	8	-1	-6.3	1.59	1.45
Ag Hmstd Land	1,528	2,018	491	32.1	10	13	2	21.6	0.68	0.62
Ag Non-Hmstd	3,230	4,728	1,497	46.3	50	66	16	32.6	1.54	1.39
ResHmstd: NewCon	0	1,090	1,090	0.0	0	15	15	0.0	0.00	1.34
All other NewCon	0	2,799	2,799	0.0	0	95	95	0.0	0.00	3.40
Total	168,328	177,347	9,019	5.4	3,344	3,286	-58	-1.7	1.99	1.85

Tax Base

Tax Rates

	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	1,592	1,708	116	7.3	County	29.59	23.28		6.64	5.77
(-) TIF Tax Capacity	40	73	34	84.8	City/Town	109.17	105.93		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.71	9.91		29.47	27.32
(=) Taxable Tax Capacity	1,553	1,635	83	5.3	Special District	0.16	0.12		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	153.63	139.24		36.11	33.09

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,900	52,200	2.6	653	609	-44	-6.8	1.28	1.17
Res Hmstd:Avg Val	76,300	78,300	2.6	981	929	-52	-5.3	1.29	1.19
Res Hmstd: Hi Val	101,800	104,500	2.7	1,500	1,413	-87	-5.8	1.47	1.35
Res Hmstd: Ex-Hi Val	152,700	156,700	2.6	2,536	2,378	-158	-6.2	1.66	1.52
Apartment	300,000	285,300	-4.9	6,844	5,910	-934	-13.7	2.28	2.07
Comm/Ind: Lo Val	150,000	159,500	6.3	5,174	5,196	21	0.4	3.45	3.26
Comm/Ind: Med Val	300,000	319,100	6.4	11,893	11,830	-63	-0.5	3.96	3.71
Comm/Ind: Hi Val	1,000,000	1,063,600	6.4	43,245	42,778	-467	-1.1	4.32	4.02

Pipestone County	Ruthton city
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<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	3,578	3,516	-62	-1.7	38	35	-3	-7.8	1.07	1.01
Res Non-Hm: exis	731	850	119	16.3	12	13	1	9.5	1.62	1.53
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	10	10	0	4.1	0	0	0	-0.1	1.46	1.41
Com/Ind: Lo: exi	959	951	-8	-0.8	30	28	-1	-4.8	3.08	2.96
Com/Ind Hi: exis	1,644	1,654	10	0.6	66	64	-2	-3.3	4.03	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	152	152	0	0.3	6	6	0	-3.6	4.03	3.87
Ag HGA: Exist	89	91	1	1.5	1	1	0	-4.9	1.06	0.99
Ag Hmstd Land	585	564	-21	-3.6	5	4	-1	-19.6	0.92	0.77
Ag Non-Hmstd	74	396	322	436.6	1	5	4	413.2	1.38	1.32
ResHmstd: NewCon	0	18	18	0.0	0	0	0	0.0	0.00	1.01
All other NewCon	0	26	26	0.0	0	1	1	0.0	0.00	2.96
Total	7,822	8,228	406	5.2	160	158	-2	-1.0	2.04	1.92

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	85	89	4	4.8	County	29.64	23.18	6.23	5.43	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	104.49	106.67	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.34	1.65	16.95	14.64	
(=) Taxable Tax Capacity	85	89	4	4.8	Special District	0.16	0.12	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	137.62	131.62	23.18	20.08	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	26,200	25,700	-1.9	277	255	-23	-8.1	1.06	0.99
Res Hmstd:Avg Val	39,300	38,600	-1.8	416	382	-33	-8.0	1.06	0.99
Res Hmstd: Hi Val	52,400	51,500	-1.7	554	510	-44	-7.9	1.06	0.99
Res Hmstd: Ex-Hi Val	78,600	77,200	-1.8	849	772	-76	-9.0	1.08	1.00
Comm/Ind: Lo Val	150,000	150,900	0.6	4,620	4,469	-151	-3.3	3.08	2.96
Comm/Ind: Med Val	300,000	301,800	0.6	10,664	10,315	-349	-3.3	3.55	3.42
Comm/Ind: Hi Val	1,000,000	1,006,100	0.6	38,871	37,601	-1,270	-3.3	3.89	3.74

Pipestone County	Trosky city
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<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
									Base	Alte
Res Hmstd: exist	1,711	1,883	172	10.1	17	15	-1	-6.7	0.97	0.82
Res Non-Hm: exis	101	116	15	14.9	1	1	0	-4.6	1.33	1.10
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	26	28	2	7.6	0	0	0	-13.2	1.06	0.85
Com/Ind: Lo: exi	143	135	-8	-5.8	4	3	-1	-18.2	2.60	2.25
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	87	87	-1	-0.6	3	3	0	-13.9	3.34	2.90
Ag HGA: Exist	418	446	28	6.6	5	4	0	-9.8	1.08	0.91
Ag Hmstd Land	2,909	3,745	836	28.7	16	14	-2	-11.8	0.54	0.37
Ag Non-Hmstd	913	1,598	685	75.1	9	12	3	39.1	0.95	0.75
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	0.84
All other NewCon	0	46	46	0.0	0	0	0	0.0	0.00	0.52
Total	6,308	8,084	1,776	28.2	54	53	-1	-1.8	0.85	0.65

<i>Tax Base</i>					<i>Tax Rates</i>					
	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val		
						Base	Alter	Base	Alter	
Total Tax Capacity	46	58	12	25.4	County	33.22	26.60	6.23	5.43	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.38	37.78	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.92	10.99	29.60	27.42	
(=) Taxable Tax Capacity	46	58	12	25.4	Special District	0.16	0.12	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	95.68	75.50	35.83	32.86	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
								Base	Alter
Res Hmstd: Lo Val	34,800	38,300	10.1	324	299	-25	-7.8	0.93	0.78
Res Hmstd:Avg Val	52,200	57,400	10.0	487	449	-38	-7.8	0.93	0.78
Res Hmstd: Hi Val	69,600	76,600	10.1	649	601	-48	-7.4	0.93	0.78
Res Hmstd: Ex-Hi Val	104,400	114,900	10.1	1,107	1,042	-65	-5.8	1.06	0.91

Pipestone County

Woodstock city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,574	1,591	17	1.1	18	17	-1	-7.2	1.16	1.07
Res Non-Hm: exis	226	209	-16	-7.3	4	3	-1	-14.1	1.72	1.59
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	348	351	3	0.8	11	10	-1	-4.7	3.16	2.98
Com/Ind Hi: exis	325	320	-5	-1.6	13	12	-1	-6.9	4.09	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	74	74	0	0.3	3	3	0	-5.2	4.09	3.87
Ag HGA: Exist	236	240	4	1.7	3	3	0	-5.6	1.27	1.18
Ag Hmstd Land	1,371	1,799	428	31.2	9	12	3	34.2	0.64	0.66
Ag Non-Hmstd	73	103	29	40.0	1	1	0	30.2	1.34	1.25
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,227	4,686	459	10.9	62	62	0	-0.5	1.47	1.32

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	34	37	3	9.0	County	29.05	22.81	6.23	5.43
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	93.06	93.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.08	8.04	29.47	27.32
(=) Taxable Tax Capacity	34	37	3	9.0	Special District	0.16	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	134.35	124.87	35.70	32.75

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	24,400	24,700		1.2	284	266	-18	-6.3	1.16	1.08
Res Hmstd:Avg Val	36,600	37,000		1.1	426	398	-27	-6.4	1.16	1.08
Res Hmstd: Hi Val	48,800	49,300		1.0	568	531	-37	-6.5	1.16	1.08
Res Hmstd: Ex-Hi Val	73,200	74,000		1.1	851	797	-55	-6.4	1.16	1.08
Comm/Ind: Lo Val	150,000	147,600		-1.6	4,734	4,401	-334	-7.0	3.16	2.98
Comm/Ind: Med Val	300,000	295,300		-1.6	10,868	10,090	-778	-7.2	3.62	3.42
Comm/Ind: Hi Val	1,000,000	984,300		-1.6	39,493	36,727	-2,766	-7.0	3.95	3.73

Pipestone County	Jasper city (part)
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<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	7,502	7,948	447	6.0	98	95	-4	-3.7	1.31	1.19
Res Non-Hm: exis	1,673	1,884	211	12.6	32	32	0	1.4	1.91	1.71
Apartments: exis	109	109	0	0.0	2	2	0	-10.0	2.28	2.05
Low-inc Apts: ex	56	56	0	0.0	1	1	0	-10.0	1.42	1.28
Seasnl Rec: exis	6	6	0	0.0	0	0	0	-10.1	2.66	2.40
Com/Ind: Lo: exi	809	806	-4	-0.5	28	26	-2	-8.3	3.45	3.18
Com/Ind Hi: exis	147	151	3	2.3	6	6	0	-6.3	4.06	3.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	281	280	-2	-0.5	13	12	-1	-8.3	4.48	4.13
Ag HGA: Exist	64	68	4	6.1	1	1	0	-4.1	1.28	1.16
Ag Hmstd Land	447	523	76	16.9	4	4	0	1.2	0.85	0.74
Ag Non-Hmstd	157	187	31	19.5	2	3	0	7.1	1.54	1.38
ResHmstd: NewCon	0	92	92	0.0	0	1	1	0.0	0.00	1.19
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	11,250	12,108	858	7.6	187	181	-6	-3.2	1.66	1.50

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	91	97	7	7.3	County	31.86	25.39	6.23	5.43	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	106.91	101.81	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.89	10.59	29.47	27.32	
(=) Taxable Tax Capacity	91	97	7	7.3	Special District	0.16	0.12	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	153.82	137.91	35.70	32.75	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	29,000	30,700	5.9	371	355	-17	-4.5	1.28	1.15
Res Hmstd: Avg Val	43,400	46,000	6.0	555	531	-24	-4.4	1.28	1.15
Res Hmstd: Hi Val	57,900	61,300	5.9	741	708	-33	-4.5	1.28	1.15
Res Hmstd: Ex-Hi Val	86,900	92,100	6.0	1,194	1,173	-22	-1.8	1.37	1.27
Apartment	300,000	300,000	0.0	6,839	6,154	-685	-10.0	2.28	2.05
Comm/Ind: Lo Val	150,000	153,500	2.3	5,172	4,910	-262	-5.1	3.45	3.2
Comm/Ind: Med Val	300,000	306,900	2.3	11,890	11,240	-650	-5.5	3.96	3.66
Comm/Ind: Hi Val	1,000,000	1,023,100	2.3	43,240	40,796	-2,444	-5.7	4.32	3.99

Polk County

Beltrami city

<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	1,300	1,119	-181	-13.9	14	10	-4	-28.7	1.11	0.92
Res Non-Hm: exis	112	306	194	173.2	2	4	2	132.0	1.56	1.32
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	346	152	-194	-56.1	10	4	-6	-60.7	2.90	2.59
Com/Ind Hi: exis	1,153	1,269	116	10.1	43	43	-1	-1.7	3.75	3.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	103	128	25	24.5	4	4	0	11.2	3.75	3.35
Ag HGA: Exist	263	262	-1	-0.4	3	3	0	-13.8	1.13	0.98
Ag Hmstd Land	2,071	2,249	178	8.6	11	10	-1	-9.0	0.55	0.46
Ag Non-Hmstd	41	88	48	117.2	0	1	0	83.4	1.18	1.00
ResHmstd: NewCon	0	22	22	0.0	0	0	0	0.0	0.00	0.92
All other NewCon	0	993	993	0.0	0	33	33	0.0	0.00	3.28
Total	5,387	6,586	1,199	22.3	88	112	23	26.6	1.64	1.69

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	52	73	21	40.1	County	55.94	51.52	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.71	34.04	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.98	5.30	33.88	31.14
(=) Taxable Tax Capacity	52	73	21	40.1	Special District	8.80	9.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	118.43	99.99	33.88	31.14

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	24,100	20,700	-14.1	253	189	-64	-25.4	1.05	0.91
Res Hmstd:Avg Val	36,100	31,100	-13.9	379	283	-95	-25.2	1.05	0.91
Res Hmstd: Hi Val	48,100	41,400	-13.9	505	377	-127	-25.3	1.05	0.91
Res Hmstd: Ex-Hi Val	72,200	62,100	-14.0	758	566	-192	-25.3	1.05	0.91
Comm/Ind: Lo Val	150,000	165,100	10.1	4,349	4,394	45	1.0	2.9	2.66
Comm/Ind: Med Val	300,000	330,200	10.1	9,978	9,929	-49	-0.5	3.33	3.01
Comm/Ind: Hi Val	1,000,000	1,100,800	10.1	36,247	35,762	-485	-1.3	3.62	3.25

Polk County

Climax city

<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	3,953	3,621	-332	-8.4	62	60	-2	-3.0	1.57	1.66
Res Non-Hm: exis	604	913	310	51.3	13	20	7	54.3	2.18	2.23
Apartments: exis	386	421	36	9.2	10	11	1	10.8	2.56	2.60
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	108	108	0	0.0	3	3	0	1.5	2.56	2.60
Com/Ind: Lo: exi	614	611	-3	-0.5	23	23	0	0.0	3.76	3.78
Com/Ind Hi: exis	180	136	-45	-24.7	9	7	-2	-25.0	4.84	4.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	237	255	18	7.7	11	12	1	7.3	4.84	4.82
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	732	860	128	17.5	6	7	1	13.0	0.80	0.76
Ag Non-Hmstd	528	585	57	10.8	9	9	1	6.1	1.65	1.58
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	37	37	0.0	0	1	1	0.0	0.00	3.78
Total	7,341	7,547	206	2.8	146	153	8	5.3	1.98	2.03

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	64	67	3	4.4	County	52.06	47.80	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	100.96	96.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.79	4.00	50.65	63.06
(=) Taxable Tax Capacity	64	67	3	4.4	Special District	8.80	9.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	164.61	157.65	50.65	63.06

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	38,100	34,900	-8.4	569	550	-19	-3.3	1.49	1.58	
Res Hmstd:Avg Val	57,200	52,400	-8.4	855	826	-29	-3.3	1.49	1.58	
Res Hmstd: Hi Val	76,200	69,800	-8.4	1,140	1,100	-40	-3.5	1.5	1.58	
Res Hmstd: Ex-Hi Val	114,400	104,800	-8.4	2,019	1,875	-144	-7.1	1.76	1.79	
Apartment	300,000	327,700	9.2	7,692	8,524	832	10.8	2.56	2.60	
Comm/Ind: Lo Val	150,000	112,900	-24.7	5,639	4,263	-1,376	-24.4	3.76	3.78	
Comm/Ind: Med Val	300,000	225,800	-24.7	12,905	9,322	-3,584	-27.8	4.30	4.13	
Comm/Ind: Hi Val	1,000,000	752,600	-24.7	46,813	34,739	-12,074	-25.8	4.68	4.62	

Polk County

Crookston city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	171,470	179,048	7,578	4.4	2,582	2,517	-64	-2.5	1.51	1.41
Res Non-Hm: exis	23,061	27,336	4,275	18.5	454	495	41	9.1	1.97	1.81
Apartments: exis	6,890	7,355	465	6.8	157	155	-2	-1.3	2.27	2.10
Low-inc Apts: ex	4,697	4,915	218	4.6	67	65	-2	-3.5	1.42	1.31
Seasnl Rec: exis	503	502	-1	-0.1	14	13	-1	-6.8	2.77	2.58
Com/Ind: Lo: exi	16,388	16,365	-23	-0.1	562	529	-34	-6.0	3.43	3.23
Com/Ind Hi: exis	23,686	23,174	-512	-2.2	1,051	970	-81	-7.7	4.44	4.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,224	7,887	662	9.2	321	330	10	3.0	4.44	4.19
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	734	470	-265	-36.0	6	4	-2	-35.7	0.83	0.83
Ag Non-Hmstd	361	843	482	133.6	5	12	6	117.9	1.49	1.39
ResHmstd: NewCon	0	793	793	0.0	0	11	11	0.0	0.00	1.41
All other NewCon	0	1,677	1,677	0.0	0	48	48	0.0	0.00	2.88
Total	255,014	270,365	15,351	6.0	5,219	5,149	-70	-1.3	2.05	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	2,506	2,678	172	6.9	County	53.34	49.10	0.00	0.00
(-) TIF Tax Capacity	32	34	3	8.0	City/Town	69.30	64.87	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.15	19.88	40.55	35.86
(=) Taxable Tax Capacity	2,474	2,643	169	6.8	Special District	5.61	5.50	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	149.40	139.35	40.55	35.86

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,500	64,200	4.4	801	767	-34	-4.2	1.30	1.19
Res Hmstd: Avg Val	92,200	96,300	4.4	1,319	1,289	-30	-2.3	1.43	1.34
Res Hmstd: Hi Val	123,000	128,400	4.4	1,945	1,892	-54	-2.8	1.58	1.47
Res Hmstd: Ex-Hi Val	184,500	192,700	4.4	3,196	3,099	-97	-3.0	1.73	1.61
Apartment	300,000	320,300	6.8	6,819	6,728	-91	-1.3	2.27	2.10
Comm/Ind: Lo Val	150,000	146,800	-2.1	5,146	4,741	-404	-7.9	3.43	3.23
Comm/Ind: Med Val	300,000	293,500	-2.2	11,804	10,852	-951	-8.1	3.93	3.7
Comm/Ind: Hi Val	1,000,000	978,400	-2.2	42,875	39,527	-3,347	-7.8	4.29	4.04

Polk County

East Grand Forks city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	336,679	343,715	7,036	2.1	4,301	4,153	-148	-3.4	1.28	1.21
Res Non-Hm: exis	31,240	35,708	4,468	14.3	477	511	34	7.1	1.53	1.43
Apartments: exis	26,405	27,950	1,545	5.9	476	475	-1	-0.1	1.80	1.70
Low-inc Apts: ex	6,585	6,898	313	4.7	73	72	-1	-1.5	1.10	1.04
Seasnl Rec: exis	1,384	1,549	165	11.9	25	27	1	5.5	1.82	1.72
Com/Ind: Lo: exi	20,289	20,022	-268	-1.3	464	377	-87	-18.7	2.29	1.89
Com/Ind Hi: exis	54,651	53,439	-1,212	-2.2	1,240	1,000	-240	-19.4	2.27	1.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,033	3,063	31	1.0	69	57	-12	-16.7	2.27	1.87
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	65	67	1	2.1	1	1	0	-2.3	1.32	1.26
Ag Non-Hmstd	3,343	3,419	76	2.3	44	43	-1	-2.2	1.32	1.26
ResHmstd: NewCon	0	1,612	1,612	0.0	0	20	20	0.0	0.00	1.21
All other NewCon	0	1,384	1,384	0.0	0	23	23	0.0	0.00	1.63
Total	483,675	498,827	15,152	3.1	7,170	6,758	-412	-5.8	1.48	1.35

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	5,083	5,245	162	3.2	County	54.77	50.43	0.00	0.00
(-) TIF Tax Capacity	183	184	0	0.1	City/Town	58.96	57.81	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.34	11.35	15.60	12.50
(=) Taxable Tax Capacity	4,899	5,062	162	3.3	Special District	5.61	6.40	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	131.69	125.99	15.60	12.50

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,700	106,900	2,200	2.1	1,176	1,133	-43	-3.7	1.12	1.06
Res Hmstd: Avg Val	156,900	160,200	3,300	2.1	2,006	1,931	-75	-3.8	1.28	1.21
Res Hmstd: Hi Val	209,200	213,600	4,400	2.1	2,839	2,731	-108	-3.8	1.36	1.28
Res Hmstd: Ex-Hi Val	313,900	320,500	6,600	2.1	4,505	4,333	-172	-3.8	1.44	1.35
Apartment	300,000	317,600	17,600	5.9	5,406	5,399	-7	-0.1	1.80	1.7
Comm/Ind: Lo Val	150,000	146,700	-3,300	-2.2	4,373	4,101	-272	-6.2	2.92	2.8
Comm/Ind: Med Val	300,000	293,300	-6,700	-2.2	10,125	9,475	-650	-6.4	3.38	3.23
Comm/Ind: Hi Val	1,000,000	977,800	-22,200	-2.2	36,970	34,706	-2,264	-6.1	3.7	3.55

Polk County

Erskine city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,010	7,762	-249	-3.1	124	120	-3	-2.8	1.54	1.55
Res Non-Hm: exis	1,919	2,099	180	9.4	47	50	4	8.3	2.43	2.40
Apartments: exis	467	489	22	4.6	14	14	0	3.6	2.91	2.88
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	152	154	2	1.0	3	3	0	-1.0	2.27	2.22
Com/Ind: Lo: exi	1,566	1,619	53	3.4	66	68	2	2.3	4.23	4.19
Com/Ind Hi: exis	987	971	-16	-1.6	55	54	-2	-2.8	5.59	5.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	326	357	31	9.5	18	20	1	8.1	5.59	5.52
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	112	93	-19	-17.2	2	2	0	-19.0	2.18	2.13
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.55
All other NewCon	0	57	57	0.0	0	1	1	0.0	0.00	2.37
Total	13,539	13,605	66	0.5	329	333	3	1.0	2.43	2.45

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	128	130	2	1.8	County	54.45	50.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	134.07	131.74	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.27	25.28	18.28	21.34
(=) Taxable Tax Capacity	128	130	2	1.8	Special District	6.06	5.95	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	217.86	213.04	18.28	21.34

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,400	36,200		-3.2	557	540	-17	-3.1	1.49	1.49
Res Hmstd: Avg Val	56,000	54,300		-3.0	834	810	-24	-2.9	1.49	1.49
Res Hmstd: Hi Val	74,700	72,400		-3.1	1,113	1,080	-33	-3.0	1.49	1.49
Res Hmstd: Ex-Hi Val	112,000	108,500		-3.1	2,053	1,958	-95	-4.6	1.83	1.80
Apartment	300,000	313,900		4.6	8,718	9,029	311	3.6	2.91	2.88
Comm/Ind: Lo Val	150,000	147,600		-1.6	6,352	6,184	-168	-2.6	4.23	4.19
Comm/Ind: Med Val	300,000	295,200		-1.6	14,730	14,293	-437	-3.0	4.91	4.84
Comm/Ind: Hi Val	1,000,000	984,000		-1.6	53,826	52,283	-1,543	-2.9	5.38	5.31

Polk County

Fertile city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	19,236	19,732	495	2.6	253	248	-5	-2.1	1.32	1.25
Res Non-Hm: exis	3,288	3,495	207	6.3	59	60	1	1.2	1.80	1.71
Apartments: exis	283	301	19	6.6	6	6	0	1.4	2.13	2.03
Low-inc Apts: ex	258	275	17	6.4	3	3	0	1.1	1.33	1.26
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,625	3,650	25	0.7	119	115	-4	-3.1	3.28	3.15
Com/Ind Hi: exis	559	622	63	11.3	24	26	2	7.3	4.26	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	585	636	52	8.8	25	26	1	4.9	4.23	4.08
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	71	0	-71	-100.0	0	0	0	-100.0	0.42	0.00
Ag Non-Hmstd	367	414	48	13.0	5	6	0	8.2	1.44	1.37
ResHmstd: NewCon	0	11	11	0.0	0	0	0	0.0	0.00	1.26
All other NewCon	0	106	106	0.0	0	2	2	0.0	0.00	2.08
Total	28,272	29,243	971	3.4	494	492	-3	-0.6	1.75	1.68

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	251	263	11	4.5	County	55.04	50.67	0.00	0.00
(-) TIF Tax Capacity	0	1	1	0.0	City/Town	74.86	73.39	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.90	4.26	33.86	31.13
(=) Taxable Tax Capacity	251	262	10	4.2	Special District	8.80	9.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	143.60	137.46	33.86	31.13

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,000	50,300		2.7	588	571	-17	-2.8	1.20	1.14
Res Hmstd:Avg Val	73,500	75,400		2.6	882	857	-26	-2.9	1.20	1.14
Res Hmstd: Hi Val	98,000	100,500		2.6	1,331	1,307	-24	-1.8	1.36	1.30
Res Hmstd: Ex-Hi Val	147,000	150,800		2.6	2,264	2,217	-47	-2.1	1.54	1.47
Apartment	300,000	319,700		6.6	6,401	6,488	87	1.4	2.13	2.03
Comm/Ind: Lo Val	150,000	167,000		11.3	4,915	5,428	513	10.4	3.28	3.25
Comm/Ind: Med Val	300,000	334,000		11.3	11,299	12,278	979	8.7	3.77	3.68
Comm/Ind: Hi Val	1,000,000	1,113,200		11.3	41,091	44,237	3,146	7.7	4.11	3.97

Polk County

Fisher city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	11,205	11,966	762	6.8	148	174	27	18.1	1.32	1.46
Res Non-Hm: exis	1,057	1,070	13	1.3	19	20	1	7.1	1.78	1.88
Apartments: exis	545	578	33	6.0	12	13	1	10.6	2.18	2.28
Low-inc Apts: ex	465	492	27	5.8	6	7	1	12.1	1.32	1.40
Seasnl Rec: exis	85	85	0	-0.5	2	3	0	2.7	2.93	3.03
Com/Ind: Lo: exi	700	696	-4	-0.5	24	24	0	2.0	3.39	3.47
Com/Ind Hi: exis	463	472	9	1.9	21	21	1	3.4	4.49	4.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	282	305	23	8.2	13	14	1	9.7	4.49	4.55
Ag HGA: Exist	80	88	9	10.9	1	1	0	29.9	1.13	1.32
Ag Hmstd Land	348	397	49	14.0	3	3	0	12.7	0.77	0.77
Ag Non-Hmstd	72	84	11	15.5	1	1	0	13.2	1.68	1.65
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.46
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	15,301	16,234	932	6.1	249	282	33	13.4	1.63	1.74

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	133	142	9	7.0	County	55.93	51.52	0.00	0.00
(-) TIF Tax Capacity	3	4	0	5.9	City/Town	93.02	89.51	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.15	17.77	7.95	21.76
(=) Taxable Tax Capacity	130	139	9	7.0	Special District	6.06	5.95	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	168.15	164.75	7.95	21.76

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,000	68,400	6.9	697	825	128	18.4	1.09	1.21	
Res Hmstd: Avg Val	96,000	102,500	6.8	1,210	1,450	240	19.9	1.26	1.41	
Res Hmstd: Hi Val	128,000	136,700	6.8	1,822	2,139	317	17.4	1.42	1.56	
Res Hmstd: Ex-Hi Val	192,000	205,100	6.8	3,046	3,516	470	15.4	1.59	1.71	
Apartment	300,000	317,900	6.0	6,544	7,238	694	10.6	2.18	2.28	
Comm/Ind: Lo Val	150,000	152,800	1.9	5,079	5,332	253	5.0	3.39	3.49	
Comm/Ind: Med Val	300,000	305,700	1.9	11,810	12,295	484	4.1	3.94	4.02	
Comm/Ind: Hi Val	1,000,000	1,018,900	1.9	43,225	44,772	1,547	3.6	4.32	4.39	

Polk County

Fosston city

<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	31,451	32,236	785	2.5	349	394	44	12.7	1.11	1.22
Res Non-Hm: exis	6,474	6,585	110	1.7	105	111	7	6.6	1.62	1.69
Apartments: exis	1,837	2,005	167	9.1	35	40	5	13.0	1.91	1.98
Low-inc Apts: ex	220	228	8	3.6	3	3	0	9.1	1.17	1.23
Seasnl Rec: exis	90	92	3	3.0	2	2	0	5.4	2.25	2.31
Com/Ind: Lo: exi	7,834	7,869	35	0.4	236	239	4	1.6	3.01	3.04
Com/Ind Hi: exis	7,422	7,528	106	1.4	283	291	8	2.9	3.81	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	191	174	-18	-9.4	8	7	-1	-9.0	4.00	4.01
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	262	269	7	2.7	4	3	0	-2.0	1.35	1.29
Ag Non-Hmstd	208	230	22	10.6	3	3	0	5.6	1.39	1.33
ResHmstd: NewCon	0	102	102	0.0	0	1	1	0.0	0.00	1.23
All other NewCon	0	717	717	0.0	0	20	20	0.0	0.00	2.81
Total	55,991	58,035	2,044	3.6	1,026	1,115	89	8.6	1.83	1.92

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	573	598	25	4.4	County	55.62	51.21	0.00	0.00	
(-) TIF Tax Capacity	13	17	4	29.7	City/Town	54.05	52.10	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.57	20.40	16.91	31.45	
(=) Taxable Tax Capacity	560	581	21	3.8	Special District	8.80	9.14	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	139.05	132.84	16.91	31.45	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,500	51,800		2.6	507	576	69	13.6	1.00	1.11
Res Hmstd: Avg Val	75,800	77,700		2.5	761	875	114	15.0	1.00	1.13
Res Hmstd: Hi Val	101,000	103,500		2.5	1,184	1,329	146	12.3	1.17	1.28
Res Hmstd: Ex-Hi Val	151,500	155,300		2.5	2,035	2,242	208	10.2	1.34	1.44
Apartment	300,000	327,300		9.1	5,722	6,464	742	13.0	1.91	1.98
Comm/Ind: Lo Val	150,000	152,100		1.4	4,558	4,716	158	3.5	3.04	3.10
Comm/Ind: Med Val	300,000	304,300		1.4	10,551	10,823	272	2.6	3.52	3.56
Comm/Ind: Hi Val	1,000,000	1,014,300		1.4	38,519	39,311	792	2.1	3.85	3.88

Polk County

Gully city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	610	508	-103	-16.8	5	5	0	-5.6	0.88	1.00
Res Non-Hm: exis	516	614	98	19.0	7	9	2	27.7	1.37	1.47
Apartments: exis	88	88	0	0.0	1	2	0	5.5	1.66	1.75
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	481	463	-18	-3.8	13	13	0	-1.1	2.74	2.81
Com/Ind Hi: exis	418	407	-11	-2.7	15	15	0	-1.2	3.59	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	132	166	34	26.1	5	6	1	28.0	3.59	3.65
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	5	5	0	2.7	0	0	0	-9.6	0.31	0.28
Ag Non-Hmstd	61	63	2	3.4	1	1	0	-0.4	1.19	1.15
ResHmstd: NewCon	0	11	11	0.0	0	0	0	0.0	0.00	1.00
All other NewCon	0	30	30	0.0	0	1	1	0.0	0.00	2.53
Total	2,312	2,355	43	1.9	48	51	4	7.6	2.06	2.17

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	29	30	1	3.7	County	55.93	51.51	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	36.07	36.51	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.82	20.62	16.92	31.45	
(=) Taxable Tax Capacity	29	30	1	3.7	Special District	6.06	5.95	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	118.88	114.59	16.92	31.45	

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	19,400	16,100	-17.0	171	161	-10	-5.8	0.88	1.00
Res Hmstd:Avg Val	29,100	24,200	-16.8	257	242	-14	-5.6	0.88	1.00
Res Hmstd: Hi Val	38,700	32,200	-16.8	342	323	-19	-5.5	0.88	1.00
Res Hmstd: Ex-Hi Val	58,100	48,300	-16.9	513	484	-29	-5.6	0.88	1.00
Apartment	300,000	300,000	0.0	4,966	5,240	275	5.5	1.66	1.75
Comm/Ind: Lo Val	150,000	146,000	-2.7	4,104	4,109	4	0.1	2.74	2.81
Comm/Ind: Med Val	300,000	291,900	-2.7	9,493	9,397	-96	-1.0	3.16	3.22
Comm/Ind: Hi Val	1,000,000	973,100	-2.7	34,637	34,242	-394	-1.1	3.46	3.52

Polk County

Lengby city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,687	1,625	-62	-3.7	16	17	1	9.6	0.93	1.06
Res Non-Hm: exis	844	904	60	7.1	12	14	2	16.3	1.38	1.50
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	27	27	0	-1.5	0	1	0	3.4	1.82	1.91
Com/Ind: Lo: exi	255	250	-5	-1.8	7	7	0	2.1	2.70	2.80
Com/Ind Hi: exis	86	92	6	6.9	3	3	0	9.7	3.54	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: 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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,899	2,899	-1	0.0	38	42	4	10.2	1.30	1.44

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	26	26	0	1.0	County	53.08	48.70	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	39.58	41.89	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.59	17.42	16.91	31.45
(=) Taxable Tax Capacity	26	26	0	1.0	Special District	6.06	5.95	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	116.31	113.96	16.91	31.45

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	34,700	33,400	-3.7	301	333	33	10.8	0.87	1
Res Hmstd: Avg Val	52,000	50,100	-3.7	451	500	49	10.9	0.87	1
Res Hmstd: Hi Val	69,300	66,800	-3.6	601	667	66	11.0	0.87	1
Res Hmstd: Ex-Hi Val	104,000	100,200	-3.7	1,061	1,135	74	7.0	1.02	1.13
Comm/Ind: Lo Val	150,000	160,300	6.9	4,046	4,581	535	13.2	2.7	2.86
Comm/Ind: Med Val	300,000	320,600	6.9	9,357	10,408	1,051	11.2	3.12	3.25
Comm/Ind: Hi Val	1,000,000	1,068,600	6.9	34,141	37,597	3,456	10.1	3.41	3.52

Polk County	McIntosh city
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<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	9,187	9,185	-3	0.0	148	154	6	3.9	1.62	1.68
Res Non-Hm: exis	2,055	1,977	-78	-3.8	52	51	-1	-2.2	2.55	2.59
Apartments: exis	699	738	40	5.7	22	23	2	7.4	3.10	3.15
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	5	5	0	0.0	0	0	0	0.7	2.42	2.44
Com/Ind: Lo: exi	1,835	1,820	-15	-0.8	82	82	0	0.3	4.47	4.52
Com/Ind Hi: exis	471	519	48	10.1	28	31	3	11.2	5.90	5.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	362	399	37	10.2	21	24	2	11.2	5.90	5.95
Ag HGA: Exist	174	190	16	9.0	3	3	0	11.8	1.58	1.62
Ag Hmstd Land	135	139	4	2.8	1	1	0	3.8	0.90	0.91
Ag Non-Hmstd	188	197	9	4.5	4	5	0	5.2	2.33	2.35
ResHmstd: NewCon	0	189	189	0.0	0	3	3	0.0	0.00	1.69
All other NewCon	0	25	25	0.0	0	1	1	0.0	0.00	2.58
Total	15,112	15,384	272	1.8	362	379	16	4.5	2.40	2.46

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	134	138	4	2.8	County	54.60	50.23	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	149.30	153.28	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.40	25.43	18.28	21.34
(=) Taxable Tax Capacity	134	138	4	2.8	Special District	6.06	5.95	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	233.35	234.88	18.28	21.34

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	36,000	36,000	0.0	570	584	14	2.5	1.58	1.62
Res Hmstd: Avg Val	54,000	54,000	0.0	855	876	22	2.5	1.58	1.62
Res Hmstd: Hi Val	71,900	71,900	0.0	1,138	1,167	29	2.5	1.58	1.62
Res Hmstd: Ex-Hi Val	107,900	107,900	0.0	2,073	2,118	45	2.2	1.92	1.96
Apartment	300,000	317,000	5.7	9,299	9,984	685	7.4	3.1	3.15
Comm/Ind: Lo Val	150,000	165,200	10.1	6,701	7,681	980	14.6	4.47	4.65
Comm/Ind: Med Val	300,000	330,400	10.1	15,543	17,514	1,971	12.7	5.18	5.30
Comm/Ind: Hi Val	1,000,000	1,101,300	10.1	56,809	63,400	6,591	11.6	5.68	5.76

Polk County

Mentor city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,585	1,612	27	1.7	16	16	0	1.8	1.02	1.02
Res Non-Hm: exis	659	624	-35	-5.3	11	10	-1	-6.4	1.59	1.58
Apartments: exis	3	3	0	0.0	0	0	0	-1.6	1.92	1.89
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	838	833	-5	-0.6	26	25	-1	-2.1	3.05	3.00
Com/Ind Hi: exis	373	384	11	3.0	15	15	0	1.1	4.00	3.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	185	199	14	7.7	7	8	0	5.7	4.00	3.93
Ag HGA: Exist	185	184	-1	-0.4	2	2	0	-0.6	1.09	1.09
Ag Hmstd Land	303	309	7	2.2	1	1	0	-2.3	0.45	0.43
Ag Non-Hmstd	560	587	27	4.8	8	8	0	1.1	1.39	1.34
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,690	4,735	45	1.0	86	85	0	-0.3	1.83	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	48	49	1	1.1	County	55.92	51.51	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.29	70.53	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.46	5.79	18.28	21.34
(=) Taxable Tax Capacity	48	49	1	1.1	Special District	6.06	5.95	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	138.73	133.78	18.28	21.34

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	24,600	25,000	1.6	250	254	4	1.7	1.02	1.02
Res Hmstd:Avg Val	36,900	37,500	1.6	375	381	6	1.7	1.02	1.02
Res Hmstd: Hi Val	49,100	49,900	1.6	498	507	9	1.7	1.02	1.02
Res Hmstd: Ex-Hi Val	73,700	74,900	1.6	748	761	13	1.7	1.02	1.02
Apartment	300,000	300,000	0.0	5,751	5,657	-94	-1.6	1.92	1.89
Comm/Ind: Lo Val	150,000	154,500	3.0	4,571	4,678	107	2.3	3.05	3.03
Comm/Ind: Med Val	300,000	309,000	3.0	10,575	10,750	175	1.7	3.53	3.48
Comm/Ind: Hi Val	1,000,000	1,030,000	3.0	38,594	39,087	493	1.3	3.86	3.79

Polk County

Nielsville city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	688	708	20	2.8	15	17	1	9.2	2.25	2.38
Res Non-Hm: exis	193	144	-50	-25.6	7	5	-1	-22.2	3.47	3.63
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	52	89	37	71.6	3	5	2	76.5	5.68	5.85
Com/Ind Hi: exis	47	4	-43	-90.7	3	0	-3	-90.5	7.41	7.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: Exist	83	83	0	-0.1	2	2	0	5.8	2.38	2.52
Ag Hmstd Land	256	288	32	12.5	4	4	1	14.4	1.37	1.40
Ag Non-Hmstd	352	415	63	18.0	10	12	2	19.0	2.93	2.96
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,671	1,730	59	3.5	44	46	2	3.6	2.66	2.66

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	13	13	0	0.9	County	53.70	49.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	225.90	231.56	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.51	5.58	50.64	63.07
(=) Taxable Tax Capacity	13	13	0	0.9	Special District	8.80	9.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	292.91	295.59	50.64	63.07

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	15,800	16,200		2.5	358	389	32	8.9	2.26	2.40
Res Hmstd:Avg Val	23,700	24,400		3.0	537	587	50	9.3	2.26	2.40
Res Hmstd: Hi Val	31,600	32,500		2.8	715	781	66	9.2	2.26	2.40
Res Hmstd: Ex-Hi Val	47,500	48,900		2.9	1,075	1,176	100	9.3	2.26	2.40
Comm/Ind: Lo Val	150,000	14,000		-90.7	8,526	818	-7,708	-90.4	5.68	5.85
Comm/Ind: Med Val	300,000	28,000		-90.7	19,641	1,637	-18,004	-91.7	6.55	5.85
Comm/Ind: Hi Val	1,000,000	93,200		-90.7	71,510	5,448	-66,062	-92.4	7.15	5.85

Polk County

Trail city

<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	671	691	20	2.9	5	4	0	-8.8	0.68	0.60
Res Non-Hm: exis	213	244	31	14.4	2	2	0	3.4	1.03	0.93
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	18	26	8	45.8	0	0	0	36.8	0.99	0.93
Com/Ind: Lo: exi	224	227	4	1.6	5	5	0	-4.5	2.25	2.12
Com/Ind Hi: exis	106	111	5	4.8	3	3	0	-1.0	2.97	2.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,419	2,477	58	2.4	72	69	-2	-3.3	2.97	2.80
Ag HGA: Exist	47	0	-47	-100.0	0	0	0	-100.0	0.66	0.00
Ag Hmstd Land	137	104	-33	-24.3	1	0	0	-16.0	0.38	0.42
Ag Non-Hmstd	162	178	16	10.0	1	1	0	2.4	0.90	0.84
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	0.60
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,996	4,067	71	1.8	89	86	-3	-3.6	2.23	2.11

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	63	65	2	2.5	County	55.93	51.52	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.71	12.40	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.67	14.23	11.50	7.81
(=) Taxable Tax Capacity	63	65	2	2.5	Special District	6.06	5.95	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	90.37	84.10	11.50	7.81

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	23,600	24,300		3.0	155	142	-14	-8.7	0.66	0.58
Res Hmstd:Avg Val	35,300	36,300		2.8	232	212	-20	-8.8	0.66	0.58
Res Hmstd: Hi Val	47,100	48,500		3.0	310	283	-27	-8.7	0.66	0.58
Res Hmstd: Ex-Hi Val	70,700	72,800		3.0	465	424	-40	-8.7	0.66	0.58
Comm/Ind: Lo Val	150,000	157,300		4.9	3,382	3,385	3	0.1	2.25	2.15
Comm/Ind: Med Val	300,000	314,500		4.8	7,833	7,788	-45	-0.6	2.61	2.48
Comm/Ind: Hi Val	1,000,000	1,048,300		4.8	28,607	28,343	-264	-0.9	2.86	2.70

Polk County	Winger city
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<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	2,482	2,510	28	1.1	38	41	2	5.3	1.55	1.62
Res Non-Hm: exis	855	856	1	0.1	20	21	1	3.8	2.40	2.48
Apartments: exis	59	63	4	7.4	2	2	0	11.2	2.93	3.04
Low-inc Apts: ex	179	194	16	8.8	3	4	0	12.9	1.79	1.85
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,027	1,005	-22	-2.2	44	44	0	0.5	4.27	4.38
Com/Ind Hi: exis	521	513	-8	-1.5	29	30	0	1.0	5.63	5.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	269	290	22	8.0	15	17	2	10.7	5.63	5.77
Ag HGA: Exist	59	59	0	0.0	1	1	0	4.4	1.50	1.57
Ag Hmstd Land	73	72	-1	-1.6	1	1	0	1.8	0.80	0.83
Ag Non-Hmstd	83	99	16	19.1	2	2	0	22.3	2.20	2.26
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	19	19	0.0	0	1	1	0.0	0.00	4.55
Total	5,606	5,680	74	1.3	155	162	7	4.4	2.77	2.86

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	59	60	1	1.3	County	52.06	47.70	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	138.87	146.68	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.30	22.34	18.28	21.34
(=) Taxable Tax Capacity	59	60	1	1.3	Special District	8.80	9.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	220.04	225.87	18.28	21.34

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	32,500	32,900	1.2	488	516	28	5.6	1.50	1.57
Res Hmstd:Avg Val	48,700	49,200	1.0	732	772	40	5.4	1.50	1.57
Res Hmstd: Hi Val	64,900	65,600	1.1	975	1,029	54	5.5	1.50	1.57
Res Hmstd: Ex-Hi Val	97,300	98,400	1.1	1,692	1,791	99	5.9	1.74	1.82
Apartment	300,000	322,100	7.4	8,800	9,781	982	11.2	2.93	3.04
Comm/Ind: Lo Val	150,000	147,700	-1.5	6,401	6,473	72	1.1	4.27	4.38
Comm/Ind: Med Val	300,000	295,500	-1.5	14,844	14,971	127	0.9	4.95	5.07
Comm/Ind: Hi Val	1,000,000	985,000	-1.5	54,246	54,768	523	1.0	5.42	5.56

Pope County

Cyrus city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,188	5,225	38	0.7	45	57	11	25.1	0.87	1.08
Res Non-Hm: exis	1,109	1,052	-57	-5.2	15	17	2	11.5	1.33	1.57
Apartments: exis	475	518	42	8.9	8	10	2	25.6	1.62	1.87
Low-inc Apts: ex	81	81	0	0.0	1	1	0	17.7	0.98	1.16
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	711	714	3	0.4	19	21	2	10.2	2.72	2.99
Com/Ind Hi: exis	57	57	0	0.0	2	2	0	8.3	3.61	3.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	185	548	364	196.9	7	21	15	223.0	3.58	3.90
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	15	20	5	36.1	0	0	0	43.7	1.25	1.32
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,820	8,215	394	5.0	97	129	32	33.2	1.24	1.57

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	67	75	8	11.5	County	47.16	45.99	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	71.50	67.32	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.30	17.04	6.24	22.46
(=) Taxable Tax Capacity	67	75	8	11.5	Special District	2.02	1.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	124.97	131.98	6.24	22.46

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	36,400	36,700	0.8	296	373	77	26.2	0.81	1.02
Res Hmstd:Avg Val	54,600	55,000	0.7	443	559	116	26.1	0.81	1.02
Res Hmstd: Hi Val	72,800	73,300	0.7	591	745	154	26.0	0.81	1.02
Res Hmstd: Ex-Hi Val	109,200	110,000	0.7	1,090	1,338	248	22.7	1	1.22
Apartment	300,000	326,700	8.9	4,874	6,123	1,250	25.6	1.62	1.87
Comm/Ind: Lo Val	150,000	150,000	0.0	4,081	4,478	396	9.7	2.72	2.99
Comm/Ind: Med Val	300,000	300,000	0.0	9,492	10,336	843	8.9	3.16	3.45
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	34,742	37,673	2,930	8.4	3.47	3.77

Pope County	Farwell city
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<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	1,109	1,157	48	4.3	11	11	0	0.1	1.00	0.96
Res Non-Hm: exis	215	146	-69	-32.2	4	2	-1	-33.3	1.67	1.64
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	59	58	-1	-2.2	1	1	0	-6.0	1.56	1.50
Com/Ind: Lo: exi	8	8	0	0.0	0	0	0	-3.2	3.13	3.04
Com/Ind Hi: exis	129	134	5	4.0	5	5	0	0.7	4.13	4.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	95	107	11	11.7	4	4	0	8.1	4.13	4.00
Ag HGA: Exist	86	85	-1	-1.4	1	1	0	-5.9	1.11	1.06
Ag Hmstd Land	193	232	39	20.1	1	2	0	18.4	0.78	0.76
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	8	8	0.0	0	0	0	0.0	0.00	0.97
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,895	1,934	39	2.1	28	27	-1	-2.2	1.45	1.39

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	16	16	0	1.2	County	49.16	45.71	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	61.94	61.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.01	14.43	14.73	14.61
(=) Taxable Tax Capacity	16	16	0	1.2	Special District	19.79	19.26	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	146.91	140.61	14.73	14.61

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,600	35,100	4.5	346	347	2	0.5	1.03	0.99
Res Hmstd: Avg Val	50,400	52,600	4.4	519	521	2	0.4	1.03	0.99
Res Hmstd: Hi Val	67,200	70,100	4.3	691	694	3	0.4	1.03	0.99
Res Hmstd: Ex-Hi Val	100,800	105,200	4.4	1,216	1,242	27	2.2	1.21	1.18
Comm/Ind: Lo Val	150,000	155,900	3.9	4,702	4,790	88	1.9	3.13	3.07
Comm/Ind: Med Val	300,000	311,900	4.0	10,898	11,029	131	1.2	3.63	3.54
Comm/Ind: Hi Val	1,000,000	1,039,500	4.0	39,813	40,129	316	0.8	3.98	3.86

Pope County	Glenwood city
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<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	84,180	82,289	-1,890	-2.2	952	880	-72	-7.5	1.13	1.07
Res Non-Hm: exis	18,832	19,753	921	4.9	284	281	-3	-1.2	1.51	1.42
Apartments: exis	9,558	9,525	-33	-0.3	166	156	-9	-5.7	1.73	1.64
Low-inc Apts: ex	1,820	1,819	-1	-0.1	19	18	-1	-5.3	1.06	1.01
Seasnl Rec: exis	6,680	6,641	-39	-0.6	99	94	-5	-5.4	1.48	1.41
Com/Ind: Lo: exi	14,347	12,526	-1,820	-12.7	406	341	-66	-16.2	2.83	2.72
Com/Ind Hi: exis	19,662	21,779	2,117	10.8	733	779	46	6.3	3.73	3.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,424	3,619	195	5.7	127	129	2	1.5	3.72	3.58
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	179	221	42	23.6	1	1	0	16.5	0.63	0.60
Ag Non-Hmstd	2,266	2,887	621	27.4	29	34	6	20.1	1.27	1.19
ResHmstd: NewCon	0	497	497	0.0	0	5	5	0.0	0.00	1.07
All other NewCon	0	5,865	5,865	0.0	0	180	180	0.0	0.00	3.06
Total	160,947	167,421	6,475	4.0	2,817	2,899	82	2.9	1.75	1.73

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,759	1,880	121	6.9	County	47.62	44.29	0.00	0.00
(-) TIF Tax Capacity	92	137	45	49.1	City/Town	61.49	59.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.04	13.52	14.73	14.61
(=) Taxable Tax Capacity	1,667	1,743	76	4.6	Special District	2.63	2.40	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	126.78	119.48	14.73	14.61

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,600	77,800	-2.3	745	682	-63	-8.5	0.94	0.88
Res Hmstd: Avg Val	119,400	116,700	-2.3	1,354	1,245	-108	-8.0	1.13	1.07
Res Hmstd: Hi Val	159,200	155,600	-2.3	1,962	1,809	-154	-7.8	1.23	1.16
Res Hmstd: Ex-Hi Val	238,800	233,400	-2.3	3,180	2,936	-244	-7.7	1.33	1.26
Apartment	300,000	299,000	-0.3	5,196	4,902	-294	-5.7	1.73	1.64
Comm/Ind: Lo Val	150,000	166,100	10.7	4,250	4,655	405	9.5	2.83	2.80
Comm/Ind: Med Val	300,000	332,300	10.8	9,842	10,599	757	7.7	3.28	3.19
Comm/Ind: Hi Val	1,000,000	1,107,700	10.8	35,940	38,333	2,394	6.7	3.59	3.46

Pope County

Long Beach city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	31,727	30,946	-781	-2.5	332	307	-25	-7.6	1.05	0.99
Res Non-Hm: exis	4,629	4,595	-33	-0.7	55	52	-3	-6.0	1.19	1.12
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	12,576	12,431	-145	-1.2	133	126	-7	-5.5	1.06	1.01
Com/Ind: Lo: exi	666	679	13	2.0	16	16	0	-1.6	2.37	2.29
Com/Ind Hi: exis	543	526	-18	-3.2	17	16	-1	-6.7	3.11	3.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	543	536	-8	-1.4	17	16	-1	-4.9	3.11	3.00
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	151	151	0.0	0	1	1	0.0	0.00	0.99
All other NewCon	0	227	227	0.0	0	3	3	0.0	0.00	1.35
Total	50,684	50,090	-594	-1.2	570	536	-33	-5.9	1.12	1.07

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	497	491	-7	-1.4	County	49.44	45.98	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	25.43	25.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.48	14.89	14.73	14.61
(=) Taxable Tax Capacity	497	491	-7	-1.4	Special District	4.65	4.03	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	96.00	90.69	14.73	14.61

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	162,800	158,800	-2.5	1,586	1,464	-122	-7.7	0.97	0.92
Res Hmstd:Avg Val	244,100	238,100	-2.5	2,556	2,364	-192	-7.5	1.05	0.99
Res Hmstd: Hi Val	325,300	317,300	-2.5	3,526	3,263	-263	-7.5	1.08	1.03
Res Hmstd: Ex-Hi Val	488,100	476,100	-2.5	5,405	5,014	-391	-7.2	1.11	1.05
Seas Rec: Lo Val	75,000	74,100	-1.2	786	739	-47	-6.0	1.05	1
Seas Rec: Hi Val	200,000	197,700	-1.2	2,261	2,136	-125	-5.5	1.13	1.08
Comm/Ind: Lo Val	150,000	145,200	-3.2	3,557	3,321	-236	-6.6	2.37	2.29
Comm/Ind: Med Val	300,000	290,300	-3.2	8,226	7,641	-584	-7.1	2.74	2.63
Comm/Ind: Hi Val	1,000,000	967,700	-3.2	30,013	27,971	-2,043	-6.8	3.00	2.89

Pope County

Lowry city

<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	8,480	7,586	-894	-10.5	101	88	-13	-12.6	1.19	1.17
Res Non-Hm: exis	1,860	1,759	-102	-5.5	32	30	-1	-4.5	1.71	1.73
Apartments: exis	92	92	0	0.0	2	2	0	1.4	2.00	2.03
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	34	34	0	0.0	1	1	0	1.4	2.37	2.41
Com/Ind: Lo: exi	1,274	1,273	0	0.0	40	41	0	1.0	3.16	3.19
Com/Ind Hi: exis	596	602	6	1.0	25	25	1	2.0	4.16	4.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	183	181	-2	-0.8	8	8	0	0.2	4.16	4.20
Ag HGA: Exist	95	86	-9	-9.7	1	1	0	-13.3	1.18	1.14
Ag Hmstd Land	346	419	73	21.1	4	5	1	26.2	1.07	1.11
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.17
All other NewCon	0	11	11	0.0	0	0	0	0.0	0.00	2.39
Total	12,960	12,056	-904	-7.0	213	201	-12	-5.6	1.64	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	119	110	-9	-7.4	County	47.89	44.32	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	84.03	92.08	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.46	12.71	14.73	14.61
(=) Taxable Tax Capacity	119	110	-9	-7.4	Special District	2.02	1.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	148.40	150.74	14.73	14.61

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,300	52,200	-10.5	605	548	-57	-9.4	1.04	1.05
Res Hmstd: Avg Val	87,400	78,200	-10.5	990	838	-152	-15.4	1.13	1.07
Res Hmstd: Hi Val	116,500	104,200	-10.6	1,503	1,303	-200	-13.3	1.29	1.25
Res Hmstd: Ex-Hi Val	174,800	156,400	-10.5	2,532	2,237	-295	-11.7	1.45	1.43
Apartment	300,000	300,000	0.0	6,007	6,091	84	1.4	2.00	2.03
Comm/Ind: Lo Val	150,000	151,600	1.1	4,736	4,849	113	2.4	3.16	3.2
Comm/Ind: Med Val	300,000	303,100	1.0	10,977	11,215	239	2.2	3.66	3.70
Comm/Ind: Hi Val	1,000,000	1,010,400	1.0	40,101	40,936	836	2.1	4.01	4.05

Pope County	Sedan city
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<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	942	954	11	1.2	9	9	0	-3.7	0.99	0.95
Res Non-Hm: exis	361	338	-23	-6.3	6	5	-1	-11.1	1.54	1.46
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	246	212	-34	-13.9	7	6	-1	-17.1	2.96	2.85
Com/Ind Hi: exis	95	100	5	5.2	4	4	0	1.2	3.90	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	317	320	3	1.0	12	12	0	-2.8	3.90	3.75
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	451	620	170	37.7	3	4	1	30.3	0.72	0.68
Ag Non-Hmstd	73	93	20	27.9	1	1	0	21.3	1.35	1.28
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,485	2,637	152	6.1	42	41	-1	-3.1	1.71	1.56

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	25	25	1	2.2	County	49.43	46.00	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	64.79	63.38	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.48	14.89	14.73	14.61	
(=) Taxable Tax Capacity	25	25	1	2.2	Special District	4.65	4.03	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	135.35	128.30	14.73	14.61	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,100	33,500	1.2	318	307	-11	-3.4	0.96	0.92
Res Hmstd: Avg Val	49,600	50,200	1.2	476	460	-16	-3.4	0.96	0.92
Res Hmstd: Hi Val	66,100	66,900	1.2	634	613	-21	-3.4	0.96	0.92
Res Hmstd: Ex-Hi Val	99,200	100,400	1.2	1,106	1,073	-33	-3.0	1.11	1.07
Comm/Ind: Lo Val	150,000	157,700	5.1	4,442	4,566	124	2.8	2.96	2.9
Comm/Ind: Med Val	300,000	315,500	5.2	10,292	10,489	197	1.9	3.43	3.32
Comm/Ind: Hi Val	1,000,000	1,051,600	5.2	37,589	38,117	528	1.4	3.76	3.62

Pope County	Starbuck city
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<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	41,083	39,973	-1,110	-2.7	559	530	-30	-5.3	1.36	1.33
Res Non-Hm: exis	9,058	9,986	928	10.2	168	179	11	6.4	1.86	1.79
Apartments: exis	1,529	1,528	-1	-0.1	33	32	-1	-3.1	2.18	2.11
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	5,177	4,744	-432	-8.4	94	83	-11	-11.4	1.81	1.75
Com/Ind: Lo: exi	5,456	5,402	-54	-1.0	184	177	-6	-3.4	3.37	3.28
Com/Ind Hi: exis	2,273	2,261	-12	-0.5	101	98	-3	-3.0	4.44	4.33
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,050	1,054	5	0.4	47	46	-1	-2.0	4.44	4.33
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	149	186	38	25.4	1	2	0	21.3	0.90	0.88
Ag Non-Hmstd	30	39	9	30.4	0	1	0	26.2	1.62	1.57
ResHmstd: NewCon	0	105	105	0.0	0	1	1	0.0	0.00	1.33
All other NewCon	0	105	105	0.0	0	2	2	0.0	0.00	1.83
Total	65,804	65,384	-420	-0.6	1,188	1,151	-37	-3.1	1.80	1.76

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	624	622	-1	-0.2	County	49.38	45.92	0.00	0.00
(-) TIF Tax Capacity	2	2	0	0.0	City/Town	94.57	94.78	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.40	14.82	14.73	14.61
(=) Taxable Tax Capacity	622	621	-1	-0.2	Special District	2.02	1.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	162.37	157.15	14.73	14.61

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	66,400	64,600	-2.7	745	704	-41	-5.5	1.12	1.09
Res Hmstd: Avg Val	99,500	96,800	-2.7	1,303	1,214	-89	-6.8	1.31	1.25
Res Hmstd: Hi Val	132,700	129,100	-2.7	1,939	1,815	-125	-6.4	1.46	1.41
Res Hmstd: Ex-Hi Val	199,100	193,700	-2.7	3,212	3,016	-197	-6.1	1.61	1.56
Apartment	300,000	299,700	-0.1	6,531	6,325	-206	-3.2	2.18	2.11
Seas Rec: Lo Val	75,000	68,700	-8.4	1,284	1,142	-143	-11.1	1.71	1.66
Seas Rec: Hi Val	200,000	183,300	-8.4	3,589	3,191	-397	-11.1	1.79	1.74
Comm/Ind: Lo Val	150,000	149,200	-0.5	5,050	4,900	-150	-3.0	3.37	3.28
Comm/Ind: Med Val	300,000	298,400	-0.5	11,710	11,352	-358	-3.1	3.90	3.80
Comm/Ind: Hi Val	1,000,000	994,800	-0.5	42,791	41,507	-1,284	-3.0	4.28	4.17

Pope County	Villard city
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<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	6,605	6,174	-431	-6.5	75	66	-9	-11.5	1.13	1.07
Res Non-Hm: exis	1,108	1,454	346	31.3	19	23	5	24.6	1.70	1.61
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	928	924	-4	-0.4	15	14	-1	-4.4	1.62	1.56
Com/Ind: Lo: exi	1,337	1,323	-14	-1.1	42	40	-2	-4.4	3.15	3.04
Com/Ind Hi: exis	501	529	28	5.7	21	21	0	2.1	4.15	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	361	360	-1	-0.2	15	14	0	-3.3	4.14	4.01
Ag HGA: Exist	104	103	-1	-0.8	1	1	0	-5.2	1.23	1.17
Ag Hmstd Land	478	376	-101	-21.2	5	3	-2	-45.8	0.97	0.67
Ag Non-Hmstd	151	394	242	160.0	2	6	3	148.2	1.48	1.41
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	11,572	11,637	65	0.6	194	189	-5	-2.8	1.68	1.62

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	108	109	1	1.3	County	49.13	45.66	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	77.81	76.78	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.11	14.53	14.73	14.61
(=) Taxable Tax Capacity	108	109	1	1.3	Special District	4.77	4.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	147.81	141.09	14.73	14.61

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,600	47,300	-6.5	523	470	-54	-10.3	1.03	0.99
Res Hmstd:Avg Val	75,900	70,900	-6.6	785	704	-81	-10.3	1.03	0.99
Res Hmstd: Hi Val	101,200	94,600	-6.5	1,229	1,068	-161	-13.1	1.21	1.13
Res Hmstd: Ex-Hi Val	151,800	141,900	-6.5	2,119	1,864	-255	-12.0	1.4	1.31
Seas Rec: Lo Val	75,000	74,700	-0.4	1,175	1,121	-53	-4.6	1.57	1.50
Seas Rec: Hi Val	200,000	199,200	-0.4	3,298	3,157	-140	-4.3	1.65	1.59
Comm/Ind: Lo Val	150,000	158,500	5.7	4,723	4,906	183	3.9	3.15	3.1
Comm/Ind: Med Val	300,000	317,000	5.7	10,946	11,260	314	2.9	3.65	3.55
Comm/Ind: Hi Val	1,000,000	1,056,700	5.7	39,988	40,915	928	2.3	4	3.87

Pope County

Westport city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,129	919	-210	-18.6	9	7	-3	-27.2	0.82	0.73
Res Non-Hm: exis	163	363	200	122.6	2	4	2	106.2	1.14	1.06
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	165	165	0	0.0	4	4	0	-4.1	2.36	2.26
Com/Ind Hi: exis	5	5	0	0.0	0	0	0	-4.2	3.09	2.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	234	244	9	3.9	7	7	0	-0.4	3.09	2.96
Ag HGA: Exist	205	205	0	0.0	2	2	0	-5.7	1.01	0.95
Ag Hmstd Land	205	211	6	2.8	1	1	0	-7.7	0.50	0.45
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,106	2,111	5	0.2	25	25	-1	-3.6	1.21	1.16

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	20	20	0	1.5	County	49.48	46.02	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	23.52	23.17	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.48	14.90	14.73	14.61
(=) Taxable Tax Capacity	20	20	0	1.5	Special District	5.53	4.70	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	95.00	88.79	14.73	14.61

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,300	36,100		-18.5	318	245	-73	-22.9	0.72	0.68
Res Hmstd:Avg Val	66,400	54,000		-18.7	476	367	-110	-23.0	0.72	0.68
Res Hmstd: Hi Val	88,500	72,000		-18.6	693	489	-204	-29.5	0.78	0.68
Res Hmstd: Ex-Hi Val	132,800	108,100		-18.6	1,217	874	-344	-28.2	0.92	0.81
Comm/Ind: Lo Val	150,000	150,000		0.0	3,534	3,388	-146	-4.1	2.36	2.26
Comm/Ind: Med Val	300,000	300,000		0.0	8,173	7,833	-341	-4.2	2.72	2.61
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	29,822	28,573	-1,248	-4.2	2.98	2.86

Ramsey County

New Brighton city

<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	1,141,064	1,124,177	-16,888	-1.5	17,820	16,819	-1,001	-5.6	1.56	1.50
Res Non-Hm: exis	100,463	106,886	6,423	6.4	1,781	1,811	30	1.7	1.77	1.69
Apartments: exis	135,056	140,419	5,363	4.0	2,806	2,798	-8	-0.3	2.08	1.99
Low-inc Apts: ex	30,918	29,605	-1,312	-4.2	393	361	-32	-8.2	1.27	1.22
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	27,428	27,520	92	0.3	892	891	-1	-0.1	3.25	3.24
Com/Ind Hi: exis	293,513	289,377	-4,136	-1.4	12,499	12,285	-214	-1.7	4.26	4.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	13,491	13,621	130	1.0	579	582	3	0.6	4.29	4.27
Ag HGA: Exist	271	193	-78	-28.7	4	3	-2	-35.1	1.63	1.48
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	667	678	11	1.7	10	10	0	-1.9	1.47	1.42
ResHmstd: NewCon	0	2,060	2,060	0.0	0	31	31	0.0	0.00	1.50
All other NewCon	0	9,976	9,976	0.0	0	188	188	0.0	0.00	1.89
Total	1,742,872	1,744,511	1,640	0.1	36,785	35,779	-1,005	-2.7	2.11	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	19,851	19,865	15	0.1	County	65.11	63.74	0.00	0.00
(-) TIF Tax Capacity	2,950	2,876	-74	-2.5	City/Town	41.99	38.32	0.00	0.00
(-) FD Contrib Tax Cap	2,448	2,441	-7	-0.3	School District	30.08	29.90	22.95	21.50
(=) Taxable Tax Capacity	14,452	14,549	96	0.7	Special District	10.18	9.82	0.00	0.00
FD Distrib Tax Cap	3,196	2,917	-279	-8.7	Total	147.36	141.77	22.95	21.50

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	134,200	132,200	-1.5	1,915	1,799	-116	-6.0	1.43	1.36
Res Hmstd:Avg Val	201,200	198,200	-1.5	3,145	2,961	-184	-5.8	1.56	1.49
Res Hmstd: Hi Val	268,200	264,200	-1.5	4,375	4,123	-252	-5.8	1.63	1.56
Res Hmstd: Ex-Hi Val	402,400	396,400	-1.5	6,838	6,450	-388	-5.7	1.7	1.63
Apartment	300,000	311,900	4.0	6,215	6,198	-17	-0.3	2.07	1.99
Comm/Ind: Lo Val	150,000	147,900	-1.4	4,887	4,797	-91	-1.9	3.26	3.24
Comm/Ind: Med Val	300,000	295,800	-1.4	11,289	11,065	-224	-2.0	3.76	3.74
Comm/Ind: Hi Val	1,000,000	985,900	-1.4	41,163	40,412	-752	-1.8	4.12	4.1

Ramsey County

North St. Paul city

<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	498,655	481,816	-16,839	-3.4	7,392	7,215	-177	-2.4	1.48	1.50
Res Non-Hm: exis	48,326	50,000	1,674	3.5	851	893	41	4.9	1.76	1.79
Apartments: exis	38,422	38,459	37	0.1	800	816	16	1.9	2.08	2.12
Low-inc Apts: ex	24,150	23,569	-581	-2.4	310	308	-2	-0.7	1.28	1.31
Seasnl Rec: exis	900	849	-51	-5.7	25	24	-1	-3.9	2.79	2.84
Com/Ind: Lo: exi	15,489	15,745	256	1.7	506	526	21	4.1	3.26	3.34
Com/Ind Hi: exis	70,452	68,858	-1,595	-2.3	3,013	3,017	4	0.1	4.28	4.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,696	3,692	-5	-0.1	158	162	4	2.3	4.28	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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	1,770	1,770	0.0	0	27	27	0.0	0.00	1.50
All other NewCon	0	385	385	0.0	0	7	7	0.0	0.00	1.79
Total	700,091	685,141	-14,949	-2.1	13,055	12,993	-62	-0.5	1.86	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	7,109	6,938	-170	-2.4	County	65.11	63.72	0.00	0.00
(-) TIF Tax Capacity	251	205	-47	-18.6	City/Town	36.69	36.13	5.99	7.06
(-) FD Contrib Tax Cap	595	601	7	1.1	School District	32.52	37.54	16.66	15.05
(=) Taxable Tax Capacity	6,263	6,132	-130	-2.1	Special District	14.16	14.57	0.00	0.00
FD Distrib Tax Cap	1,979	2,017	38	1.9	Total	148.48	151.97	22.65	22.11

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,100	98,700	-3.3	1,331	1,287	-43	-3.3	1.30	1.30
Res Hmstd:Avg Val	153,000	147,800	-3.4	2,270	2,209	-61	-2.7	1.48	1.49
Res Hmstd: Hi Val	204,000	197,100	-3.4	3,211	3,135	-76	-2.4	1.57	1.59
Res Hmstd: Ex-Hi Val	306,100	295,800	-3.4	5,094	4,988	-106	-2.1	1.66	1.69
Apartment	300,000	300,300	0.1	6,247	6,369	121	1.9	2.08	2.12
Comm/Ind: Lo Val	150,000	146,600	-2.3	4,895	4,898	3	0.1	3.26	3.34
Comm/Ind: Med Val	300,000	293,200	-2.3	11,309	11,285	-24	-0.2	3.77	3.85
Comm/Ind: Hi Val	1,000,000	977,400	-2.3	41,241	41,261	20	0.0	4.12	4.22

Ramsey County

Roseville city

<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	1,926,958	1,953,357	26,399	1.4	28,264	29,022	758	2.7	1.47	1.49
Res Non-Hm: exis	214,263	226,019	11,756	5.5	3,517	3,715	198	5.6	1.64	1.64
Apartments: exis	258,319	264,360	6,041	2.3	5,000	5,154	154	3.1	1.94	1.95
Low-inc Apts: ex	37,039	43,427	6,388	17.2	450	528	77	17.2	1.22	1.21
Seasnl Rec: exis	2,167	2,173	6	0.3	43	43	0	0.9	1.96	1.97
Com/Ind: Lo: exi	60,512	60,068	-444	-0.7	1,917	1,933	16	0.8	3.17	3.22
Com/Ind Hi: exis	1,187,280	1,207,319	20,039	1.7	49,136	50,754	1,618	3.3	4.14	4.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	63,185	44,151	-19,034	-30.1	2,646	1,863	-783	-29.6	4.19	4.22
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	516	37	-479	-92.9	7	0	-6	-92.9	1.31	1.32
ResHmstd: NewCon	0	9,349	9,349	0.0	0	139	139	0.0	0.00	1.49
All other NewCon	0	25,662	25,662	0.0	0	771	771	0.0	0.00	3.00
Total	3,750,239	3,835,923	85,684	2.3	90,979	93,921	2,941	3.2	2.43	2.45

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	49,093	50,168	1,074	2.2	County	65.11	63.72	0.00	0.00	
(-) TIF Tax Capacity	1,780	1,901	122	6.8	City/Town	38.84	39.99	2.21	2.16	
(-) FD Contrib Tax Cap	8,475	8,619	144	1.7	School District	17.95	18.65	24.21	24.92	
(=) Taxable Tax Capacity	38,838	39,647	809	2.1	Special District	12.03	11.78	0.00	0.00	
FD Distrib Tax Cap	4,064	3,406	-658	-16.2	Total	133.93	134.13	26.42	27.07	

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	131,500	133,300	1,800	1.4	1,768	1,810	42	2.4	1.34	1.36
Res Hmstd:Avg Val	197,200	199,900	2,700	1.4	2,901	2,964	63	2.2	1.47	1.48
Res Hmstd: Hi Val	262,800	266,400	3,600	1.4	4,032	4,117	85	2.1	1.53	1.55
Res Hmstd: Ex-Hi Val	394,300	399,700	5,400	1.4	6,299	6,426	127	2.0	1.6	1.61
Apartment	300,000	307,000	7,000	2.3	5,815	5,978	164	2.8	1.94	1.95
Comm/Ind: Lo Val	150,000	152,500	2,500	1.7	4,730	4,915	185	3.9	3.15	3.22
Comm/Ind: Med Val	300,000	305,100	5,100	1.7	10,904	11,301	398	3.6	3.63	3.70
Comm/Ind: Hi Val	1,000,000	1,016,900	16,900	1.7	39,715	41,092	1,376	3.5	3.97	4.04

Ramsey County

Falcon Heights city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	274,959	278,156	3,196	1.2	3,680	3,668	-12	-0.3	1.34	1.32
Res Non-Hm: exis	22,359	22,950	591	2.6	323	324	1	0.3	1.45	1.41
Apartments: exis	32,343	33,646	1,304	4.0	555	566	10	1.9	1.72	1.68
Low-inc Apts: ex	4,080	4,702	622	15.3	44	49	6	13.1	1.07	1.05
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,618	2,529	-89	-3.4	77	75	-2	-3.1	2.96	2.97
Com/Ind Hi: exis	22,174	21,619	-555	-2.5	856	836	-20	-2.3	3.86	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,975	2,997	21	0.7	115	116	1	0.9	3.86	3.87
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	257	0	-257	-100.0	3	0	-3	-100.0	1.18	0.00
ResHmstd: NewCon	0	1,209	1,209	0.0	0	16	16	0.0	0.00	1.32
All other NewCon	0	898	898	0.0	0	33	33	0.0	0.00	3.65
Total	361,765	368,706	6,941	1.9	5,653	5,683	30	0.5	1.56	1.54

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	3,761	3,840	78	2.1	County	65.11	63.72	0.00	0.00	
(-) TIF Tax Capacity	355	206	-149	-41.9	City/Town	27.85	24.80	0.00	0.00	
(-) FD Contrib Tax Cap	164	162	-1	-0.9	School District	15.44	16.23	24.53	25.83	
(=) Taxable Tax Capacity	3,242	3,471	228	7.0	Special District	9.30	9.05	0.00	0.00	
FD Distrib Tax Cap	770	800	30	3.9	Total	117.69	113.80	24.53	25.83	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	154,800	156,600		1.2	1,927	1,923	-4	-0.2	1.25	1.23
Res Hmstd: Avg Val	232,100	234,800		1.2	3,109	3,095	-13	-0.4	1.34	1.32
Res Hmstd: Hi Val	309,400	313,000		1.2	4,290	4,267	-23	-0.5	1.39	1.36
Res Hmstd: Ex-Hi Val	464,200	469,600		1.2	6,602	6,557	-45	-0.7	1.42	1.4
Apartment	300,000	312,100		4.0	5,149	5,246	96	1.9	1.72	1.68
Comm/Ind: Lo Val	150,000	146,200		-2.5	4,435	4,336	-99	-2.2	2.96	2.97
Comm/Ind: Med Val	300,000	292,500		-2.5	10,226	9,961	-265	-2.6	3.41	3.41
Comm/Ind: Hi Val	1,000,000	975,000		-2.5	37,251	36,362	-889	-2.4	3.73	3.73

Ramsey County

Lauderdale city

<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	92,237	89,383	-2,855	-3.1	1,204	1,155	-49	-4.0	1.31	1.29
Res Non-Hm: exis	14,579	15,671	1,092	7.5	221	235	14	6.3	1.52	1.50
Apartments: exis	23,264	22,732	-533	-2.3	412	399	-14	-3.3	1.77	1.75
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,085	2,956	-129	-4.2	93	90	-3	-2.8	3.00	3.04
Com/Ind Hi: exis	14,756	16,885	2,129	14.4	578	671	93	16.0	3.92	3.97
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,430	12,678	-2,753	-17.8	605	502	-102	-16.9	3.92	3.96
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	101	101	0.0	0	1	1	0.0	0.00	1.29
All other NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.50
Total	163,352	160,408	-2,944	-1.8	3,112	3,053	-60	-1.9	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	1,893	1,855	-37	-2.0	County	65.11	63.72	0.00	0.00
(-) TIF Tax Capacity	155	0	-155	-100.0	City/Town	31.57	30.00	0.00	0.00
(-) FD Contrib Tax Cap	191	205	14	7.2	School District	15.44	16.23	24.53	25.83
(=) Taxable Tax Capacity	1,546	1,651	104	6.7	Special District	10.06	9.65	0.00	0.00
FD Distrib Tax Cap	391	380	-11	-2.9	Total	122.17	119.60	24.53	25.83

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	111,900	108,400	-3.1	1,310	1,248	-62	-4.7	1.17	1.15
Res Hmstd:Avg Val	167,700	162,500	-3.1	2,190	2,093	-97	-4.4	1.31	1.29
Res Hmstd: Hi Val	223,600	216,700	-3.1	3,071	2,939	-132	-4.3	1.37	1.36
Res Hmstd: Ex-Hi Val	335,500	325,100	-3.1	4,836	4,633	-203	-4.2	1.44	1.42
Apartment	300,000	293,100	-2.3	5,317	5,139	-178	-3.4	1.77	1.75
Comm/Ind: Lo Val	150,000	171,600	14.4	4,500	5,423	924	20.5	3	3.16
Comm/Ind: Med Val	300,000	343,300	14.4	10,376	12,244	1,867	18.0	3.46	3.57
Comm/Ind: Hi Val	1,000,000	1,144,300	14.4	37,802	44,060	6,258	16.6	3.78	3.85

Ramsey County

Arden Hills city

<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	603,840	610,453	6,612	1.1	8,957	8,917	-40	-0.4	1.48	1.46
Res Non-Hm: exis	66,145	69,030	2,886	4.4	1,089	1,098	9	0.8	1.65	1.59
Apartments: exis	17,906	19,308	1,402	7.8	338	357	20	5.8	1.89	1.85
Low-inc Apts: ex	2,883	2,250	-633	-21.9	34	26	-8	-23.6	1.17	1.14
Seasnl Rec: exis	469	476	7	1.5	9	10	0	1.5	2.02	2.02
Com/Ind: Lo: exi	12,097	12,845	748	6.2	377	402	25	6.7	3.11	3.13
Com/Ind Hi: exis	315,187	305,385	-9,802	-3.1	12,850	12,535	-315	-2.5	4.08	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,440	13,690	-1,751	-11.3	626	559	-67	-10.7	4.05	4.09
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	9,877	9,877	0.0	0	144	144	0.0	0.00	1.46
All other NewCon	0	10,424	10,424	0.0	0	203	203	0.0	0.00	1.94
Total	1,033,967	1,053,738	19,772	1.9	24,280	24,251	-29	-0.1	2.35	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	13,509	13,635	127	0.9	County	65.11	63.72	0.00	0.00
(-) TIF Tax Capacity	439	511	72	16.4	City/Town	27.85	27.94	0.00	0.00
(-) FD Contrib Tax Cap	2,475	2,376	-99	-4.0	School District	28.86	29.14	22.90	21.23
(=) Taxable Tax Capacity	10,595	10,749	154	1.4	Special District	10.18	9.82	0.00	0.00
FD Distrib Tax Cap	943	912	-31	-3.3	Total	131.99	130.61	22.90	21.23

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	174,700	176,600	1.1	2,422	2,403	-19	-0.8	1.39	1.36
Res Hmstd:Avg Val	261,900	264,800	1.1	3,876	3,846	-30	-0.8	1.48	1.45
Res Hmstd: Hi Val	349,200	353,000	1.1	5,332	5,289	-43	-0.8	1.53	1.5
Res Hmstd: Ex-Hi Val	523,900	529,600	1.1	8,193	8,138	-55	-0.7	1.56	1.54
Apartment	300,000	323,500	7.8	5,637	5,968	332	5.9	1.88	1.84
Comm/Ind: Lo Val	150,000	145,300	-3.1	4,665	4,545	-120	-2.6	3.11	3.13
Comm/Ind: Med Val	300,000	290,700	-3.1	10,771	10,461	-311	-2.9	3.59	3.6
Comm/Ind: Hi Val	1,000,000	968,900	-3.1	39,266	38,266	-1,000	-2.5	3.93	3.95

Ramsey County

Little Canada city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	445,043	439,847	-5,196	-1.2	6,124	6,119	-5	-0.1	1.38	1.39
Res Non-Hm: exis	62,562	65,966	3,403	5.4	986	1,053	67	6.8	1.58	1.60
Apartments: exis	86,460	89,525	3,065	3.5	1,540	1,610	70	4.5	1.78	1.80
Low-inc Apts: ex	8,930	9,256	326	3.6	99	103	5	4.8	1.11	1.12
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	33,409	32,971	-438	-1.3	1,029	1,037	8	0.8	3.08	3.15
Com/Ind Hi: exis	190,531	183,883	-6,648	-3.5	7,660	7,543	-117	-1.5	4.02	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	9,415	8,541	-874	-9.3	377	349	-28	-7.4	4.00	4.08
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	162	199	36	22.3	1	1	0	36.0	0.42	0.46
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	2,113	2,113	0.0	0	29	29	0.0	0.00	1.39
All other NewCon	0	270	270	0.0	0	4	4	0.0	0.00	1.55
Total	836,513	832,571	-3,942	-0.5	17,816	17,849	33	0.2	2.13	2.14

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Baseline		Alter	Base	Alter	
Total Tax Capacity	10,392	10,289	-103	-1.0	County	65.11	63.72	0.00	0.00
(-) TIF Tax Capacity	953	914	-39	-4.1	City/Town	30.85	31.30	0.00	0.00
(-) FD Contrib Tax Cap	1,797	1,704	-94	-5.2	School District	16.52	17.27	24.67	25.93
(=) Taxable Tax Capacity	7,641	7,671	30	0.4	Special District	11.50	11.97	0.00	0.00
FD Distrib Tax Cap	1,266	1,272	6	0.5	Total	123.98	124.26	24.67	25.93

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	128,600	127,100	-1.2	1,593	1,588	-5	-0.3	1.24	1.25	
Res Hmstd:Avg Val	192,900	190,600	-1.2	2,621	2,613	-8	-0.3	1.36	1.37	
Res Hmstd: Hi Val	257,100	254,100	-1.2	3,647	3,638	-9	-0.2	1.42	1.43	
Res Hmstd: Ex-Hi Val	385,700	381,200	-1.2	5,702	5,689	-13	-0.2	1.48	1.49	
Apartment	300,000	310,600	3.5	5,389	5,630	241	4.5	1.8	1.81	
Comm/Ind: Lo Val	150,000	144,800	-3.5	4,601	4,536	-65	-1.4	3.07	3.13	
Comm/Ind: Med Val	300,000	289,500	-3.5	10,612	10,405	-206	-1.9	3.54	3.59	
Comm/Ind: Hi Val	1,000,000	965,100	-3.5	38,662	38,040	-622	-1.6	3.87	3.94	

Ramsey County

North Oaks city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	823,815	826,872	3,057	0.4	11,785	11,610	-174	-1.5	1.43	1.40
Res Non-Hm: exis	140,358	144,117	3,760	2.7	2,133	2,140	7	0.3	1.52	1.48
Apartments: exis	46,500	45,326	-1,174	-2.5	775	749	-26	-3.3	1.67	1.65
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,837	2,955	118	4.1	43	44	2	3.7	1.51	1.50
Com/Ind: Lo: exi	1,950	2,058	108	5.5	57	61	4	7.3	2.93	2.98
Com/Ind Hi: exis	28,257	27,319	-938	-3.3	1,080	1,063	-17	-1.6	3.82	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,162	5,304	143	2.8	197	206	9	4.6	3.82	3.89
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	9,306	9,306	0	0.0	104	103	-2	-1.5	1.12	1.11
ResHmstd: NewCon	0	7,663	7,663	0.0	0	108	108	0.0	0.00	1.40
All other NewCon	0	4,438	4,438	0.0	0	66	66	0.0	0.00	1.48
Total	1,058,183	1,075,357	17,174	1.6	16,174	16,150	-23	-0.1	1.53	1.50

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	11,706	11,887	182	1.6	County	65.11	63.72	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	10.78	10.80	0.00	0.00
(-) FD Contrib Tax Cap	245	267	23	9.4	School District	29.17	29.36	23.77	22.69
(=) Taxable Tax Capacity	11,461	11,620	159	1.4	Special District	7.86	7.47	0.00	0.00
FD Distrib Tax Cap	188	189	1	0.4	Total	112.91	111.36	23.77	22.69

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	385,700	387,100		0.4	5,243	5,162	-81	-1.5	1.36	1.33
Res Hmstd:Avg Val	578,300	580,400		0.4	8,125	8,004	-121	-1.5	1.41	1.38
Res Hmstd: Hi Val	770,900	773,800		0.4	11,301	11,135	-167	-1.5	1.47	1.44
Res Hmstd: Ex-Hi Val	1,156,700	1,161,000		0.4	17,664	17,403	-261	-1.5	1.53	1.5
Apartment	300,000	292,400		-2.5	4,947	4,734	-214	-4.3	1.65	1.62
Comm/Ind: Lo Val	150,000	145,000		-3.3	4,393	4,324	-69	-1.6	2.93	2.98
Comm/Ind: Med Val	300,000	290,000		-3.3	10,132	9,933	-198	-2.0	3.38	3.43
Comm/Ind: Hi Val	1,000,000	966,800		-3.3	36,911	36,330	-581	-1.6	3.69	3.76

Ramsey County

Maplewood city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,700,581	1,691,104	-9,477	-0.6	26,280	26,400	121	0.5	1.55	1.56
Res Non-Hm: exis	201,534	215,640	14,106	7.0	3,703	3,989	286	7.7	1.84	1.85
Apartments: exis	202,596	202,032	-564	-0.3	4,320	4,355	35	0.8	2.13	2.16
Low-inc Apts: ex	76,221	70,436	-5,785	-7.6	1,009	943	-66	-6.6	1.32	1.34
Seasnl Rec: exis	616	611	-5	-0.8	15	15	0	1.0	2.36	2.41
Com/Ind: Lo: exi	58,716	58,555	-161	-0.3	1,946	1,978	31	1.6	3.31	3.38
Com/Ind Hi: exis	838,863	847,184	8,321	1.0	36,493	37,626	1,134	3.1	4.35	4.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	55,277	43,253	-12,024	-21.8	2,404	1,917	-487	-20.2	4.35	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	445	1,962	1,517	340.7	7	31	25	355.4	1.55	1.61
ResHmstd: NewCon	0	5,987	5,987	0.0	0	94	94	0.0	0.00	1.56
All other NewCon	0	21,682	21,682	0.0	0	624	624	0.0	0.00	2.88
Total	3,134,848	3,158,446	23,598	0.8	76,176	77,972	1,796	2.4	2.43	2.47

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	38,760	39,097	337	0.9	County	65.11	63.72	0.00	0.00
(-) TIF Tax Capacity	260	862	603	232.1	City/Town	48.57	48.28	2.23	1.96
(-) FD Contrib Tax Cap	6,508	6,485	-23	-0.4	School District	30.38	34.88	17.82	16.59
(=) Taxable Tax Capacity	31,993	31,750	-243	-0.8	Special District	11.39	11.83	0.00	0.00
FD Distrib Tax Cap	5,211	5,308	97	1.9	Total	155.46	158.71	20.04	18.56

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	111,500	110,900	-600	-0.5	1,534	1,533	-1	0.0	1.38	1.38
Res Hmstd:Avg Val	167,200	166,300	-900	-0.5	2,589	2,595	5	0.2	1.55	1.56
Res Hmstd: Hi Val	222,900	221,700	-1,200	-0.5	3,645	3,656	11	0.3	1.64	1.65
Res Hmstd: Ex-Hi Val	334,500	332,600	-1,900	-0.6	5,759	5,780	21	0.4	1.72	1.74
Apartment	300,000	299,200	-800	-0.3	6,431	6,491	60	0.9	2.14	2.17
Comm/Ind: Lo Val	150,000	151,500	1,500	1.0	4,959	5,121	162	3.3	3.31	3.38
Comm/Ind: Med Val	300,000	303,000	3,000	1.0	11,471	11,835	364	3.2	3.82	3.91
Comm/Ind: Hi Val	1,000,000	1,009,900	9,900	1.0	41,859	43,159	1,300	3.1	4.19	4.27

Ramsey County

Shoreview city

<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	1,944,886	1,921,741	-23,145	-1.2	30,042	29,298	-744	-2.5	1.54	1.52
Res Non-Hm: exis	169,483	187,131	17,649	10.4	2,856	3,124	268	9.4	1.69	1.67
Apartments: exis	68,274	71,910	3,636	5.3	1,367	1,423	56	4.1	2.00	1.98
Low-inc Apts: ex	8,803	7,770	-1,033	-11.7	107	94	-13	-12.5	1.22	1.21
Seasnl Rec: exis	1,505	1,376	-129	-8.6	25	22	-3	-10.1	1.65	1.62
Com/Ind: Lo: exi	19,524	19,354	-170	-0.9	627	627	0	0.0	3.21	3.24
Com/Ind Hi: exis	322,139	318,204	-3,934	-1.2	13,554	13,521	-34	-0.2	4.21	4.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14,494	8,172	-6,322	-43.6	608	346	-261	-43.0	4.19	4.24
Ag HGA: Exist	327	300	-27	-8.4	5	5	-1	-10.5	1.62	1.58
Ag Hmstd Land	470	463	-7	-1.4	3	3	0	-2.0	0.66	0.66
Ag Non-Hmstd	4,000	4,000	0	0.0	57	57	0	-0.4	1.42	1.42
ResHmstd: NewCon	0	4,373	4,373	0.0	0	67	67	0.0	0.00	1.53
All other NewCon	0	15,322	15,322	0.0	0	345	345	0.0	0.00	2.25
Total	2,553,903	2,560,115	6,212	0.2	49,251	48,930	-321	-0.7	1.93	1.91

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	27,866	27,910	44	0.2	County	65.11	63.72	0.00	0.00	
(-) TIF Tax Capacity	1,380	1,320	-60	-4.3	City/Town	36.96	37.47	0.00	0.00	
(-) FD Contrib Tax Cap	2,784	2,627	-156	-5.6	School District	28.34	28.64	22.96	21.42	
(=) Taxable Tax Capacity	23,703	23,963	260	1.1	Special District	10.97	10.99	0.00	0.00	
FD Distrib Tax Cap	2,541	2,541	0	0.0	Total	141.37	140.82	22.96	21.42	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	151,900	150,100	-1.2	2,163	2,101	-62	-2.9	1.42	1.4
Res Hmstd:Avg Val	227,800	225,100	-1.2	3,507	3,413	-94	-2.7	1.54	1.52
Res Hmstd: Hi Val	303,700	300,100	-1.2	4,851	4,725	-126	-2.6	1.6	1.57
Res Hmstd: Ex-Hi Val	455,600	450,200	-1.2	7,487	7,304	-183	-2.4	1.64	1.62
Apartment	300,000	316,000	5.3	5,990	6,239	249	4.2	2	1.97
Comm/Ind: Lo Val	150,000	148,200	-1.2	4,809	4,795	-15	-0.3	3.21	3.24
Comm/Ind: Med Val	300,000	296,300	-1.2	11,107	11,059	-47	-0.4	3.70	3.73
Comm/Ind: Hi Val	1,000,000	987,800	-1.2	40,495	40,394	-100	-0.2	4.05	4.09

Ramsey County

Vadnais Heights city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	806,326	791,840	-14,486	-1.8	11,705	11,461	-244	-2.1	1.45	1.45
Res Non-Hm: exis	74,376	80,119	5,743	7.7	1,224	1,305	82	6.7	1.65	1.63
Apartments: exis	37,502	38,291	789	2.1	715	729	14	1.9	1.91	1.90
Low-inc Apts: ex	13,715	14,115	400	2.9	162	167	5	2.9	1.18	1.18
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	27,513	27,443	-70	-0.3	865	872	7	0.8	3.14	3.18
Com/Ind Hi: exis	290,694	281,088	-9,606	-3.3	11,934	11,649	-285	-2.4	4.11	4.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	12,958	12,419	-539	-4.2	531	511	-19	-3.6	4.10	4.12
Ag HGA: Exist	360	360	0	0.0	5	5	0	0.0	1.43	1.43
Ag Hmstd Land	240	324	84	34.9	1	1	1	55.7	0.39	0.45
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	2,511	2,511	0.0	0	36	36	0.0	0.00	1.45
All other NewCon	0	6,103	6,103	0.0	0	109	109	0.0	0.00	1.78
Total	1,263,685	1,254,614	-9,071	-0.7	27,142	26,846	-296	-1.1	2.15	2.14

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	15,163	14,981	-182	-1.2	County	65.11	63.72	0.00	0.00
(-) TIF Tax Capacity	1,625	1,525	-100	-6.1	City/Town	28.84	29.25	0.00	0.00
(-) FD Contrib Tax Cap	2,522	2,205	-317	-12.6	School District	28.66	28.71	25.95	26.55
(=) Taxable Tax Capacity	11,016	11,251	235	2.1	Special District	8.82	8.71	0.00	0.00
FD Distrib Tax Cap	1,448	1,361	-87	-6.0	Total	131.42	130.38	25.95	26.55

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	135,900	133,500	-1.8	1,810	1,766	-44	-2.4	1.33	1.32	
Res Hmstd:Avg Val	203,800	200,100	-1.8	2,959	2,890	-69	-2.3	1.45	1.44	
Res Hmstd: Hi Val	271,600	266,700	-1.8	4,106	4,013	-93	-2.3	1.51	1.50	
Res Hmstd: Ex-Hi Val	407,600	400,300	-1.8	6,407	6,266	-141	-2.2	1.57	1.57	
Apartment	300,000	306,300	2.1	5,707	5,805	99	1.7	1.90	1.9	
Comm/Ind: Lo Val	150,000	145,000	-3.3	4,715	4,603	-113	-2.4	3.14	3.17	
Comm/Ind: Med Val	300,000	290,100	-3.3	10,873	10,567	-305	-2.8	3.62	3.64	
Comm/Ind: Hi Val	1,000,000	967,000	-3.3	39,607	38,617	-989	-2.5	3.96	3.99	

Ramsey County

Mounds View city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	476,264	458,915	-17,349	-3.6	7,614	6,916	-698	-9.2	1.60	1.51
Res Non-Hm: exis	57,378	60,312	2,934	5.1	1,148	1,138	-10	-0.9	2.00	1.89
Apartments: exis	69,252	70,112	860	1.2	1,532	1,471	-61	-4.0	2.21	2.10
Low-inc Apts: ex	11,421	11,708	286	2.5	156	151	-4	-2.8	1.36	1.29
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	11,308	11,189	-119	-1.0	381	373	-8	-2.1	3.37	3.33
Com/Ind Hi: exis	234,719	233,745	-974	-0.4	10,346	10,206	-141	-1.4	4.41	4.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,374	6,485	111	1.7	281	283	2	0.8	4.41	4.37
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	734	734	0.0	0	11	11	0.0	0.00	1.51
All other NewCon	0	210	210	0.0	0	5	5	0.0	0.00	2.52
Total	866,716	853,410	-13,307	-1.5	21,457	20,554	-903	-4.2	2.48	2.41

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	10,677	10,536	-142	-1.3	County	65.11	63.72	0.00	0.00
(-) TIF Tax Capacity	2,753	1,604	-1,149	-41.7	City/Town	50.28	44.20	2.10	2.09
(-) FD Contrib Tax Cap	1,884	1,930	45	2.4	School District	29.41	29.66	22.83	21.05
(=) Taxable Tax Capacity	6,040	7,002	962	15.9	Special District	12.20	11.75	0.00	0.00
FD Distrib Tax Cap	1,971	1,968	-3	-0.1	Total	156.99	149.33	24.92	23.14

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	108,500	104,500	-3,700	-3.7	1,542	1,387	-155	-10.1	1.42	1.33
Res Hmstd: Avg Val	162,600	156,700	-5,900	-3.6	2,603	2,357	-246	-9.4	1.60	1.50
Res Hmstd: Hi Val	216,700	208,800	-7,900	-3.6	3,664	3,326	-338	-9.2	1.69	1.59
Res Hmstd: Ex-Hi Val	325,200	313,400	-11,800	-3.6	5,791	5,270	-521	-9.0	1.78	1.68
Apartment	300,000	303,700	3,700	1.2	6,635	6,372	-263	-4.0	2.21	2.1
Comm/Ind: Lo Val	150,000	149,400	-600	-0.4	5,052	4,979	-73	-1.5	3.37	3.33
Comm/Ind: Med Val	300,000	298,800	-1,200	-0.4	11,664	11,496	-168	-1.4	3.89	3.85
Comm/Ind: Hi Val	1,000,000	995,800	-4,200	-0.4	42,520	41,927	-593	-1.4	4.25	4.21

Ramsey County

Gem Lake city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	52,023	48,623	-3,400	-6.5	823	754	-69	-8.4	1.58	1.55
Res Non-Hm: exis	11,378	10,442	-936	-8.2	202	181	-20	-10.1	1.77	1.73
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,334	2,238	-96	-4.1	40	38	-2	-5.9	1.72	1.68
Com/Ind: Lo: exi	2,715	2,715	0	0.0	84	86	1	1.7	3.11	3.16
Com/Ind Hi: exis	13,893	13,856	-38	-0.3	563	571	8	1.4	4.05	4.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	602	607	5	0.7	24	25	1	2.4	4.05	4.12
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	175	256	80	45.8	2	3	1	42.8	1.29	1.26
ResHmstd: NewCon	0	307	307	0.0	0	5	5	0.0	0.00	1.55
All other NewCon	0	180	180	0.0	0	3	3	0.0	0.00	1.73
Total	83,120	79,222	-3,898	-4.7	1,738	1,666	-73	-4.2	2.09	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	1,023	975	-48	-4.6	County	65.11	63.72	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.43	26.48	0.00	0.00
(-) FD Contrib Tax Cap	110	125	15	13.8	School District	28.53	28.55	26.38	27.31
(=) Taxable Tax Capacity	913	850	-63	-6.9	Special District	8.06	7.72	0.00	0.00
FD Distrib Tax Cap	18	19	1	6.9	Total	129.13	126.47	26.38	27.31

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	243,000	227,100	-6.5	3,581	3,280	-301	-8.4	1.47	1.44
Res Hmstd:Avg Val	364,200	340,400	-6.5	5,606	5,151	-455	-8.1	1.54	1.51
Res Hmstd: Hi Val	485,500	453,800	-6.5	7,550	6,979	-572	-7.6	1.56	1.54
Res Hmstd: Ex-Hi Val	728,500	680,900	-6.5	12,067	11,043	-1,024	-8.5	1.66	1.62
Comm/Ind: Lo Val	150,000	149,600	-0.3	4,660	4,727	67	1.4	3.11	3.16
Comm/Ind: Med Val	300,000	299,200	-0.3	10,741	10,890	149	1.4	3.58	3.64
Comm/Ind: Hi Val	1,000,000	997,300	-0.3	39,119	39,666	547	1.4	3.91	3.98

Ramsey County

State Fairgrounds

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	711	738	27	3.8	23	25	2	7.1	3.27	3.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: 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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	711	738	27	3.8	23	25	2	7.1	3.27	3.38

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	14	15	1	3.8	County	65.13	63.75	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	0.00	0.00		
(-) FD Contrib Tax Cap	3	4	1	24.8	School District	19.28	20.45	23.82	24.17
(=) Taxable Tax Capacity	11	11	0	-2.2	Special District	9.28	9.03	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	93.69	93.23		

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	155,700	3.8						
Comm/Ind: Med Val	300,000	311,400	3.8						
Comm/Ind: Hi Val	1,000,000	1,038,000	3.8						

Ramsey County

Blaine city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,150	3,150	0	0.0	102	102	1	0.5	3.23	3.25
Com/Ind Hi: exis	35,825	34,530	-1,295	-3.6	1,515	1,470	-45	-3.0	4.23	4.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	26	31	4	16.1	1	1	0	16.9	4.23	4.26
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	39,001	37,710	-1,291	-3.3	1,618	1,573	-45	-2.8	4.15	4.17

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	764	738	-26	-3.4	County	65.11	63.72	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	36.64	36.30	0.65	0.65
(-) FD Contrib Tax Cap	306	281	-25	-8.2	School District	29.41	29.66	22.83	21.05
(=) Taxable Tax Capacity	458	458	-1	-0.2	Special District	12.20	12.08	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	143.36	141.77	23.48	21.69

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Comm/Ind: Lo Val	150,000	144,600	-3.6	4,845	4,694	-151	-3.1	3.23	3.25
Comm/Ind: Med Val	300,000	289,200	-3.6	11,187	10,793	-394	-3.5	3.73	3.73
Comm/Ind: Hi Val	1,000,000	963,800	-3.6	40,786	39,502	-1,283	-3.1	4.08	4.1

Ramsey County

Spring Lake Park city (p

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,337	7,817	-520	-6.2	129	122	-7	-5.1	1.55	1.56
Res Non-Hm: exis	1,776	1,862	86	4.9	32	34	2	7.6	1.79	1.84
Apartments: exis	498	550	52	10.3	11	12	1	13.6	2.18	2.24
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	300	300	0	0.0	10	10	0	2.8	3.34	3.43
Com/Ind Hi: exis	141	126	-15	-10.6	6	6	0	-8.0	4.38	4.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	46	46	0	0.2	2	2	0	3.2	4.38	4.51
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	11,098	10,701	-397	-3.6	190	187	-3	-1.5	1.71	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	103	99	-4	-4.0	County	65.11	63.72	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	49.28	57.39	0.00	0.00
(-) FD Contrib Tax Cap	3	3	0	1.8	School District	29.41	29.66	22.83	21.05
(=) Taxable Tax Capacity	100	96	-4	-4.1	Special District	12.20	11.75	0.00	0.00
FD Distrib Tax Cap	30	30	0	0.9	Total	156.00	162.52	22.83	21.05

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	101,100	94,800	-6.2	1,369	1,274	-95	-7.0	1.35	1.34
Res Hmstd:Avg Val	151,600	142,100	-6.3	2,343	2,211	-132	-5.6	1.55	1.56
Res Hmstd: Hi Val	202,000	189,400	-6.2	3,315	3,149	-166	-5.0	1.64	1.66
Res Hmstd: Ex-Hi Val	303,100	284,200	-6.2	5,265	5,028	-237	-4.5	1.74	1.77
Apartment	300,000	331,000	10.3	6,535	7,421	886	13.6	2.18	2.24
Comm/Ind: Lo Val	150,000	134,100	-10.6	5,010	4,603	-408	-8.1	3.34	3.43
Comm/Ind: Med Val	300,000	268,300	-10.6	11,576	10,479	-1,097	-9.5	3.86	3.91
Comm/Ind: Hi Val	1,000,000	894,200	-10.6	42,218	38,682	-3,536	-8.4	4.22	4.33

Ramsey County

St. Paul city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	10,108,448	9,852,802	-255,647	-2.5	165,406	156,944	-8,462	-5.1	1.64	1.59
Res Non-Hm: exis	1,948,619	2,079,495	130,876	6.7	37,625	39,232	1,606	4.3	1.93	1.89
Apartments: exis	1,852,102	1,930,552	78,450	4.2	41,183	42,196	1,012	2.5	2.22	2.19
Low-inc Apts: ex	419,691	432,200	12,509	3.0	5,722	5,757	34	0.6	1.36	1.33
Seasnl Rec: exis	3,256	3,286	30	0.9	83	83	0	-0.3	2.56	2.53
Com/Ind: Lo: exi	419,386	414,732	-4,653	-1.1	14,142	13,988	-154	-1.1	3.37	3.37
Com/Ind Hi: exis	3,277,538	3,225,807	-51,731	-1.6	145,230	143,592	-1,638	-1.1	4.43	4.45
Publ U: Elec Gen	982	963	-19	-1.9	33	33	0	-1.2	3.39	3.41
Publ U: Other	257,170	250,585	-6,585	-2.6	11,391	11,147	-244	-2.1	4.43	4.45
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	2,048	765	-1,283	-62.6	33	13	-21	-62.3	1.62	1.64
ResHmstd: NewCon	0	39,132	39,132	0.0	0	624	624	0.0	0.00	1.59
All other NewCon	0	77,336	77,336	0.0	0	1,948	1,948	0.0	0.00	2.52
Total	18,289,239	18,307,653	18,414	0.1	420,850	415,556	-5,294	-1.3	2.30	2.27

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	213,993	214,295	302	0.1	County	60.36	58.94	0.00	0.00
(-) TIF Tax Capacity	20,826	20,796	-30	-0.1	City/Town	47.33	46.12	0.00	0.00
(-) FD Contrib Tax Cap	24,033	22,811	-1,223	-5.1	School District	42.18	46.76	19.55	13.70
(=) Taxable Tax Capacity	169,134	170,688	1,555	0.9	Special District	12.39	12.07	0.00	0.00
FD Distrib Tax Cap	47,184	47,391	207	0.4	Total	162.25	163.89	19.55	13.70

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	116,200	-2.5	1,737	1,625	-112	-6.5	1.46	1.4	
Res Hmstd: Avg Val	178,700	174,200	-2.5	2,905	2,740	-165	-5.7	1.63	1.57	
Res Hmstd: Hi Val	238,200	232,200	-2.5	4,074	3,856	-218	-5.4	1.71	1.66	
Res Hmstd: Ex-Hi Val	357,300	348,300	-2.5	6,413	6,089	-324	-5.1	1.79	1.75	
Apartment	300,000	312,700	4.2	6,671	6,835	164	2.5	2.22	2.19	
Comm/Ind: Lo Val	150,000	147,600	-1.6	5,058	4,978	-80	-1.6	3.37	3.37	
Comm/Ind: Med Val	300,000	295,300	-1.6	11,705	11,527	-178	-1.5	3.90	3.90	
Comm/Ind: Hi Val	1,000,000	984,200	-1.6	42,722	42,192	-530	-1.2	4.27	4.29	

Ramsey County

St. Paul Airport

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	24,038	24,038	0	0.0	342	333	-9	-2.7	1.42	1.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: 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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	24,038	24,038	0	0.0	342	333	-9	-2.7	1.42	1.39

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	481	481	0	0.0	County	60.52	59.09	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	0.00	0.00		
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.00	0.00		
(=) Taxable Tax Capacity	481	481	0	0.0	Special District	10.72	10.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	71.24	69.28		

Tax Burdens on
Hypothetical Properties

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

Ramsey County

St. Anthony city (part)

<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	87,951	86,360	-1,591	-1.8	1,686	1,651	-34	-2.0	1.92	1.91
Res Non-Hm: exis	13,121	13,521	401	3.1	288	294	5	1.9	2.20	2.17
Apartments: exis	78,378	80,734	2,355	3.0	2,052	2,086	34	1.7	2.62	2.58
Low-inc Apts: ex	5,410	5,679	269	5.0	87	90	3	4.0	1.61	1.59
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	5,247	5,242	-6	-0.1	194	195	1	0.4	3.70	3.72
Com/Ind Hi: exis	60,625	60,237	-388	-0.6	2,944	2,931	-12	-0.4	4.86	4.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,503	2,654	-849	-24.2	170	128	-42	-24.5	4.86	4.84
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	94	94	0.0	0	2	2	0.0	0.00	1.91
All other NewCon	0	20	20	0.0	0	1	1	0.0	0.00	4.78
Total	254,236	254,541	305	0.1	7,421	7,379	-42	-0.6	2.92	2.90

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,291	3,292	1	0.0	County	65.11	63.72	0.00	0.00
(-) TIF Tax Capacity	1,060	1,065	5	0.5	City/Town	73.28	75.05	0.00	0.00
(-) FD Contrib Tax Cap	433	442	9	2.1	School District	38.87	33.08	24.79	28.68
(=) Taxable Tax Capacity	1,798	1,785	-13	-0.7	Special District	12.35	11.90	0.00	0.00
FD Distrib Tax Cap	385	386	0	0.1	Total	189.60	183.74	24.79	28.68

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	112,600	110,600	-1.8	1,900	1,848	-52	-2.7	1.69	1.67
Res Hmstd:Avg Val	168,800	165,700	-1.8	3,201	3,110	-91	-2.9	1.9	1.88
Res Hmstd: Hi Val	225,100	221,000	-1.8	4,504	4,376	-128	-2.8	2.00	1.98
Res Hmstd: Ex-Hi Val	337,700	331,600	-1.8	7,110	6,908	-202	-2.8	2.11	2.08
Apartment	300,000	309,000	3.0	7,854	7,983	130	1.6	2.62	2.58
Comm/Ind: Lo Val	150,000	149,000	-0.7	5,556	5,545	-10	-0.2	3.70	3.72
Comm/Ind: Med Val	300,000	298,100	-0.6	12,839	12,790	-50	-0.4	4.28	4.29
Comm/Ind: Hi Val	1,000,000	993,600	-0.6	46,830	46,637	-193	-0.4	4.68	4.69

Ramsey County

White Bear Lake city (pa

<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	1,251,193	1,252,031	839	0.1	17,159	17,106	-53	-0.3	1.37	1.37
Res Non-Hm: exis	160,697	170,365	9,667	6.0	2,525	2,654	129	5.1	1.57	1.56
Apartments: exis	157,516	158,508	992	0.6	2,872	2,868	-4	-0.1	1.82	1.81
Low-inc Apts: ex	26,716	27,111	395	1.5	303	305	3	0.9	1.13	1.13
Seasnl Rec: exis	2,171	2,138	-33	-1.5	43	42	-1	-2.4	1.99	1.97
Com/Ind: Lo: exi	44,187	43,960	-227	-0.5	1,361	1,374	13	1.0	3.08	3.13
Com/Ind Hi: exis	300,943	300,088	-855	-0.3	12,092	12,234	142	1.2	4.02	4.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	17,913	17,979	66	0.4	720	733	13	1.8	4.02	4.08
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	6	9	3	46.9	0	0	0	44.7	1.25	1.23
ResHmstd: NewCon	0	2,656	2,656	0.0	0	36	36	0.0	0.00	1.37
All other NewCon	0	1,694	1,694	0.0	0	41	41	0.0	0.00	2.43
Total	1,961,342	1,976,540	15,198	0.8	37,075	37,394	319	0.9	1.89	1.89

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	22,034	22,202	168	0.8	County	65.11	63.72	0.00	0.00
(-) TIF Tax Capacity	615	516	-99	-16.1	City/Town	21.46	21.13	0.00	0.00
(-) FD Contrib Tax Cap	2,625	2,665	40	1.5	School District	28.54	28.56	26.38	27.30
(=) Taxable Tax Capacity	18,794	19,021	227	1.2	Special District	9.64	9.49	0.00	0.00
FD Distrib Tax Cap	3,157	2,992	-165	-5.2	Total	124.74	122.90	26.38	27.30

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	121,100	121,200	0.1	1,502	1,497	-5	-0.3	1.24	1.23
Res Hmstd:Avg Val	181,500	181,600	0.1	2,482	2,471	-11	-0.5	1.37	1.36
Res Hmstd: Hi Val	242,000	242,200	0.1	3,464	3,448	-16	-0.5	1.43	1.42
Res Hmstd: Ex-Hi Val	363,100	363,300	0.1	5,430	5,401	-29	-0.5	1.5	1.49
Apartment	300,000	301,900	0.6	5,469	5,462	-7	-0.1	1.82	1.81
Comm/Ind: Lo Val	150,000	149,600	-0.3	4,619	4,676	57	1.2	3.08	3.13
Comm/Ind: Med Val	300,000	299,100	-0.3	10,647	10,767	121	1.1	3.55	3.6
Comm/Ind: Hi Val	1,000,000	997,200	-0.3	38,775	39,228	453	1.2	3.88	3.93

Red Lake County

Brooks city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,161	2,361	200	9.2	21	23	2	8.7	0.99	0.98
Res Non-Hm: exis	300	265	-35	-11.6	4	4	0	-12.3	1.34	1.33
Apartments: exis	161	161	0	0.0	3	3	0	-2.4	1.62	1.59
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	14	17	3	20.0	0	0	0	20.4	1.54	1.54
Com/Ind: Lo: exi	619	563	-55	-8.9	16	15	-2	-9.5	2.65	2.64
Com/Ind Hi: exis	573	729	156	27.2	20	25	5	27.0	3.44	3.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	255	307	52	20.3	9	11	2	21.9	3.39	3.43
Ag HGA: Exist	417	457	40	9.5	4	5	0	8.8	1.08	1.07
Ag Hmstd Land	496	520	24	4.8	2	2	1	36.9	0.32	0.42
Ag Non-Hmstd	338	399	61	18.1	4	4	1	19.4	1.07	1.08
ResHmstd: NewCon	0	28	28	0.0	0	0	0	0.0	0.00	0.98
All other NewCon	0	407	407	0.0	0	12	12	0.0	0.00	3.01
Total	5,334	6,214	880	16.5	83	104	21	25.7	1.55	1.67

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	55	68	13	24.2	County	51.30	48.33	0.00	0.00
(-) TIF Tax Capacity	9	15	6	65.7	City/Town	35.26	30.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.67	23.07	27.65	23.82
(=) Taxable Tax Capacity	45	53	7	15.9	Special District	6.02	5.93	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	106.24	107.77	27.65	23.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,900	41,400		9.2	346	366	20	5.7	0.91	0.88
Res Hmstd:Avg Val	56,900	62,200		9.3	520	550	30	5.8	0.91	0.88
Res Hmstd: Hi Val	75,800	82,800		9.2	693	768	76	10.9	0.91	0.93
Res Hmstd: Ex-Hi Val	113,800	124,300		9.2	1,237	1,355	118	9.5	1.09	1.09
Apartment	300,000	300,000		0.0	4,814	4,756	-58	-1.2	1.60	1.59
Comm/Ind: Lo Val	150,000	190,800		27.2	3,981	5,355	1,373	34.5	2.65	2.81
Comm/Ind: Med Val	300,000	381,600		27.2	9,151	11,908	2,756	30.1	3.05	3.12
Comm/Ind: Hi Val	1,000,000	1,272,100		27.2	33,278	42,492	9,215	27.7	3.33	3.34

Red Lake County

Oklee city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,931	5,635	-296	-5.0	99	93	-7	-6.8	1.67	1.64
Res Non-Hm: exis	616	884	268	43.6	16	23	7	41.5	2.59	2.55
Apartments: exis	834	834	0	0.0	26	26	0	-1.0	3.14	3.11
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	673	673	0	0.0	30	30	0	-0.7	4.49	4.46
Com/Ind Hi: exis	474	536	63	13.3	28	31	4	12.6	5.90	5.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,471	1,536	65	4.4	87	90	3	3.8	5.90	5.87
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	39	61	22	57.4	0	1	0	57.6	1.15	1.15
Ag Non-Hmstd	294	325	30	10.3	7	7	1	10.4	2.29	2.29
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	10,331	10,484	152	1.5	294	301	7	2.5	2.84	2.87

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	105	109	4	3.7	County	45.61	42.79	0.00	0.00
(-) TIF Tax Capacity	4	4	0	0.0	City/Town	169.31	162.74	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.30	18.02	27.21	23.82
(=) Taxable Tax Capacity	101	104	4	3.9	Special District	6.02	5.93	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	229.25	229.48	27.21	23.82

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	28,100	26,700	-5.0	463	431	-32	-6.9	1.65	1.62
Res Hmstd:Avg Val	42,200	40,100	-5.0	695	648	-48	-6.9	1.65	1.62
Res Hmstd: Hi Val	56,300	53,500	-5.0	928	864	-64	-6.9	1.65	1.62
Res Hmstd: Ex-Hi Val	84,400	80,200	-5.0	1,485	1,342	-142	-9.6	1.76	1.67
Apartment	300,000	300,000	0.0	9,413	9,320	-93	-1.0	3.14	3.11
Comm/Ind: Lo Val	150,000	169,900	13.3	6,742	7,860	1,117	16.6	4.49	4.63
Comm/Ind: Med Val	300,000	339,900	13.3	15,596	17,837	2,241	14.4	5.2	5.25
Comm/Ind: Hi Val	1,000,000	1,132,800	13.3	56,913	64,371	7,458	13.1	5.69	5.68

Red Lake County

Plummer city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,769	3,999	230	6.1	55	57	2	3.5	1.47	1.44
Res Non-Hm: exis	428	370	-58	-13.6	9	8	-1	-15.0	2.16	2.12
Apartments: exis	203	204	0	0.2	5	5	0	-1.4	2.60	2.56
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	22	23	0	0.9	1	1	0	-0.1	3.40	3.37
Com/Ind: Lo: exi	441	445	4	1.0	17	17	0	-0.1	3.85	3.81
Com/Ind Hi: exis	237	300	63	26.4	12	15	3	25.3	5.04	5.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,309	3,415	106	3.2	167	170	4	2.3	5.04	4.99
Ag HGA: Exist	481	524	44	9.1	7	8	1	8.9	1.54	1.54
Ag Hmstd Land	865	1,031	166	19.1	6	8	2	27.2	0.73	0.78
Ag Non-Hmstd	629	719	90	14.3	12	13	2	14.4	1.86	1.86
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	22	22	0.0	0	0	0	0.0	0.00	1.30
Total	10,385	11,051	667	6.4	292	303	12	4.0	2.81	2.75

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	123	129	7	5.5	County	46.82	44.03	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	121.72	115.38	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.12	20.54	28.09	23.82	
(=) Taxable Tax Capacity	123	129	7	5.5	Special District	6.02	5.93	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	185.68	185.88	28.09	23.82	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	30,700	32,600		6.2	428	441	13	3.0	1.39	1.35
Res Hmstd:Avg Val	46,000	48,800		6.1	642	660	19	2.9	1.39	1.35
Res Hmstd: Hi Val	61,300	65,000		6.0	855	880	25	2.9	1.39	1.35
Res Hmstd: Ex-Hi Val	91,900	97,500		6.1	1,427	1,515	89	6.2	1.55	1.55
Apartment	300,000	300,600		0.2	7,805	7,700	-105	-1.3	2.60	2.56
Comm/Ind: Lo Val	150,000	189,600		26.4	5,775	7,689	1,915	33.2	3.85	4.06
Comm/Ind: Med Val	300,000	379,200		26.4	13,334	17,163	3,829	28.7	4.44	4.53
Comm/Ind: Hi Val	1,000,000	1,264,100		26.4	48,612	61,380	12,769	26.3	4.86	4.86

Red Lake County

Red Lake Falls city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	32,658	32,559	-98	-0.3	785	772	-13	-1.7	2.40	2.37
Res Non-Hm: exis	2,817	2,801	-17	-0.6	93	91	-2	-2.2	3.31	3.25
Apartments: exis	836	836	0	0.0	33	33	0	-1.5	3.98	3.92
Low-inc Apts: ex	272	272	0	0.0	7	7	0	-1.5	2.45	2.42
Seasnl Rec: exis	145	138	-7	-5.0	6	6	0	-5.1	4.44	4.43
Com/Ind: Lo: exi	3,146	3,107	-39	-1.2	172	167	-4	-2.5	5.46	5.39
Com/Ind Hi: exis	824	846	22	2.7	59	60	1	1.4	7.14	7.05
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,338	1,435	97	7.3	92	98	6	6.1	6.88	6.80
Ag HGA: Exist	146	149	3	2.0	3	3	0	0.9	2.27	2.24
Ag Hmstd Land	61	121	60	98.7	1	2	1	105.5	1.25	1.30
Ag Non-Hmstd	115	135	20	17.5	3	4	1	16.1	2.82	2.78
ResHmstd: NewCon	0	318	318	0.0	0	8	8	0.0	0.00	2.38
All other NewCon	0	14	14	0.0	0	1	1	0.0	0.00	5.73
Total	42,358	42,731	373	0.9	1,255	1,250	-4	-0.3	2.96	2.93

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	361	365	4	1.2	County	44.95	41.99	0.00	0.00	
(-) TIF Tax Capacity	11	10	0	-1.3	City/Town	198.57	198.71	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.35	31.82	45.42	43.92	
(=) Taxable Tax Capacity	350	355	5	1.3	Special District	6.02	5.93	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	281.89	278.45	45.42	43.92	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,200	52,000	-0.4	1,120	1,097	-23	-2.0	2.15	2.11	
Res Hmstd:Avg Val	78,300	78,100	-0.3	1,712	1,677	-35	-2.1	2.19	2.15	
Res Hmstd: Hi Val	104,400	104,100	-0.3	2,632	2,580	-52	-2.0	2.52	2.48	
Res Hmstd: Ex-Hi Val	156,600	156,100	-0.3	4,473	4,387	-87	-1.9	2.86	2.81	
Apartment	300,000	300,000	0.0	11,934	11,760	-174	-1.5	3.98	3.92	
Comm/Ind: Lo Val	150,000	154,000	2.7	8,200	8,377	177	2.2	5.47	5.44	
Comm/Ind: Med Val	300,000	308,000	2.7	18,906	19,233	328	1.7	6.30	6.24	
Comm/Ind: Hi Val	1,000,000	1,026,700	2.7	68,867	69,897	1,030	1.5	6.89	6.81	

Redwood County

Belview city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,013	4,899	-113	-2.3	60	50	-10	-16.2	1.19	1.02
Res Non-Hm: exis	551	612	61	11.1	10	10	0	-4.5	1.84	1.58
Apartments: exis	92	85	-6	-6.7	2	2	0	-19.9	2.19	1.88
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	637	606	-31	-4.8	21	18	-3	-15.2	3.37	3.00
Com/Ind Hi: exis	30	31	2	6.1	1	1	0	-5.4	4.41	3.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	286	292	6	2.1	13	11	-1	-9.0	4.41	3.93
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,223	933	-291	-23.8	15	8	-7	-46.9	1.23	0.85
Ag Non-Hmstd	1,312	2,674	1,363	103.9	20	36	15	75.5	1.56	1.34
ResHmstd: NewCon	0	16	16	0.0	0	0	0	0.0	0.00	1.02
All other NewCon	0	384	384	0.0	0	5	5	0.0	0.00	1.36
Total	9,142	10,534	1,392	15.2	143	142	-1	-0.9	1.56	1.34

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	76	89	13	17.5	County	31.59	22.57	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	122.92	109.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.41	1.77	23.99	20.19
(=) Taxable Tax Capacity	76	89	13	17.5	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	156.08	134.32	23.99	20.19

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	29,600	28,900	-2.4	348	291	-57	-16.4	1.18	1.01
Res Hmstd: Avg Val	44,400	43,400	-2.3	522	437	-85	-16.3	1.18	1.01
Res Hmstd: Hi Val	59,200	57,900	-2.2	696	584	-113	-16.2	1.18	1.01
Res Hmstd: Ex-Hi Val	88,800	86,800	-2.3	1,143	946	-197	-17.2	1.29	1.09
Apartment	300,000	279,800	-6.7	6,573	5,263	-1,310	-19.9	2.19	1.88
Comm/Ind: Lo Val	150,000	159,100	6.1	5,048	4,854	-194	-3.8	3.37	3.05
Comm/Ind: Med Val	300,000	318,200	6.1	11,658	11,105	-552	-4.7	3.89	3.49
Comm/Ind: Hi Val	1,000,000	1,060,600	6.1	42,506	40,277	-2,229	-5.2	4.25	3.8

Redwood County

Clements city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,820	2,845	25	0.9	29	27	-2	-7.1	1.05	0.96
Res Non-Hm: exis	728	630	-99	-13.5	12	9	-2	-20.6	1.58	1.46
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	725	672	-53	-7.3	22	19	-3	-13.3	3.07	2.87
Com/Ind Hi: exis	86	100	14	16.7	3	4	0	9.1	4.04	3.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	247	247	0	0.1	8	8	0	-4.8	3.40	3.23
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	839	1,134	295	35.2	6	7	1	21.5	0.71	0.64
Ag Non-Hmstd	177	248	71	40.0	3	3	1	27.4	1.42	1.30
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	4	4	0.0	0	0	0	0.0	0.00	3.05
Total	5,622	5,879	258	4.6	84	78	-5	-6.5	1.49	1.33

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	48	49	1	2.1	County	34.64	25.02	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	103.31	101.40	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.37	3.05	15.01	14.88
(=) Taxable Tax Capacity	48	49	1	2.1	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	142.48	129.59	15.01	14.88

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	34,700	35,000		0.9	349	324	-24	-7.0	1.00	0.93
Res Hmstd: Avg Val	52,100	52,600		1.0	524	487	-36	-6.9	1.00	0.93
Res Hmstd: Hi Val	69,400	70,000		0.9	697	648	-49	-7.0	1.00	0.93
Res Hmstd: Ex-Hi Val	104,200	105,100		0.9	1,244	1,158	-86	-6.9	1.19	1.10
Comm/Ind: Lo Val	150,000	175,000		16.7	4,607	5,256	649	14.1	3.07	3.00
Comm/Ind: Med Val	300,000	350,100		16.7	10,674	11,877	1,203	11.3	3.56	3.39
Comm/Ind: Hi Val	1,000,000	1,166,900		16.7	38,989	42,766	3,777	9.7	3.9	3.66

Redwood County

Delhi city

<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	997	1,018	21	2.1	8	6	-2	-23.8	0.78	0.58
Res Non-Hm: exis	192	203	10	5.3	2	2	0	-22.6	1.08	0.79
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	176	150	-26	-14.8	4	3	-1	-30.1	2.24	1.84
Com/Ind Hi: exis	1,258	1,267	9	0.7	37	30	-6	-17.4	2.91	2.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	55	55	0	0.2	2	1	0	-17.9	2.91	2.38
Ag HGA: Exist	81	83	2	2.3	1	0	0	-22.8	0.75	0.57
Ag Hmstd Land	1,399	2,018	619	44.2	7	8	1	10.9	0.51	0.39
Ag Non-Hmstd	592	859	267	45.0	5	5	0	1.8	0.81	0.57
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	1,468	1,468	0.0	0	35	35	0.0	0.00	2.38
Total	4,750	7,120	2,369	49.9	64	90	25	39.5	1.36	1.26

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	53	91	37	70.1	County	35.42	25.81	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	39.66	25.18	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.89	5.86	23.99	20.19
(=) Taxable Tax Capacity	53	91	37	70.1	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	81.12	56.97	23.99	20.19

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	25,600	26,100	2.0	186	142	-44	-23.7	0.73	0.54
Res Hmstd:Avg Val	38,300	39,100	2.1	278	213	-66	-23.6	0.73	0.54
Res Hmstd: Hi Val	51,100	52,200	2.2	371	284	-87	-23.6	0.73	0.54
Res Hmstd: Ex-Hi Val	76,700	78,300	2.1	560	432	-128	-22.8	0.73	0.55
Comm/Ind: Lo Val	150,000	151,100	0.7	3,361	2,782	-579	-17.2	2.24	1.84
Comm/Ind: Med Val	300,000	302,200	0.7	7,722	6,382	-1,340	-17.4	2.57	2.11
Comm/Ind: Hi Val	1,000,000	1,007,500	0.8	28,075	23,185	-4,890	-17.4	2.81	2.30

Redwood County

Lamberton city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	17,442	17,467	26	0.1	250	234	-16	-6.5	1.43	1.34
Res Non-Hm: exis	1,486	1,628	142	9.6	29	30	1	2.1	1.96	1.82
Apartments: exis	962	1,138	176	18.3	22	25	2	10.4	2.32	2.16
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,425	2,475	50	2.1	85	82	-3	-3.3	3.49	3.30
Com/Ind Hi: exis	4,616	4,555	-61	-1.3	209	195	-13	-6.5	4.52	4.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,810	1,989	180	9.9	80	84	4	5.1	4.42	4.23
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	512	735	223	43.6	7	10	3	43.9	1.38	1.38
Ag Non-Hmstd	289	406	118	40.7	4	6	1	31.5	1.54	1.44
ResHmstd: NewCon	0	70	70	0.0	0	1	1	0.0	0.00	1.34
All other NewCon	0	152	152	0.0	0	6	6	0.0	0.00	3.64
Total	29,541	30,616	1,075	3.6	686	671	-14	-2.1	2.32	2.19

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	317	331	14	4.5	County	33.81	24.35	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	119.35	118.47	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.95	1.27	38.94	36.04	
(=) Taxable Tax Capacity	317	331	14	4.5	Special District	0.15	0.12	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	154.27	144.20	38.94	36.04	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,600	39,700	0.3	521	487	-34	-6.6	1.31	1.23	
Res Hmstd: Avg Val	59,300	59,400	0.2	780	728	-52	-6.6	1.31	1.23	
Res Hmstd: Hi Val	79,000	79,100	0.1	1,062	991	-70	-6.6	1.34	1.25	
Res Hmstd: Ex-Hi Val	118,600	118,800	0.2	1,882	1,758	-123	-6.5	1.59	1.48	
Apartment	300,000	355,000	18.3	6,953	7,678	725	10.4	2.32	2.16	
Comm/Ind: Lo Val	150,000	148,000	-1.3	5,231	4,890	-341	-6.5	3.49	3.30	
Comm/Ind: Med Val	300,000	296,000	-1.3	12,011	11,213	-798	-6.6	4.00	3.79	
Comm/Ind: Hi Val	1,000,000	986,700	-1.3	43,651	40,813	-2,838	-6.5	4.37	4.14	

Redwood County

Lucan city

<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	3,795	3,813	18	0.5	76	79	3	3.8	2.01	2.08
Res Non-Hm: exis	317	280	-37	-11.7	10	9	-1	-8.6	3.10	3.21
Apartments: exis	135	145	10	7.8	5	5	1	10.5	3.67	3.77
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	522	534	12	2.4	23	24	1	4.9	4.42	4.52
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	133	131	-2	-1.3	9	9	0	0.7	6.75	6.89
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	739	1,030	290	39.3	11	17	7	64.0	1.43	1.68
Ag Non-Hmstd	299	434	135	45.0	8	12	4	48.4	2.71	2.78
ResHmstd: NewCon	0	90	90	0.0	0	2	2	0.0	0.00	2.08
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,940	6,457	516	8.7	142	158	16	11.5	2.39	2.45

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	45	50	4	9.9	County	33.16	23.74	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	232.37	250.39	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.71	3.57	28.05	29.39
(=) Taxable Tax Capacity	45	50	4	9.9	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	271.40	277.82	28.05	29.39

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	32,900	33,100	0.6	628	649	21	3.3	1.91	1.96
Res Hmstd:Avg Val	49,300	49,500	0.4	941	971	30	3.1	1.91	1.96
Res Hmstd: Hi Val	65,700	66,000	0.5	1,254	1,294	40	3.2	1.91	1.96
Res Hmstd: Ex-Hi Val	98,600	99,100	0.5	2,183	2,258	75	3.4	2.21	2.28
Apartment	300,000	323,300	7.8	11,019	12,178	1,159	10.5	3.67	3.77

Redwood County

Milroy city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,134	6,110	-24	-0.4	110	107	-3	-2.4	1.79	1.76
Res Non-Hm: exis	649	603	-46	-7.1	17	15	-1	-8.6	2.57	2.52
Apartments: exis	133	133	0	0.0	4	4	0	-2.0	2.99	2.93
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	596	600	4	0.7	25	25	0	-1.0	4.27	4.20
Com/Ind Hi: exis	1,083	1,084	1	0.1	60	59	-1	-1.7	5.54	5.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	132	174	42	32.2	7	9	2	29.8	5.54	5.44
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	126	275	149	118.0	2	3	1	82.4	1.29	1.08
Ag Non-Hmstd	63	0	-63	-100.0	1	0	-1	-100.0	2.01	0.00
ResHmstd: NewCon	0	56	56	0.0	0	1	1	0.0	0.00	1.76
All other NewCon	0	5	5	0.0	0	0	0	0.0	0.00	4.25
Total	8,915	9,039	124	1.4	226	224	-2	-0.9	2.54	2.48

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	83	84	1	0.8	County	32.72	23.12	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	168.00	172.59	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	-0.01	-0.03	47.51	47.96
(=) Taxable Tax Capacity	83	84	1	0.8	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	200.87	195.80	47.51	47.96

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	45,400	45,200	-0.4	763	748	-15	-2.0	1.68	1.65
Res Hmstd: Avg Val	68,100	67,800	-0.4	1,144	1,122	-23	-2.0	1.68	1.65
Res Hmstd: Hi Val	90,800	90,400	-0.4	1,671	1,634	-38	-2.3	1.84	1.81
Res Hmstd: Ex-Hi Val	136,300	135,800	-0.4	2,884	2,820	-63	-2.2	2.12	2.08
Apartment	300,000	300,000	0.0	8,958	8,781	-177	-2.0	2.99	2.93
Comm/Ind: Lo Val	150,000	150,100	0.1	6,408	6,302	-107	-1.7	4.27	4.2
Comm/Ind: Med Val	300,000	300,300	0.1	14,715	14,468	-247	-1.7	4.90	4.82
Comm/Ind: Hi Val	1,000,000	1,000,900	0.1	53,479	52,557	-922	-1.7	5.35	5.25

Redwood County

Morgan city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	20,629	20,461	-168	-0.8	270	250	-20	-7.5	1.31	1.22
Res Non-Hm: exis	1,683	1,961	277	16.5	32	35	3	8.2	1.90	1.76
Apartments: exis	303	217	-86	-28.5	7	5	-2	-33.3	2.30	2.14
Low-inc Apts: ex	131	215	84	64.3	2	3	1	53.1	1.40	1.31
Seasnl Rec: exis	10	10	0	0.7	0	0	0	-6.1	2.72	2.54
Com/Ind: Lo: exi	2,231	2,255	24	1.1	78	75	-3	-4.3	3.51	3.32
Com/Ind Hi: exis	2,142	2,137	-6	-0.3	99	94	-5	-5.5	4.62	4.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	819	821	2	0.3	38	36	-2	-5.0	4.62	4.38
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	280	340	60	21.4	5	5	1	13.6	1.70	1.59
Ag Non-Hmstd	46	98	52	113.3	1	2	1	99.6	1.70	1.59
ResHmstd: NewCon	0	18	18	0.0	0	0	0	0.0	0.00	1.22
All other NewCon	0	118	118	0.0	0	4	4	0.0	0.00	3.66
Total	28,274	28,650	376	1.3	532	508	-24	-4.5	1.88	1.77

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	256	261	5	2.0	County	29.75	20.35	0.00	0.00
(-) TIF Tax Capacity	3	3	0	3.1	City/Town	137.21	138.55	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.17	0.35	16.89	15.01
(=) Taxable Tax Capacity	253	258	5	2.0	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	170.28	159.37	16.89	15.01

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,200	43,800	-0.9	526	485	-42	-7.9	1.19	1.11
Res Hmstd:Avg Val	66,200	65,700	-0.8	788	727	-61	-7.8	1.19	1.11
Res Hmstd: Hi Val	88,300	87,600	-0.8	1,154	1,060	-94	-8.2	1.31	1.21
Res Hmstd: Ex-Hi Val	132,400	131,300	-0.8	2,047	1,884	-163	-7.9	1.55	1.44
Apartment	300,000	214,600	-28.5	6,892	4,597	-2,295	-33.3	2.3	2.14
Comm/Ind: Lo Val	150,000	149,600	-0.3	5,261	4,969	-292	-5.5	3.51	3.32
Comm/Ind: Med Val	300,000	299,200	-0.3	12,190	11,515	-675	-5.5	4.06	3.85
Comm/Ind: Hi Val	1,000,000	997,400	-0.3	44,528	42,086	-2,442	-5.5	4.45	4.22

Redwood County

Redwood Falls city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	145,959	144,230	-1,729	-1.2	2,001	1,721	-280	-14.0	1.37	1.19
Res Non-Hm: exis	23,602	24,852	1,251	5.3	421	386	-35	-8.3	1.78	1.55
Apartments: exis	9,620	10,668	1,048	10.9	202	195	-7	-3.2	2.10	1.83
Low-inc Apts: ex	3,313	2,384	-929	-28.0	43	27	-16	-37.3	1.29	1.13
Seasnl Rec: exis	455	473	18	4.0	11	10	-1	-7.7	2.49	2.21
Com/Ind: Lo: exi	20,370	18,460	-1,910	-9.4	643	525	-118	-18.4	3.16	2.84
Com/Ind Hi: exis	22,454	25,763	3,309	14.7	892	940	48	5.4	3.97	3.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,141	2,081	939	82.3	48	80	32	65.2	4.25	3.85
Ag HGA: Exist	1,089	1,103	15	1.3	17	15	-2	-11.5	1.57	1.37
Ag Hmstd Land	895	858	-37	-4.1	8	8	0	-3.1	0.89	0.90
Ag Non-Hmstd	616	1,178	562	91.2	9	15	6	67.6	1.49	1.30
ResHmstd: NewCon	0	484	484	0.0	0	6	6	0.0	0.00	1.19
All other NewCon	0	4,783	4,783	0.0	0	159	159	0.0	0.00	3.33
Total	229,514	237,317	7,803	3.4	4,296	4,088	-207	-4.8	1.87	1.72

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,269	2,428	159	7.0	County	34.65	25.16	0.00	0.00
(-) TIF Tax Capacity	7	7	0	-0.2	City/Town	93.59	87.44	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.15	17.48	23.99	20.19
(=) Taxable Tax Capacity	2,262	2,421	159	7.0	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	148.55	130.20	23.99	20.19

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	67,100	66,300	-1.2	759	652	-107	-14.1	1.13	0.98	
Res Hmstd: Avg Val	100,700	99,500	-1.2	1,319	1,128	-191	-14.5	1.31	1.13	
Res Hmstd: Hi Val	134,200	132,600	-1.2	1,942	1,665	-277	-14.3	1.45	1.26	
Res Hmstd: Ex-Hi Val	201,300	198,900	-1.2	3,189	2,740	-450	-14.1	1.58	1.38	
Apartment	300,000	332,700	10.9	6,290	6,087	-204	-3.2	2.1	1.83	
Comm/Ind: Lo Val	150,000	172,100	14.7	4,878	5,254	376	7.7	3.25	3.05	
Comm/Ind: Med Val	300,000	344,200	14.7	11,263	11,875	612	5.4	3.75	3.45	
Comm/Ind: Hi Val	1,000,000	1,147,400	14.7	41,056	42,774	1,718	4.2	4.11	3.73	

Redwood County

Revere city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	707	709	2	0.3	8	7	-1	-8.2	1.13	1.03
Res Non-Hm: exis	154	150	-4	-2.6	3	2	0	-10.5	1.71	1.57
Apartments: exis	72	72	0	0.0	1	1	0	-8.0	2.08	1.91
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	278	248	-30	-10.8	9	8	-1	-16.2	3.24	3.04
Com/Ind Hi: exis	102	120	18	17.8	4	5	0	10.8	4.26	4.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	224	239	15	6.8	9	10	0	1.3	4.22	4.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	106	146	40	37.4	1	1	0	25.4	0.82	0.75
Ag Non-Hmstd	1,332	1,746	413	31.0	20	24	4	21.4	1.51	1.40
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	40	40	0.0	0	1	1	0.0	0.00	3.29
Total	2,974	3,469	495	16.6	56	60	4	7.1	1.88	1.73

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	31	37	5	16.6	County	32.97	23.71	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	116.94	115.30	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.20	1.03	18.52	15.83
(=) Taxable Tax Capacity	31	37	5	16.6	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	151.27	140.17	18.52	15.83

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	15,700	15,700	15,700	0.0	172	157	-15	-8.6	1.09	1
Res Hmstd:Avg Val	23,600	23,700	23,700	0.4	258	237	-21	-8.2	1.09	1
Res Hmstd: Hi Val	31,400	31,500	31,500	0.3	343	315	-28	-8.3	1.09	1
Res Hmstd: Ex-Hi Val	47,100	47,200	47,200	0.2	515	472	-43	-8.4	1.09	1
Apartment	300,000	300,000	300,000	0.0	6,228	5,731	-497	-8.0	2.08	1.91
Comm/Ind: Lo Val	150,000	176,700	176,700	17.8	4,857	5,631	774	15.9	3.24	3.19
Comm/Ind: Med Val	300,000	353,500	353,500	17.8	11,241	12,708	1,467	13.1	3.75	3.59
Comm/Ind: Hi Val	1,000,000	1,178,300	1,178,300	17.8	41,031	45,722	4,691	11.4	4.10	3.88

Redwood County

Sanborn city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,791	6,764	-27	-0.4	65	57	-8	-12.0	0.96	0.85
Res Non-Hm: exis	826	874	48	5.8	11	10	-1	-7.2	1.31	1.15
Apartments: exis	34	21	-13	-38.7	1	0	0	-46.5	1.54	1.34
Low-inc Apts: ex	103	64	-40	-38.5	1	1	0	-46.1	0.98	0.86
Seasnl Rec: exis	110	110	0	0.0	2	1	0	-12.6	1.55	1.35
Com/Ind: Lo: exi	1,269	1,228	-41	-3.2	32	29	-4	-12.0	2.55	2.32
Com/Ind Hi: exis	1,757	1,770	13	0.7	58	53	-5	-8.4	3.27	2.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	642	676	34	5.3	20	20	0	-1.4	3.18	2.98
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,666	3,035	1,369	82.1	8	13	5	61.4	0.47	0.41
Ag Non-Hmstd	2,401	2,796	395	16.5	22	22	0	-0.3	0.92	0.79
ResHmstd: NewCon	0	12	12	0.0	0	0	0	0.0	0.00	0.85
All other NewCon	0	202	202	0.0	0	6	6	0.0	0.00	2.75
Total	15,599	17,550	1,951	12.5	219	211	-8	-3.7	1.41	1.20

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	152	168	16	10.6	County	34.74	25.81	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	55.31	50.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.78	2.81	38.94	36.04
(=) Taxable Tax Capacity	152	168	16	10.6	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	91.98	78.76	38.94	36.04

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	31,100	31,000	-0.3	293	258	-35	-11.8	0.94	0.83
Res Hmstd:Avg Val	46,600	46,400	-0.4	439	386	-52	-11.9	0.94	0.83
Res Hmstd: Hi Val	62,100	61,900	-0.3	585	516	-69	-11.8	0.94	0.83
Res Hmstd: Ex-Hi Val	93,200	92,800	-0.4	955	838	-117	-12.3	1.02	0.90
Apartment	300,000	183,800	-38.7	4,617	2,472	-2,145	-46.5	1.54	1.34
Comm/Ind: Lo Val	150,000	151,100	0.7	3,829	3,517	-313	-8.2	2.55	2.33
Comm/Ind: Med Val	300,000	302,200	0.7	8,741	8,014	-727	-8.3	2.91	2.65
Comm/Ind: Hi Val	1,000,000	1,007,300	0.7	31,660	29,002	-2,658	-8.4	3.17	2.88

Redwood County

Seaforth city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	953	949	-4	-0.4	9	8	-2	-18.3	0.97	0.80
Res Non-Hm: exis	132	141	10	7.2	2	2	0	-13.1	1.45	1.18
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	37	38	1	2.6	1	1	0	-13.0	2.78	2.36
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	75	83	8	11.1	3	3	0	-6.4	3.61	3.05
Ag HGA: Exist	29	31	2	6.8	0	0	0	-10.7	0.97	0.81
Ag Hmstd Land	1,881	2,696	815	43.3	13	14	2	13.0	0.67	0.53
Ag Non-Hmstd	679	924	245	36.0	8	8	0	1.8	1.14	0.86
ResHmstd: NewCon	0	14	14	0.0	0	0	0	0.0	0.00	0.80
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	2.36
Total	3,787	4,880	1,094	28.9	36	35	0	-0.9	0.94	0.72

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	27	36	9	31.2	County	34.31	24.95	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	72.94	55.58	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.02	5.00	28.06	29.40
(=) Taxable Tax Capacity	27	36	9	31.2	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	114.42	85.64	28.06	29.40

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	24,100	24,000	-0.4	233	194	-39	-16.8	0.97	0.81
Res Hmstd:Avg Val	36,100	36,000	-0.3	349	291	-58	-16.7	0.97	0.81
Res Hmstd: Hi Val	48,200	48,000	-0.4	466	388	-78	-16.8	0.97	0.81
Res Hmstd: Ex-Hi Val	72,300	72,000	-0.4	699	582	-118	-16.8	0.97	0.81

Redwood County

Vesta city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,247	4,913	-334	-6.4	75	75	0	-0.6	1.43	1.52
Res Non-Hm: exis	733	1,126	394	53.8	16	26	10	65.2	2.16	2.32
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	781	725	-56	-7.1	30	29	-1	-2.4	3.84	4.04
Com/Ind Hi: exis	1,153	1,266	114	9.8	58	67	9	15.4	5.03	5.29
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	226	251	25	10.9	11	13	2	16.6	5.03	5.29
Ag HGA: Exist	78	0	-78	-100.0	1	0	-1	-100.0	1.42	0.00
Ag Hmstd Land	62	80	18	29.3	0	1	0	76.0	0.73	0.99
Ag Non-Hmstd	124	195	71	57.4	2	4	2	67.8	1.85	1.98
ResHmstd: NewCon	0	46	46	0.0	0	1	1	0.0	0.00	1.53
All other NewCon	0	983	983	0.0	0	50	50	0.0	0.00	5.13
Total	8,403	9,586	1,182	14.1	194	266	72	37.1	2.31	2.78

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	81	105	24	29.1	County	32.65	23.66	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	147.43	170.37	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.05	3.45	28.05	29.39
(=) Taxable Tax Capacity	81	105	24	29.1	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	185.28	197.60	28.05	29.39

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	33,000	30,900	-6.4	459	457	-2	-0.5	1.39	1.48
Res Hmstd:Avg Val	49,500	46,300	-6.5	689	685	-4	-0.6	1.39	1.48
Res Hmstd: Hi Val	66,000	61,800	-6.4	919	914	-5	-0.5	1.39	1.48
Res Hmstd: Ex-Hi Val	99,000	92,700	-6.4	1,587	1,533	-54	-3.4	1.60	1.65
Comm/Ind: Lo Val	150,000	164,800	9.9	5,766	6,841	1,075	18.6	3.84	4.15
Comm/Ind: Med Val	300,000	329,500	9.8	13,313	15,548	2,236	16.8	4.44	4.72
Comm/Ind: Hi Val	1,000,000	1,098,500	9.9	48,533	56,206	7,673	15.8	4.85	5.12

Redwood County

Wabasso city

<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	15,998	16,124	127	0.8	246	228	-19	-7.5	1.54	1.41
Res Non-Hm: exis	1,752	1,597	-155	-8.8	37	31	-7	-17.7	2.13	1.93
Apartments: exis	762	788	26	3.5	19	18	-1	-7.0	2.53	2.28
Low-inc Apts: ex	459	459	0	0.0	7	6	-1	-9.6	1.56	1.41
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,612	2,573	-39	-1.5	93	84	-9	-9.8	3.55	3.25
Com/Ind Hi: exis	3,313	3,519	206	6.2	133	128	-5	-3.6	4.00	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	489	546	57	11.6	24	25	0	2.0	4.92	4.49
Ag HGA: Exist	105	107	2	1.9	2	2	0	-6.4	1.61	1.48
Ag Hmstd Land	921	1,014	93	10.1	9	10	1	11.0	0.96	0.96
Ag Non-Hmstd	593	1,180	587	99.0	11	19	8	74.6	1.79	1.57
ResHmstd: NewCon	0	155	155	0.0	0	2	2	0.0	0.00	1.41
All other NewCon	0	403	403	0.0	0	16	16	0.0	0.00	3.87
Total	27,003	28,464	1,462	5.4	581	567	-14	-2.4	2.15	1.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	255	274	19	7.5	County	34.77	25.25	0.00	0.00
(-) TIF Tax Capacity	19	21	1	7.0	City/Town	135.81	125.86	1.56	2.07
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.11	5.70	28.05	29.39
(=) Taxable Tax Capacity	235	253	18	7.5	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	178.84	156.93	29.61	31.46

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	48,900	49,300	0.8	670	619	-50	-7.5	1.37	1.26
Res Hmstd: Avg Val	73,400	74,000	0.8	1,005	930	-75	-7.5	1.37	1.26
Res Hmstd: Hi Val	97,800	98,600	0.8	1,530	1,412	-118	-7.7	1.56	1.43
Res Hmstd: Ex-Hi Val	146,800	148,000	0.8	2,630	2,413	-218	-8.3	1.79	1.63
Apartment	300,000	310,400	3.5	7,595	7,065	-530	-7.0	2.53	2.28
Comm/Ind: Lo Val	150,000	159,300	6.2	5,644	5,592	-52	-0.9	3.76	3.51
Comm/Ind: Med Val	300,000	318,600	6.2	13,021	12,751	-270	-2.1	4.34	4.00
Comm/Ind: Hi Val	1,000,000	1,062,000	6.2	47,448	46,161	-1,287	-2.7	4.74	4.35

Redwood County

Walnut Grove city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,165	8,952	-213	-2.3	84	72	-12	-13.9	0.92	0.81
Res Non-Hm: exis	1,255	1,505	250	19.9	17	19	1	6.8	1.38	1.23
Apartments: exis	348	423	75	21.5	6	6	0	7.4	1.67	1.48
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	19	19	0	0.0	0	0	0	-10.2	2.19	1.96
Com/Ind: Lo: exi	1,455	1,406	-48	-3.3	40	35	-5	-11.4	2.75	2.52
Com/Ind Hi: exis	5,818	5,757	-61	-1.0	210	190	-19	-9.2	3.61	3.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	626	677	51	8.2	22	22	0	-0.4	3.59	3.31
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	267	1,418	1,150	430.5	3	14	12	423.8	1.03	1.02
Ag Non-Hmstd	1,665	1,266	-399	-24.0	20	13	-6	-32.5	1.19	1.05
ResHmstd: NewCon	0	43	43	0.0	0	0	0	0.0	0.00	0.81
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	20,618	21,466	848	4.1	402	374	-28	-7.1	1.95	1.74

Tax Base

Tax Rates

	Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	244	253	9	3.8	County	33.74	24.20		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	83.77	80.71		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.11	0.38		18.52	15.83
(=) Taxable Tax Capacity	244	253	9	3.8	Special District	0.15	0.12		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	118.77	105.41		18.52	15.83

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	27,500	26,900	-2.2	247	213	-34	-13.8	0.9	0.79
Res Hmstd:Avg Val	41,200	40,200	-2.4	370	318	-52	-14.1	0.9	0.79
Res Hmstd: Hi Val	54,900	53,600	-2.4	493	424	-69	-14.0	0.9	0.79
Res Hmstd: Ex-Hi Val	82,400	80,500	-2.3	777	660	-117	-15.1	0.94	0.82
Apartment	300,000	364,600	21.5	5,009	5,381	372	7.4	1.67	1.48
Comm/Ind: Lo Val	150,000	148,400	-1.1	4,126	3,740	-386	-9.4	2.75	2.52
Comm/Ind: Med Val	300,000	296,900	-1.0	9,535	8,639	-896	-9.4	3.18	2.91
Comm/Ind: Hi Val	1,000,000	989,600	-1.0	34,776	31,551	-3,225	-9.3	3.48	3.19

Redwood County

Wanda city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,344	1,428	84	6.2	22	19	-3	-13.5	1.63	1.33
Res Non-Hm: exis	41	39	-3	-6.5	1	1	0	-27.2	2.64	2.06
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	288	293	5	1.8	13	11	-2	-17.0	4.42	3.60
Com/Ind Hi: exis	66	70	4	5.3	4	3	-1	-14.6	5.80	4.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	87	96	10	10.9	5	5	-1	-10.0	5.80	4.71
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	518	689	171	33.1	6	12	5	83.8	1.22	1.69
Ag Non-Hmstd	0	64	64	0.0	0	1	1	0.0	0.00	1.69
ResHmstd: NewCon	0	46	46	0.0	0	1	1	0.0	0.00	1.33
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,343	2,723	380	16.2	51	51	0	1.0	2.17	1.89

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	19	25	6	31.6	County	30.54	22.14	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	188.63	143.29	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.32	2.95	28.05	29.39
(=) Taxable Tax Capacity	19	25	6	31.6	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	223.65	168.50	28.05	29.39

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	24,900	26,500	6.4	404	346	-58	-14.4	1.62	1.30
Res Hmstd: Avg Val	37,300	39,600	6.2	605	517	-88	-14.6	1.62	1.30
Res Hmstd: Hi Val	49,800	52,900	6.2	808	690	-118	-14.6	1.62	1.30
Res Hmstd: Ex-Hi Val	74,700	79,400	6.3	1,212	1,064	-148	-12.2	1.62	1.34
Comm/Ind: Lo Val	150,000	158,000	5.3	6,629	5,780	-849	-12.8	4.42	3.66
Comm/Ind: Med Val	300,000	315,900	5.3	15,327	13,209	-2,118	-13.8	5.11	4.18
Comm/Ind: Hi Val	1,000,000	1,053,000	5.3	55,919	47,890	-8,029	-14.4	5.59	4.55

Renville County

Bird Island city

<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	29,704	28,064	-1,640	-5.5	302	271	-31	-10.3	1.02	0.96
Res Non-Hm: exis	2,414	2,394	-20	-0.8	34	32	-2	-7.1	1.40	1.32
Apartments: exis	843	838	-4	-0.5	14	13	-1	-6.5	1.70	1.60
Low-inc Apts: ex	173	173	0	0.0	2	2	0	-6.1	1.04	0.98
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,250	4,226	-24	-0.6	119	113	-6	-4.9	2.79	2.67
Com/Ind Hi: exis	2,232	2,304	72	3.2	82	81	-1	-1.1	3.66	3.51
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,913	2,183	271	14.2	69	76	7	9.5	3.62	3.48
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,936	2,806	870	45.0	21	30	9	44.5	1.09	1.09
Ag Non-Hmstd	243	296	53	21.7	3	3	0	15.3	1.23	1.16
ResHmstd: NewCon	0	228	228	0.0	0	2	2	0.0	0.00	0.96
All other NewCon	0	149	149	0.0	0	5	5	0.0	0.00	3.14
Total	43,708	43,662	-46	-0.1	646	628	-18	-2.8	1.48	1.44

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	408	420	12	2.9	County	33.13	23.72	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	85.36	89.51	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.05	2.13	16.77	14.67
(=) Taxable Tax Capacity	408	420	12	2.9	Special District	0.99	0.72	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	122.52	116.10	16.77	14.67

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,300	46,600	-5.5	445	393	-52	-11.7	0.90	0.84
Res Hmstd:Avg Val	73,900	69,800	-5.5	667	589	-79	-11.8	0.90	0.84
Res Hmstd: Hi Val	98,600	93,200	-5.5	1,026	884	-142	-13.9	1.04	0.95
Res Hmstd: Ex-Hi Val	147,900	139,700	-5.5	1,767	1,540	-227	-12.8	1.19	1.10
Apartment	300,000	298,400	-0.5	5,098	4,768	-330	-6.5	1.7	1.6
Comm/Ind: Lo Val	150,000	154,800	3.2	4,184	4,172	-12	-0.3	2.79	2.7
Comm/Ind: Med Val	300,000	309,600	3.2	9,680	9,605	-74	-0.8	3.23	3.10
Comm/Ind: Hi Val	1,000,000	1,032,100	3.2	35,324	34,963	-361	-1.0	3.53	3.39

Renville County

Buffalo Lake city

<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	16,811	16,375	-436	-2.6	269	222	-47	-17.3	1.60	1.36
Res Non-Hm: exis	2,557	2,703	146	5.7	57	50	-7	-12.1	2.22	1.84
Apartments: exis	767	793	26	3.3	21	18	-3	-14.7	2.70	2.23
Low-inc Apts: ex	79	79	-1	-1.0	1	1	0	-17.6	1.65	1.38
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,250	2,313	63	2.8	90	79	-11	-12.1	3.98	3.40
Com/Ind Hi: exis	3,703	6,174	2,471	66.7	194	275	81	41.6	5.24	4.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	546	1,209	663	121.4	29	54	25	88.5	5.22	4.45
Ag HGA: Exist	335	351	16	4.8	7	6	-1	-12.3	2.16	1.81
Ag Hmstd Land	298	460	162	54.4	3	4	1	40.2	0.98	0.89
Ag Non-Hmstd	137	197	61	44.5	3	3	0	14.3	1.99	1.58
ResHmstd: NewCon	0	55	55	0.0	0	1	1	0.0	0.00	1.36
All other NewCon	0	195	195	0.0	0	8	8	0.0	0.00	4.23
Total	27,483	30,903	3,421	12.4	672	721	48	7.1	2.45	2.33

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	278	347	68	24.6	County	34.83	25.51	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	161.77	129.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.95	0.97	20.88	25.65
(=) Taxable Tax Capacity	278	347	68	24.6	Special District	1.76	1.41	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	199.31	157.71	20.88	25.65

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,600	51,200	-2.7	739	616	-123	-16.7	1.40	1.20
Res Hmstd: Avg Val	78,900	76,900	-2.5	1,137	932	-205	-18.0	1.44	1.21
Res Hmstd: Hi Val	105,200	102,500	-2.6	1,763	1,438	-325	-18.5	1.68	1.40
Res Hmstd: Ex-Hi Val	157,800	153,700	-2.6	3,015	2,449	-566	-18.8	1.91	1.59
Apartment	300,000	310,000	3.3	8,100	6,906	-1,194	-14.7	2.70	2.23
Comm/Ind: Lo Val	150,000	250,100	66.7	5,974	9,561	3,587	60.0	3.98	3.82
Comm/Ind: Med Val	300,000	500,200	66.7	13,834	20,694	6,860	49.6	4.61	4.14
Comm/Ind: Hi Val	1,000,000	1,667,300	66.7	50,516	72,651	22,135	43.8	5.05	4.36

Renville County

Danube city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	11,580	11,480	-100	-0.9	159	148	-10	-6.6	1.37	1.29
Res Non-Hm: exis	798	937	139	17.5	14	16	2	11.5	1.80	1.70
Apartments: exis	67	66	0	-0.1	1	1	0	-4.8	2.11	2.01
Low-inc Apts: ex	203	203	0	-0.2	3	3	0	-5.3	1.35	1.28
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,367	1,358	-9	-0.7	44	42	-2	-4.0	3.20	3.09
Com/Ind Hi: exis	2,030	1,984	-46	-2.3	83	79	-4	-5.2	4.09	3.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,027	1,071	44	4.3	41	41	0	1.2	3.96	3.84
Ag HGA: Exist	129	129	0	0.0	2	2	0	-5.5	1.55	1.46
Ag Hmstd Land	936	1,358	422	45.0	7	11	4	60.6	0.70	0.77
Ag Non-Hmstd	375	544	169	45.0	5	7	2	41.7	1.25	1.22
ResHmstd: NewCon	0	114	114	0.0	0	1	1	0.0	0.00	1.29
All other NewCon	0	37	37	0.0	0	1	1	0.0	0.00	3.11
Total	18,512	19,281	769	4.2	358	352	-6	-1.7	1.93	1.82

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	178	185	7	4.0	County	33.89	24.38	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	84.73	94.95	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.12	1.82	54.88	48.59	
(=) Taxable Tax Capacity	178	185	7	4.0	Special District	0.99	0.72	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	124.72	121.88	54.88	48.59	

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	44,200	43,800	-400	-0.9	573	533	-40	-7.0	1.3	1.22
Res Hmstd: Avg Val	66,200	65,600	-600	-0.9	859	798	-60	-7.0	1.3	1.22
Res Hmstd: Hi Val	88,300	87,500	-800	-0.9	1,221	1,134	-87	-7.1	1.38	1.3
Res Hmstd: Ex-Hi Val	132,500	131,400	-1,100	-0.8	2,064	1,930	-134	-6.5	1.56	1.47
Apartment	300,000	299,600	-400	-0.1	6,323	6,020	-303	-4.8	2.11	2.01
Comm/Ind: Lo Val	150,000	146,600	-3,400	-2.3	4,805	4,537	-268	-5.6	3.20	3.09
Comm/Ind: Med Val	300,000	293,200	-6,800	-2.3	10,938	10,320	-618	-5.7	3.65	3.52
Comm/Ind: Hi Val	1,000,000	977,400	-22,600	-2.3	39,557	37,446	-2,112	-5.3	3.96	3.83

Renville County

Fairfax city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	24,401	27,657	3,257	13.3	336	341	5	1.3	1.38	1.23
Res Non-Hm: exis	2,716	3,491	775	28.5	54	61	7	13.6	1.98	1.75
Apartments: exis	2,520	2,499	-20	-0.8	60	53	-8	-12.5	2.40	2.11
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,972	4,002	30	0.8	143	131	-12	-8.6	3.61	3.27
Com/Ind Hi: exis	1,615	1,642	27	1.7	76	71	-6	-7.6	4.73	4.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	169	167	-2	-1.1	6	6	-1	-10.4	3.73	3.38
Ag HGA: Exist	309	328	19	6.2	5	5	0	-5.0	1.56	1.40
Ag Hmstd Land	1,562	2,254	693	44.4	17	25	8	45.7	1.11	1.12
Ag Non-Hmstd	982	1,375	393	40.1	17	21	4	24.3	1.72	1.52
ResHmstd: NewCon	0	88	88	0.0	0	1	1	0.0	0.00	1.23
All other NewCon	0	51	51	0.0	0	2	2	0.0	0.00	3.51
Total	38,243	43,554	5,311	13.9	715	715	0	0.0	1.87	1.64

Tax Base

Tax Rates

	Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	336	382	46	13.7	County	33.97	24.72		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	132.14	122.77		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.40	3.96		25.17	21.15
(=) Taxable Tax Capacity	336	382	46	13.7	Special District	0.99	0.72		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	171.50	152.18		25.17	21.15

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	39,800	45,100	13.3	510	507	-3	-0.5	1.28	1.12
Res Hmstd:Avg Val	59,700	67,700	13.4	765	761	-3	-0.4	1.28	1.12
Res Hmstd: Hi Val	79,600	90,200	13.3	1,050	1,120	71	6.7	1.32	1.24
Res Hmstd: Ex-Hi Val	119,400	135,300	13.3	1,894	1,964	70	3.7	1.59	1.45
Apartment	300,000	297,600	-0.8	7,186	6,290	-896	-12.5	2.4	2.11
Comm/Ind: Lo Val	150,000	152,500	1.7	5,412	5,020	-392	-7.3	3.61	3.29
Comm/Ind: Med Val	300,000	305,100	1.7	12,503	11,576	-927	-7.4	4.17	3.79
Comm/Ind: Hi Val	1,000,000	1,017,000	1.7	45,592	42,160	-3,432	-7.5	4.56	4.15

Renville County

Franklin city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,902	7,804	-97	-1.2	114	100	-14	-12.4	1.45	1.29
Res Non-Hm: exis	872	980	108	12.4	19	19	0	0.0	2.20	1.95
Apartments: exis	874	853	-21	-2.4	24	20	-3	-13.2	2.69	2.40
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	548	556	8	1.5	22	20	-2	-7.6	3.98	3.63
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	320	321	1	0.2	16	14	-1	-8.7	4.91	4.47
Ag HGA: Exist	88	83	-5	-5.5	1	1	0	-16.0	1.38	1.23
Ag Hmstd Land	1,184	1,667	483	40.8	17	22	4	26.4	1.44	1.29
Ag Non-Hmstd	744	1,093	349	46.9	15	20	5	30.6	2.02	1.80
ResHmstd: NewCon	0	20	20	0.0	0	0	0	0.0	0.00	1.29
All other NewCon	0	58	58	0.0	0	2	2	0.0	0.00	2.63
Total	12,532	13,434	903	7.2	228	218	-10	-4.2	1.82	1.63

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	101	109	8	8.1	County	31.32	22.10	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	168.38	155.71	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.33	1.16	16.89	15.00	
(=) Taxable Tax Capacity	101	109	8	8.1	Special District	0.99	0.72	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	202.01	179.69	16.89	15.00	

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	34,900	34,500	-1.1	482	424	-58	-12.1	1.38	1.23	
Res Hmstd:Avg Val	52,300	51,700	-1.1	722	635	-87	-12.1	1.38	1.23	
Res Hmstd: Hi Val	69,700	68,800	-1.3	963	845	-118	-12.2	1.38	1.23	
Res Hmstd: Ex-Hi Val	104,600	103,300	-1.2	1,728	1,509	-219	-12.6	1.65	1.46	
Apartment	300,000	292,700	-2.4	8,082	7,014	-1,068	-13.2	2.69	2.4	

Renville County

Hector city

<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	27,044	26,291	-752	-2.8	380	360	-20	-5.3	1.41	1.37
Res Non-Hm: exis	3,554	4,159	605	17.0	71	80	9	12.0	2.01	1.92
Apartments: exis	232	229	-3	-1.3	6	5	0	-5.9	2.43	2.31
Low-inc Apts: ex	213	211	-2	-1.1	3	3	0	-5.2	1.49	1.43
Seasnl Rec: exis	110	110	0	0.0	3	3	0	-5.1	2.87	2.72
Com/Ind: Lo: exi	4,398	4,287	-111	-2.5	161	150	-10	-6.5	3.65	3.50
Com/Ind Hi: exis	3,639	3,719	80	2.2	175	171	-4	-2.4	4.80	4.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,376	1,627	251	18.3	64	72	9	13.6	4.63	4.45
Ag HGA: Exist	182	163	-18	-10.1	3	3	0	-13.5	1.78	1.71
Ag Hmstd Land	2,764	3,828	1,065	38.5	42	55	13	30.2	1.52	1.43
Ag Non-Hmstd	833	812	-21	-2.5	15	13	-1	-9.6	1.77	1.64
ResHmstd: NewCon	0	36	36	0.0	0	0	0	0.0	0.00	1.37
All other NewCon	0	661	661	0.0	0	14	14	0.0	0.00	2.08
Total	44,344	46,134	1,790	4.0	923	929	7	0.7	2.08	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	424	447	23	5.5	County	33.05	23.72	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	142.64	139.32	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	-0.01	0.00	20.88	25.65
(=) Taxable Tax Capacity	424	447	23	5.5	Special District	1.76	1.41	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	177.44	164.44	20.88	25.65

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,000	45,700	-2.8	599	568	-30	-5.1	1.27	1.24
Res Hmstd: Avg Val	70,500	68,500	-2.8	898	852	-46	-5.1	1.27	1.24
Res Hmstd: Hi Val	93,900	91,300	-2.8	1,351	1,258	-93	-6.9	1.44	1.38
Res Hmstd: Ex-Hi Val	140,900	137,000	-2.8	2,359	2,195	-164	-7.0	1.67	1.60
Apartment	300,000	296,200	-1.3	7,281	6,848	-432	-5.9	2.43	2.31
Comm/Ind: Lo Val	150,000	153,300	2.2	5,482	5,407	-74	-1.4	3.65	3.53
Comm/Ind: Med Val	300,000	306,600	2.2	12,686	12,438	-248	-2.0	4.23	4.06
Comm/Ind: Hi Val	1,000,000	1,021,900	2.2	46,306	45,245	-1,061	-2.3	4.63	4.43

Renville County

Morton city

<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	7,445	7,561	116	1.6	119	112	-7	-5.9	1.60	1.48
Res Non-Hm: exis	963	984	21	2.2	23	21	-1	-5.7	2.35	2.17
Apartments: exis	253	244	-9	-3.7	7	6	-1	-11.0	2.86	2.65
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,549	1,546	-3	-0.2	65	61	-4	-6.2	4.17	3.92
Com/Ind Hi: exis	657	625	-32	-4.8	36	32	-4	-10.5	5.48	5.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	267	268	1	0.2	15	14	-1	-5.7	5.48	5.16
Ag HGA: Exist	173	0	-173	-100.0	4	0	-4	-100.0	2.08	0.00
Ag Hmstd Land	679	938	259	38.1	10	15	5	50.7	1.47	1.60
Ag Non-Hmstd	1	1	0	0.0	0	0	0	-6.8	2.10	1.96
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	57	57	0.0	0	1	1	0.0	0.00	2.17
Total	11,987	12,224	237	2.0	278	263	-15	-5.4	2.32	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	109	112	3	2.3	County	34.64	25.08	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	167.74	163.94	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.56	5.97	23.99	20.19
(=) Taxable Tax Capacity	109	112	3	2.3	Special District	0.99	0.72	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	209.92	195.72	23.99	20.19

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	32,300	32,800	1.5	484	451	-33	-6.8	1.5	1.38
Res Hmstd: Avg Val	48,400	49,200	1.7	726	677	-49	-6.7	1.5	1.38
Res Hmstd: Hi Val	64,500	65,500	1.6	967	901	-66	-6.8	1.5	1.38
Res Hmstd: Ex-Hi Val	96,800	98,300	1.5	1,665	1,567	-99	-5.9	1.72	1.59
Apartment	300,000	288,800	-3.7	8,592	7,649	-943	-11.0	2.86	2.65
Comm/Ind: Lo Val	150,000	142,800	-4.8	6,259	5,596	-663	-10.6	4.17	3.92
Comm/Ind: Med Val	300,000	285,500	-4.8	14,484	12,866	-1,618	-11.2	4.83	4.51
Comm/Ind: Hi Val	1,000,000	951,800	-4.8	52,869	47,230	-5,639	-10.7	5.29	4.96

Renville County

Olivia city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	67,044	66,815	-229	-0.3	774	697	-77	-10.0	1.15	1.04
Res Non-Hm: exis	7,067	7,347	280	4.0	107	101	-6	-6.0	1.52	1.37
Apartments: exis	5,945	5,804	-140	-2.4	109	96	-13	-11.7	1.83	1.65
Low-inc Apts: ex	933	842	-91	-9.7	10	9	-2	-18.4	1.12	1.01
Seasnl Rec: exis	64	286	222	346.6	2	5	4	230.6	2.49	1.84
Com/Ind: Lo: exi	11,976	11,836	-141	-1.2	352	323	-29	-8.2	2.94	2.73
Com/Ind Hi: exis	14,250	14,525	275	1.9	551	522	-29	-5.2	3.86	3.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	921	955	33	3.6	35	33	-1	-3.5	3.76	3.50
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,336	1,814	478	35.8	13	17	4	29.6	0.98	0.94
Ag Non-Hmstd	1,031	1,508	477	46.2	14	18	4	32.7	1.33	1.20
ResHmstd: NewCon	0	79	79	0.0	0	1	1	0.0	0.00	1.04
All other NewCon	0	451	451	0.0	0	14	14	0.0	0.00	3.07
Total	110,567	112,263	1,696	1.5	1,967	1,836	-130	-6.6	1.78	1.64

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,156	1,180	23	2.0	County	35.59	26.12	0.00	0.00
(-) TIF Tax Capacity	30	17	-13	-44.4	City/Town	86.53	85.39	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.65	6.61	16.77	14.67
(=) Taxable Tax Capacity	1,126	1,163	37	3.2	Special District	2.83	2.24	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	132.60	120.36	16.77	14.67

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	61,900	61,700	-200	-0.3	596	536	-60	-10.1	0.96	0.87
Res Hmstd:Avg Val	92,800	92,500	-300	-0.3	1,003	901	-102	-10.2	1.08	0.97
Res Hmstd: Hi Val	123,800	123,400	-400	-0.3	1,503	1,352	-151	-10.1	1.21	1.1
Res Hmstd: Ex-Hi Val	185,700	185,100	-600	-0.3	2,502	2,252	-250	-10.0	1.35	1.22
Apartment	300,000	292,900	-7,100	-2.4	5,476	4,836	-639	-11.7	1.83	1.65
Comm/Ind: Lo Val	150,000	152,900	2,900	1.9	4,411	4,204	-207	-4.7	2.94	2.75
Comm/Ind: Med Val	300,000	305,800	5,800	1.9	10,208	9,701	-508	-5.0	3.40	3.17
Comm/Ind: Hi Val	1,000,000	1,019,300	19,300	1.9	37,263	35,351	-1,912	-5.1	3.73	3.47

Renville County

Renville city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	21,393	22,549	1,156	5.4	403	389	-14	-3.4	1.88	1.73
Res Non-Hm: exis	2,108	2,272	164	7.8	56	54	-2	-3.4	2.64	2.37
Apartments: exis	3,256	3,237	-19	-0.6	102	91	-11	-10.8	3.13	2.81
Low-inc Apts: ex	1,099	1,088	-11	-1.0	22	19	-2	-11.3	1.96	1.76
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,018	4,027	9	0.2	178	163	-15	-8.3	4.43	4.05
Com/Ind Hi: exis	3,276	3,330	54	1.6	187	174	-13	-6.9	5.72	5.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	873	896	23	2.6	50	47	-3	-6.0	5.69	5.21
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	859	1,248	389	45.3	16	21	5	30.7	1.87	1.69
Ag Non-Hmstd	5,763	5,914	151	2.6	119	110	-9	-7.7	2.06	1.86
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	42,645	44,561	1,916	4.5	1,133	1,068	-64	-5.7	2.66	2.40

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	418	438	20	4.9	County	34.54	25.12	0.00	0.00
(-) TIF Tax Capacity	0	0	0	-60.2	City/Town	163.95	156.20	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.99	3.65	54.88	48.59
(=) Taxable Tax Capacity	417	438	21	5.0	Special District	0.99	0.72	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	206.47	185.69	54.88	48.59

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	38,400	40,500	5.5	686	648	-38	-5.6	1.79	1.60
Res Hmstd:Avg Val	57,500	60,600	5.4	1,028	970	-58	-5.7	1.79	1.60
Res Hmstd: Hi Val	76,700	80,800	5.3	1,378	1,337	-42	-3.0	1.8	1.65
Res Hmstd: Ex-Hi Val	115,100	121,300	5.4	2,453	2,353	-100	-4.1	2.13	1.94
Apartment	300,000	298,300	-0.6	9,389	8,374	-1,015	-10.8	3.13	2.81
Comm/Ind: Lo Val	150,000	152,500	1.7	6,645	6,209	-435	-6.6	4.43	4.07
Comm/Ind: Med Val	300,000	304,900	1.6	15,230	14,196	-1,033	-6.8	5.08	4.66
Comm/Ind: Hi Val	1,000,000	1,016,400	1.6	55,294	51,486	-3,809	-6.9	5.53	5.07

Renville County

Sacred Heart city

<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	6,825	6,780	-46	-0.7	178	167	-10	-5.9	2.60	2.46
Res Non-Hm: exis	891	990	99	11.1	36	37	1	3.9	3.99	3.73
Apartments: exis	188	189	1	0.6	9	9	-1	-6.1	4.82	4.50
Low-inc Apts: ex	265	265	0	-0.2	8	7	-1	-6.9	2.98	2.77
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,125	1,148	23	2.1	73	70	-3	-3.9	6.46	6.09
Com/Ind Hi: exis	1,092	1,034	-58	-5.3	92	82	-10	-10.7	8.43	7.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	686	699	13	1.9	56	54	-2	-3.6	8.21	7.77
Ag HGA: Exist	171	174	3	1.8	5	5	0	-5.6	2.96	2.75
Ag Hmstd Land	2,039	2,901	862	42.3	39	53	14	37.4	1.89	1.82
Ag Non-Hmstd	0	69	69	0.0	0	2	2	0.0	0.00	3.21
ResHmstd: NewCon	0	255	255	0.0	0	6	6	0.0	0.00	2.48
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	13,282	14,503	1,221	9.2	495	492	-2	-0.4	3.72	3.40

Tax Base

Tax Rates

	Market Value				Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng			Base	Alter	Base	Alter
Total Tax Capacity	119	128	9	7.4	County	32.45	23.15	0.00	0.00	
(-) TIF Tax Capacity	1	1	0	15.7	City/Town	305.30	296.54	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.05	0.85	54.88	48.59	
(=) Taxable Tax Capacity	118	127	9	7.3	Special District	0.99	0.72	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	341.79	321.27	54.88	48.59	

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	26,100	25,900	-200	-0.8	678	625	-53	-7.9	2.6	2.41
Res Hmstd:Avg Val	39,100	38,800	-300	-0.8	1,016	936	-80	-7.9	2.6	2.41
Res Hmstd: Hi Val	52,100	51,800	-300	-0.6	1,354	1,250	-104	-7.7	2.6	2.41
Res Hmstd: Ex-Hi Val	78,200	77,700	-500	-0.6	2,070	1,902	-168	-8.1	2.65	2.45
Apartment	300,000	301,800	1,800	0.6	14,464	13,587	-877	-6.1	4.82	4.50
Comm/Ind: Lo Val	150,000	142,000	-8,000	-5.3	9,689	8,642	-1,047	-10.8	6.46	6.09
Comm/Ind: Med Val	300,000	284,000	-16,000	-5.3	22,334	19,785	-2,549	-11.4	7.44	6.97
Comm/Ind: Hi Val	1,000,000	946,800	-53,200	-5.3	81,343	72,494	-8,849	-10.9	8.13	7.66

Rice County

Dundas city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	62,965	65,580	2,615	4.2	1,012	1,055	43	4.2	1.61	1.61
Res Non-Hm: exis	12,906	12,570	-336	-2.6	262	242	-20	-7.7	2.03	1.93
Apartments: exis	83	83	0	0.0	2	2	0	-1.9	2.27	2.22
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	22	22	0	0.0	0	0	0	-1.9	2.27	2.22
Com/Ind: Lo: exi	8,365	8,429	64	0.8	287	285	-2	-0.8	3.43	3.38
Com/Ind Hi: exis	28,502	27,375	-1,127	-4.0	1,269	1,198	-71	-5.6	4.45	4.38
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,887	1,853	-34	-1.8	84	81	-3	-3.5	4.45	4.38
Ag HGA: Exist	254	254	0	-0.2	4	4	0	-1.8	1.58	1.55
Ag Hmstd Land	2,217	2,447	229	10.3	25	23	-2	-6.3	1.12	0.95
Ag Non-Hmstd	0	253	253	0.0	0	4	4	0.0	0.00	1.48
ResHmstd: NewCon	0	505	505	0.0	0	8	8	0.0	0.00	1.61
All other NewCon	0	172	172	0.0	0	6	6	0.0	0.00	3.35
Total	117,201	119,541	2,340	2.0	2,945	2,908	-38	-1.3	2.51	2.43

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,410	1,420	10	0.7	County	39.87	40.10	0.00	0.00
(-) TIF Tax Capacity	501	484	-16	-3.2	City/Town	73.25	71.20	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.43	36.35	36.47	37.08
(=) Taxable Tax Capacity	909	935	26	2.9	Special District	0.57	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	152.11	148.25	36.47	37.08

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,500	94,300		4.2	1,264	1,321	57	4.5	1.4	1.40
Res Hmstd: Avg Val	135,700	141,300		4.1	2,178	2,255	77	3.5	1.61	1.6
Res Hmstd: Hi Val	180,900	188,400		4.1	3,093	3,191	98	3.2	1.71	1.69
Res Hmstd: Ex-Hi Val	271,500	282,800		4.2	4,925	5,067	141	2.9	1.81	1.79
Apartment	300,000	300,000		0.0	6,798	6,672	-126	-1.9	2.27	2.22
Comm/Ind: Lo Val	150,000	144,100		-3.9	5,146	4,864	-282	-5.5	3.43	3.38
Comm/Ind: Med Val	300,000	288,100		-4.0	11,824	11,108	-716	-6.1	3.94	3.86
Comm/Ind: Hi Val	1,000,000	960,500		-4.0	42,990	40,538	-2,451	-5.7	4.3	4.22

Rice County

Faribault city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	684,079	669,545	-14,533	-2.1	7,817	8,345	528	6.8	1.14	1.25
Res Non-Hm: exis	124,321	123,586	-734	-0.6	1,794	1,917	123	6.8	1.44	1.55
Apartments: exis	65,565	67,190	1,625	2.5	1,116	1,222	106	9.5	1.70	1.82
Low-inc Apts: ex	14,051	12,408	-1,643	-11.7	146	139	-7	-4.6	1.04	1.12
Seasnl Rec: exis	2,800	2,800	0	0.0	61	65	4	5.7	2.19	2.31
Com/Ind: Lo: exi	60,178	58,500	-1,677	-2.8	1,675	1,693	18	1.1	2.78	2.89
Com/Ind Hi: exis	202,818	199,755	-3,063	-1.5	6,590	6,335	-255	-3.9	3.25	3.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	28,652	28,521	-132	-0.5	1,059	1,091	32	3.0	3.70	3.83
Ag HGA: Exist	525	525	0	0.0	6	7	1	8.9	1.23	1.34
Ag Hmstd Land	3,777	3,690	-87	-2.3	27	27	0	-0.4	0.72	0.74
Ag Non-Hmstd	8,825	9,465	640	7.2	112	122	10	9.1	1.27	1.29
ResHmstd: NewCon	0	1,090	1,090	0.0	0	14	14	0.0	0.00	1.25
All other NewCon	0	7,458	7,458	0.0	0	223	223	0.0	0.00	2.99
Total	1,195,591	1,184,533	-11,058	-0.9	20,406	21,201	795	3.9	1.71	1.79

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	12,954	12,663	-291	-2.2	County	38.39	38.64	0.00	0.00
(-) TIF Tax Capacity	205	205	0	0.0	City/Town	53.27	54.34	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.70	30.93	11.24	20.24
(=) Taxable Tax Capacity	12,749	12,459	-291	-2.3	Special District	4.86	5.45	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.22	129.36	11.24	20.24

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	87,400	85,500	-2.2	836	897	60	7.2	0.96	1.05
Res Hmstd: Avg Val	131,100	128,300	-2.1	1,492	1,587	96	6.4	1.14	1.24
Res Hmstd: Hi Val	174,700	171,000	-2.1	2,145	2,276	130	6.1	1.23	1.33
Res Hmstd: Ex-Hi Val	262,200	256,600	-2.1	3,457	3,656	199	5.8	1.32	1.42
Apartment	300,000	307,400	2.5	5,108	5,593	485	9.5	1.70	1.82
Comm/Ind: Lo Val	150,000	147,700	-1.5	4,207	4,318	111	2.6	2.80	2.92
Comm/Ind: Med Val	300,000	295,500	-1.5	9,760	9,959	199	2.0	3.25	3.37
Comm/Ind: Hi Val	1,000,000	984,900	-1.5	35,674	36,368	694	1.9	3.57	3.69

Rice County

Lonsdale city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	160,560	162,586	2,026	1.3	2,312	2,309	-3	-0.1	1.44	1.42
Res Non-Hm: exis	29,400	32,149	2,749	9.4	530	566	36	6.7	1.80	1.76
Apartments: exis	5,498	5,649	151	2.7	115	114	-1	-0.6	2.09	2.02
Low-inc Apts: ex	1,025	1,033	8	0.8	13	13	0	0.3	1.28	1.28
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	10,975	10,922	-53	-0.5	360	357	-3	-0.9	3.28	3.27
Com/Ind Hi: exis	14,196	14,335	139	1.0	610	611	0	0.0	4.30	4.26
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,786	2,676	-110	-3.9	121	116	-5	-3.9	4.33	4.33
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	40	38	-2	-4.5	0	0	0	-2.7	0.79	0.81
Ag Non-Hmstd	1,397	1,401	3	0.2	22	22	0	0.5	1.55	1.55
ResHmstd: NewCon	0	1,471	1,471	0.0	0	21	21	0.0	0.00	1.42
All other NewCon	0	459	459	0.0	0	9	9	0.0	0.00	1.99
Total	225,878	232,720	6,842	3.0	4,083	4,138	55	1.3	1.81	1.78

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,232	2,306	74	3.3	County	38.04	38.25	0.00	0.00
(-) TIF Tax Capacity	54	55	2	3.1	City/Town	75.70	73.27	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	41.13	44.55	15.78	11.59
(=) Taxable Tax Capacity	2,178	2,251	72	3.3	Special District	0.57	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	155.44	156.66	15.78	11.59

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	93,300	94,500	1.3	1,149	1,140	-9	-0.8	1.23	1.21
Res Hmstd:Avg Val	139,900	141,700	1.3	2,012	2,001	-12	-0.6	1.44	1.41
Res Hmstd: Hi Val	186,500	188,900	1.3	2,875	2,861	-14	-0.5	1.54	1.51
Res Hmstd: Ex-Hi Val	279,800	283,300	1.3	4,603	4,583	-20	-0.4	1.65	1.62
Apartment	300,000	308,200	2.7	6,302	6,393	91	1.4	2.10	2.07
Comm/Ind: Lo Val	150,000	151,500	1.0	4,910	4,934	24	0.5	3.27	3.26
Comm/Ind: Med Val	300,000	302,900	1.0	11,378	11,430	52	0.5	3.79	3.77
Comm/Ind: Hi Val	1,000,000	1,009,800	1.0	41,560	41,758	198	0.5	4.16	4.14

Rice County

Morristown city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	25,957	26,071	114	0.4	325	324	-1	-0.3	1.25	1.24
Res Non-Hm: exis	4,842	4,466	-376	-7.8	82	75	-7	-8.3	1.70	1.69
Apartments: exis	1,077	1,058	-19	-1.8	21	21	-1	-2.5	1.95	1.94
Low-inc Apts: ex	145	145	0	0.0	2	2	0	-0.9	1.22	1.21
Seasnl Rec: exis	120	105	-15	-12.5	3	3	0	-12.7	2.61	2.60
Com/Ind: Lo: exi	2,349	2,162	-187	-8.0	72	66	-6	-8.5	3.07	3.05
Com/Ind Hi: exis	356	358	3	0.7	14	14	0	0.3	4.00	3.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	768	806	38	5.0	31	32	1	4.5	4.00	3.98
Ag HGA: Exist	0	119	119	0.0	0	2	2	0.0	0.00	1.31
Ag Hmstd Land	930	1,116	186	20.0	5	6	1	15.4	0.58	0.56
Ag Non-Hmstd	606	517	-89	-14.7	8	7	-1	-14.6	1.33	1.33
ResHmstd: NewCon	0	148	148	0.0	0	2	2	0.0	0.00	1.25
All other NewCon	0	48	48	0.0	0	1	1	0.0	0.00	1.78
Total	37,150	37,119	-31	-0.1	564	554	-10	-1.7	1.52	1.49

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	324	322	-2	-0.6	County	39.66	39.90	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	85.97	86.53	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.75	4.21	29.44	27.84	
(=) Taxable Tax Capacity	324	322	-2	-0.6	Special District	1.44	2.31	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	132.81	132.95	29.44	27.84	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,900	65,200		0.5	708	702	-7	-0.9	1.09	1.08
Res Hmstd: Avg Val	97,300	97,700		0.4	1,200	1,193	-8	-0.6	1.23	1.22
Res Hmstd: Hi Val	129,700	130,300		0.5	1,765	1,756	-9	-0.5	1.36	1.35
Res Hmstd: Ex-Hi Val	194,600	195,500		0.5	2,895	2,882	-13	-0.5	1.49	1.47
Apartment	300,000	294,600		-1.8	5,864	5,716	-148	-2.5	1.95	1.94
Comm/Ind: Lo Val	150,000	151,100		0.7	4,606	4,624	18	0.4	3.07	3.06
Comm/Ind: Med Val	300,000	302,100		0.7	10,600	10,631	32	0.3	3.53	3.52
Comm/Ind: Hi Val	1,000,000	1,007,100		0.7	38,571	38,680	109	0.3	3.86	3.84

Rice County	Nerstrand city
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<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	11,065	11,303	238	2.2	105	123	18	16.6	0.95	1.09
Res Non-Hm: exis	1,352	1,112	-240	-17.8	16	15	-1	-7.3	1.17	1.32
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,365	1,365	0	0.0	34	36	2	7.0	2.48	2.65
Com/Ind Hi: exis	1,149	1,149	0	0.0	38	40	2	6.2	3.26	3.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	152	152	0	0.3	5	5	0	6.5	3.26	3.47
Ag HGA: Exist	656	656	0	0.0	7	8	1	13.7	1.02	1.16
Ag Hmstd Land	1,533	1,740	208	13.5	8	10	2	22.4	0.54	0.58
Ag Non-Hmstd	2,428	2,766	338	13.9	26	31	5	20.2	1.05	1.11
ResHmstd: NewCon	0	49	49	0.0	0	1	1	0.0	0.00	1.09
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	19,698	20,292	593	3.0	238	268	30	12.5	1.21	1.32

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	187	191	4	2.3	County	38.15	38.37	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	36.13	40.60	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.62	29.85	11.24	20.24	
(=) Taxable Tax Capacity	187	191	4	2.3	Special District	1.44	2.31	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	105.34	111.12	11.24	20.24	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	84,600	86,400	2.1	674	808	133	19.8	0.8	0.93
Res Hmstd: Avg Val	126,900	129,600	2.1	1,207	1,418	211	17.5	0.95	1.09
Res Hmstd: Hi Val	169,100	172,700	2.1	1,739	2,028	288	16.6	1.03	1.17
Res Hmstd: Ex-Hi Val	253,700	259,200	2.2	2,806	3,250	445	15.8	1.11	1.25
Comm/Ind: Lo Val	150,000	150,000	0.0	3,715	3,975	260	7.0	2.48	2.65
Comm/Ind: Med Val	300,000	300,000	0.0	8,611	9,174	563	6.5	2.87	3.06
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	31,463	33,436	1,973	6.3	3.15	3.34

Rice County

Dennison city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	634	634	0	0.0	10	10	0	-0.6	1.55	1.54
Res Non-Hm: exis	184	184	0	0.0	3	3	0	-0.2	1.82	1.81
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	453	453	0	0.0	15	15	0	-0.4	3.22	3.21
Com/Ind Hi: exis	94	94	0	0.0	4	4	0	-0.4	4.17	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	17	17	0	0.0	1	1	0	-0.4	4.17	4.15
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	1,383	1,383	0	0.0	32	32	0	-0.4	2.34	2.33

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	16	16	0	0.0	County	39.88	40.12	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	59.10	59.91	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.43	36.35	36.47	37.08
(=) Taxable Tax Capacity	16	16	0	0.0	Special District	0.57	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	137.97	136.98	36.47	37.08

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	141,000	141,000	0.0	2,121	2,118	-3	-0.1	1.50	1.50
Res Hmstd:Avg Val	211,500	211,500	0.0	3,438	3,432	-6	-0.2	1.63	1.62
Res Hmstd: Hi Val	281,900	281,900	0.0	4,754	4,744	-9	-0.2	1.69	1.68
Res Hmstd: Ex-Hi Val	422,900	422,900	0.0	7,377	7,361	-16	-0.2	1.74	1.74
Comm/Ind: Lo Val	150,000	150,000	0.0	4,827	4,810	-18	-0.4	3.22	3.21
Comm/Ind: Med Val	300,000	300,000	0.0	11,081	11,037	-44	-0.4	3.69	3.68
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	40,266	40,097	-169	-0.4	4.03	4.01

Rice County

Northfield city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	649,488	657,454	7,966	1.2	10,637	10,612	-25	-0.2	1.64	1.61
Res Non-Hm: exis	105,278	109,190	3,911	3.7	1,988	2,018	30	1.5	1.89	1.85
Apartments: exis	51,529	50,959	-570	-1.1	1,121	1,085	-36	-3.2	2.18	2.13
Low-inc Apts: ex	14,859	15,001	142	1.0	203	200	-2	-1.0	1.36	1.34
Seasnl Rec: exis	510	490	-19	-3.8	14	13	-1	-5.9	2.66	2.60
Com/Ind: Lo: exi	37,741	37,487	-254	-0.7	1,237	1,206	-31	-2.5	3.28	3.22
Com/Ind Hi: exis	147,779	136,942	-10,837	-7.3	5,956	5,429	-528	-8.9	4.03	3.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,383	11,589	206	1.8	487	487	-1	-0.1	4.28	4.20
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	95	100	5	5.1	0	0	0	-0.4	0.42	0.39
Ag Non-Hmstd	1,417	1,715	298	21.0	20	24	4	17.5	1.43	1.39
ResHmstd: NewCon	0	3,219	3,219	0.0	0	52	52	0.0	0.00	1.61
All other NewCon	0	950	950	0.0	0	23	23	0.0	0.00	2.39
Total	1,020,079	1,025,095	5,016	0.5	21,662	21,149	-514	-2.4	2.12	2.06

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	11,123	11,106	-18	-0.2	County	38.21	38.42	0.00	0.00
(-) TIF Tax Capacity	651	266	-386	-59.2	City/Town	62.00	59.92	2.13	2.12
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.72	36.57	36.47	37.08
(=) Taxable Tax Capacity	10,472	10,840	368	3.5	Special District	4.20	4.06	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	143.14	138.97	38.60	39.20

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,000	116,400		1.2	1,705	1,702	-3	-0.2	1.48	1.46
Res Hmstd:Avg Val	172,500	174,600		1.2	2,824	2,812	-13	-0.4	1.64	1.61
Res Hmstd: Hi Val	229,900	232,700		1.2	3,941	3,920	-22	-0.6	1.71	1.68
Res Hmstd: Ex-Hi Val	344,900	349,100		1.2	6,180	6,139	-41	-0.7	1.79	1.76
Apartment	300,000	296,700		-1.1	6,526	6,317	-209	-3.2	2.18	2.13
Comm/Ind: Lo Val	150,000	139,000		-7.3	4,976	4,528	-448	-9.0	3.32	3.26
Comm/Ind: Med Val	300,000	278,000		-7.3	11,417	10,278	-1,139	-10.0	3.81	3.7
Comm/Ind: Hi Val	1,000,000	926,700		-7.3	41,475	37,604	-3,871	-9.3	4.15	4.06

Rock County

Beaver Creek city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,015	8,737	-277	-3.1	143	122	-21	-14.9	1.58	1.39
Res Non-Hm: exis	1,046	1,327	281	26.9	23	25	2	7.8	2.19	1.86
Apartments: exis	135	135	0	0.0	3	3	0	-13.2	2.34	2.03
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	625	622	-3	-0.5	22	19	-2	-11.0	3.50	3.13
Com/Ind Hi: exis	1,386	1,382	-4	-0.3	63	56	-7	-10.9	4.51	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	203	223	20	9.9	9	9	0	-1.8	4.51	4.03
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	205	272	67	32.4	2	3	1	32.7	1.11	1.11
Ag Non-Hmstd	396	544	148	37.4	6	7	1	17.0	1.51	1.28
ResHmstd: NewCon	0	21	21	0.0	0	0	0	0.0	0.00	1.39
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	13,010	13,263	253	1.9	271	243	-27	-10.1	2.08	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	128	132	4	2.9	County	22.72	17.13	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	111.42	100.78	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.22	10.18	45.56	42.51
(=) Taxable Tax Capacity	128	132	4	2.9	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	150.52	128.21	45.56	42.51

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,000	62,000		-3.1	870	740	-129	-14.8	1.36	1.19
Res Hmstd: Avg Val	95,900	92,900		-3.1	1,450	1,216	-234	-16.1	1.51	1.31
Res Hmstd: Hi Val	127,800	123,900		-3.1	2,118	1,781	-338	-15.9	1.66	1.44
Res Hmstd: Ex-Hi Val	191,800	185,900		-3.1	3,460	2,911	-549	-15.9	1.80	1.57
Apartment	300,000	300,000		0.0	7,011	6,083	-928	-13.2	2.34	2.03
Comm/Ind: Lo Val	150,000	149,600		-0.3	5,246	4,681	-565	-10.8	3.5	3.13
Comm/Ind: Med Val	300,000	299,200		-0.3	12,013	10,707	-1,306	-10.9	4.00	3.58
Comm/Ind: Hi Val	1,000,000	997,300		-0.3	43,591	38,842	-4,748	-10.9	4.36	3.89

Rock County	Hardwick city
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<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	2,789	2,669	-120	-4.3	22	18	-4	-18.8	0.79	0.67
Res Non-Hm: exis	633	562	-71	-11.3	7	5	-2	-25.1	1.08	0.91
Apartments: exis	139	139	0	0.0	2	1	0	-16.1	1.25	1.05
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	384	317	-67	-17.6	9	6	-2	-26.4	2.23	1.99
Com/Ind Hi: exis	102	197	95	93.7	3	5	2	72.6	2.87	2.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	45	43	-2	-3.6	1	1	0	-14.1	2.87	2.55
Ag HGA: Exist	166	90	-76	-46.1	1	1	-1	-53.5	0.81	0.70
Ag Hmstd Land	2,225	3,055	830	37.3	11	15	3	29.6	0.51	0.48
Ag Non-Hmstd	2,616	3,559	944	36.1	20	22	2	10.7	0.76	0.62
ResHmstd: NewCon	0	38	38	0.0	0	0	0	0.0	0.00	0.67
All other NewCon	0	382	382	0.0	0	9	9	0.0	0.00	2.40
Total	9,099	11,050	1,952	21.5	76	84	8	10.1	0.83	0.76

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	78	102	24	31.1	County	24.59	18.96	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.23	31.48	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.68	11.01	30.69	28.14
(=) Taxable Tax Capacity	78	102	24	31.1	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	75.66	61.57	30.69	28.14

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	28,400	27,200	-4.2	216	177	-39	-18.1	0.76	0.65
Res Hmstd: Avg Val	42,600	40,800	-4.2	324	266	-59	-18.1	0.76	0.65
Res Hmstd: Hi Val	56,700	54,300	-4.2	431	353	-78	-18.1	0.76	0.65
Res Hmstd: Ex-Hi Val	85,100	81,400	-4.3	681	546	-135	-19.8	0.80	0.67
Apartment	300,000	300,000	0.0	3,758	3,153	-605	-16.1	1.25	1.05
Comm/Ind: Lo Val	150,000	290,500	93.7	3,339	6,567	3,228	96.7	2.23	2.26
Comm/Ind: Med Val	300,000	581,000	93.7	7,637	13,986	6,349	83.1	2.55	2.41
Comm/Ind: Hi Val	1,000,000	1,936,800	93.7	27,695	48,611	20,917	75.5	2.77	2.51

Rock County	Hills city
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<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	18,441	17,886	-555	-3.0	208	189	-19	-8.9	1.13	1.06
Res Non-Hm: exis	1,692	1,574	-117	-6.9	24	21	-3	-11.8	1.42	1.35
Apartments: exis	1,941	1,931	-10	-0.5	32	30	-2	-5.8	1.62	1.54
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,348	1,401	53	4.0	36	36	0	0.0	2.64	2.54
Com/Ind Hi: exis	405	445	39	9.7	14	14	1	5.7	3.37	3.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	356	400	44	12.2	12	13	1	8.1	3.37	3.24
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	301	411	111	36.8	2	2	1	42.1	0.50	0.52
Ag Non-Hmstd	480	662	182	37.9	4	6	1	31.3	0.93	0.89
ResHmstd: NewCon	0	42	42	0.0	0	0	0	0.0	0.00	1.06
All other NewCon	0	122	122	0.0	0	3	3	0.0	0.00	2.20
Total	24,963	24,874	-90	-0.4	331	314	-16	-5.0	1.33	1.26

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	217	217	1	0.3	County	22.03	18.95	0.00	0.00
(-) TIF Tax Capacity	2	2	0	5.4	City/Town	55.83	57.48	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.38	12.36	45.56	42.51
(=) Taxable Tax Capacity	215	215	1	0.2	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	93.40	88.91	45.56	42.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,600	58,800	-3.0	616	564	-52	-8.5	1.02	0.96
Res Hmstd: Avg Val	90,800	88,100	-3.0	990	897	-93	-9.4	1.09	1.02
Res Hmstd: Hi Val	121,100	117,500	-3.0	1,437	1,307	-130	-9.0	1.19	1.11
Res Hmstd: Ex-Hi Val	181,700	176,200	-3.0	2,330	2,125	-204	-8.8	1.28	1.21
Apartment	300,000	298,500	-0.5	4,869	4,586	-283	-5.8	1.62	1.54
Comm/Ind: Lo Val	150,000	164,600	9.7	3,961	4,283	322	8.1	2.64	2.60
Comm/Ind: Med Val	300,000	329,200	9.7	9,014	9,623	609	6.8	3.00	2.92
Comm/Ind: Hi Val	1,000,000	1,097,300	9.7	32,595	34,543	1,948	6.0	3.26	3.15

Rock County	Kenneth city
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<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	627	801	174	27.7	5	5	0	6.1	0.78	0.65
Res Non-Hm: exis	93	214	121	130.1	1	2	1	83.3	1.09	0.87
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	12	0	-12	-100.0	0	0	0	-100.0	1.26	0.00
Com/Ind: Lo: exi	30	48	19	63.2	1	1	0	40.8	2.24	1.93
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	68	83	15	22.2	2	2	0	5.2	2.88	2.48
Ag HGA: Exist	137	142	6	4.3	1	1	0	-14.3	0.76	0.63
Ag Hmstd Land	2,200	3,017	817	37.1	9	10	0	5.2	0.43	0.33
Ag Non-Hmstd	1,223	1,649	426	34.9	9	10	0	2.0	0.76	0.58
ResHmstd: NewCon	0	16	16	0.0	0	0	0	0.0	0.00	0.65
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,389	5,972	1,583	36.1	28	30	2	7.0	0.65	0.51

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	33	45	12	37.0	County	24.63	18.99	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.88	27.65	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.68	11.01	30.69	28.14	
(=) Taxable Tax Capacity	33	45	12	37.0	Special District	0.15	0.12	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	76.34	57.77	30.69	28.14	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	22,000	28,100	27.7	168	176	8	4.9	0.76	0.63
Res Hmstd: Avg Val	33,000	42,100	27.6	252	264	12	4.7	0.76	0.63
Res Hmstd: Hi Val	44,000	56,200	27.7	337	353	16	4.9	0.76	0.63
Res Hmstd: Ex-Hi Val	66,000	84,300	27.7	505	553	48	9.5	0.76	0.66

Rock County

Luverne city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	158,434	157,892	-542	-0.3	1,726	1,594	-133	-7.7	1.09	1.01
Res Non-Hm: exis	13,318	13,769	451	3.4	182	173	-9	-4.7	1.36	1.26
Apartments: exis	7,874	7,520	-354	-4.5	124	110	-15	-11.7	1.58	1.46
Low-inc Apts: ex	3,679	3,679	0	0.0	36	34	-3	-7.6	0.99	0.92
Seasnl Rec: exis	55	58	3	4.7	1	1	0	-1.6	2.15	2.02
Com/Ind: Lo: exi	17,720	17,607	-113	-0.6	459	432	-27	-5.9	2.59	2.45
Com/Ind Hi: exis	24,133	25,519	1,386	5.7	809	810	2	0.2	3.35	3.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	715	723	8	1.1	24	23	-1	-4.2	3.38	3.20
Ag HGA: Exist	725	730	5	0.6	9	8	-1	-6.9	1.26	1.16
Ag Hmstd Land	361	444	84	23.2	1	2	0	36.2	0.34	0.38
Ag Non-Hmstd	1,529	2,017	488	31.9	16	19	3	22.2	1.02	0.94
ResHmstd: NewCon	0	1,440	1,440	0.0	0	15	15	0.0	0.00	1.01
All other NewCon	0	1,884	1,884	0.0	0	51	51	0.0	0.00	2.70
Total	228,542	233,281	4,739	2.1	3,388	3,271	-117	-3.4	1.48	1.40

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,268	2,343	75	3.3	County	24.44	18.80	0.00	0.00
(-) TIF Tax Capacity	37	34	-3	-6.8	City/Town	63.40	64.29	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.52	10.85	30.69	28.14
(=) Taxable Tax Capacity	2,231	2,309	78	3.5	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	101.51	94.06	30.69	28.14

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	72,300	72,100	-0.3	662	610	-53	-7.9	0.92	0.85
Res Hmstd:Avg Val	108,400	108,000	-0.4	1,154	1,061	-93	-8.1	1.06	0.98
Res Hmstd: Hi Val	144,500	144,000	-0.3	1,664	1,531	-133	-8.0	1.15	1.06
Res Hmstd: Ex-Hi Val	216,800	216,100	-0.3	2,686	2,473	-213	-7.9	1.24	1.14
Apartment	300,000	286,500	-4.5	4,727	4,175	-553	-11.7	1.58	1.46
Comm/Ind: Lo Val	150,000	158,600	5.7	3,920	3,985	65	1.7	2.61	2.51
Comm/Ind: Med Val	300,000	317,200	5.7	8,994	9,066	72	0.8	3	2.86
Comm/Ind: Hi Val	1,000,000	1,057,400	5.7	32,671	32,779	109	0.3	3.27	3.1

Rock County	Magnolia city
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<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	3,039	2,947	-92	-3.0	25	21	-4	-14.5	0.81	0.72
Res Non-Hm: exis	593	507	-86	-14.5	7	5	-2	-25.2	1.16	1.02
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	471	415	-56	-11.9	11	9	-2	-19.4	2.33	2.14
Com/Ind Hi: exis	784	784	0	0.0	24	22	-2	-8.5	3.01	2.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	132	146	15	11.1	4	4	0	1.7	3.01	2.76
Ag HGA: Exist	59	40	-19	-32.1	0	0	0	-40.0	0.80	0.71
Ag Hmstd Land	1,780	2,261	481	27.0	12	13	1	6.4	0.67	0.56
Ag Non-Hmstd	659	1,325	666	101.1	5	9	4	73.9	0.83	0.72
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	16	16	0.0	0	0	0	0.0	0.00	1.02
Total	7,515	8,439	924	12.3	88	83	-5	-5.2	1.17	0.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	72	80	8	11.1	County	24.59	18.95	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	44.50	41.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.68	11.01	30.69	28.14
(=) Taxable Tax Capacity	72	80	8	11.1	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	82.93	71.71	30.69	28.14

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	32,700	31,700	-3.1	263	226	-37	-14.2	0.80	0.71
Res Hmstd:Avg Val	49,000	47,500	-3.1	394	338	-56	-14.3	0.80	0.71
Res Hmstd: Hi Val	65,300	63,300	-3.1	525	450	-75	-14.3	0.80	0.71
Res Hmstd: Ex-Hi Val	98,000	95,000	-3.1	878	743	-135	-15.4	0.9	0.78
Comm/Ind: Lo Val	150,000	150,000	0.0	3,502	3,207	-295	-8.4	2.33	2.14
Comm/Ind: Med Val	300,000	300,000	0.0	8,018	7,342	-677	-8.4	2.67	2.45
Comm/Ind: Hi Val	1,000,000	999,900	0.0	29,094	26,635	-2,458	-8.4	2.91	2.66

Rock County	Steen city
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<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	3,308	3,291	-17	-0.5	35	31	-4	-11.6	1.06	0.94
Res Non-Hm: exis	845	688	-157	-18.6	12	8	-3	-27.6	1.38	1.22
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	127	125	-2	-1.7	3	3	0	-9.9	2.61	2.39
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	75	83	8	11.1	2	3	0	1.8	3.32	3.05
Ag HGA: Exist	165	164	-1	-0.4	2	2	0	-11.1	1.06	0.95
Ag Hmstd Land	1,212	1,660	448	36.9	6	8	1	20.4	0.52	0.46
Ag Non-Hmstd	471	617	146	31.1	4	5	1	13.5	0.91	0.79
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,203	6,628	425	6.8	65	59	-6	-9.1	1.04	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	47	49	2	5.1	County	24.51	18.94	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	48.04	47.53	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.47	12.36	45.56	42.51
(=) Taxable Tax Capacity	47	49	2	5.1	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	91.17	78.94	45.56	42.51

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,400	39,200	-0.5	395	352	-43	-10.8	1.00	0.9
Res Hmstd: Avg Val	59,100	58,800	-0.5	593	528	-64	-10.8	1.00	0.9
Res Hmstd: Hi Val	78,700	78,300	-0.5	801	713	-89	-11.0	1.02	0.91
Res Hmstd: Ex-Hi Val	118,100	117,500	-0.5	1,372	1,217	-156	-11.3	1.16	1.04

Rock County	Jasper city (part)
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<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	778	839	61	7.8	10	10	0	-1.5	1.25	1.14
Res Non-Hm: exis	160	130	-30	-18.8	3	2	-1	-26.8	1.80	1.62
Apartments: exis	56	56	0	0.0	1	1	0	-10.0	2.11	1.90
Low-inc Apts: ex	94	94	0	0.0	1	1	0	-9.9	1.31	1.18
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	572	572	0	0.0	19	17	-1	-7.7	3.25	3.00
Com/Ind Hi: exis	2,318	2,331	13	0.5	98	91	-7	-7.2	4.24	3.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	117	117	0	-0.1	5	5	0	-7.8	4.24	3.91
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	514	681	168	32.7	4	4	1	17.8	0.73	0.64
Ag Non-Hmstd	112	112	0	0.0	2	1	0	-10.4	1.45	1.30
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.14
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,720	4,945	225	4.8	142	133	-9	-6.6	3.01	2.68

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	69	70	1	2.0	County	23.35	17.75	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	106.91	101.81	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.59	10.22	29.47	27.32
(=) Taxable Tax Capacity	69	70	1	2.0	Special District	0.15	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	145.00	129.91	29.47	27.32

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	28,800	31,100	8.0	335	327	-8	-2.4	1.16	1.05
Res Hmstd: Avg Val	43,200	46,600	7.9	503	491	-13	-2.5	1.16	1.05
Res Hmstd: Hi Val	57,600	62,100	7.8	671	654	-17	-2.6	1.16	1.05
Res Hmstd: Ex-Hi Val	86,500	93,300	7.9	1,082	1,092	10	0.9	1.25	1.17
Apartment	300,000	300,000	0.0	6,322	5,691	-631	-10.0	2.11	1.9
Comm/Ind: Lo Val	150,000	150,800	0.5	4,881	4,535	-345	-7.1	3.25	3.01
Comm/Ind: Med Val	300,000	301,600	0.5	11,241	10,435	-805	-7.2	3.75	3.46
Comm/Ind: Hi Val	1,000,000	1,005,400	0.5	40,921	37,972	-2,950	-7.2	4.09	3.78

Roseau County	Badger city
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<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	8,044	8,318	273	3.4	151	152	1	0.8	1.88	1.83
Res Non-Hm: exis	1,205	929	-276	-22.9	31	24	-8	-24.8	2.60	2.54
Apartments: exis	502	502	0	0.0	15	15	0	-3.2	3.01	2.91
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	856	892	36	4.3	37	37	0	1.4	4.27	4.15
Com/Ind Hi: exis	171	64	-107	-62.5	9	3	-6	-63.6	5.47	5.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	249	272	23	9.3	13	14	1	6.2	5.39	5.23
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	80	72	-8	-10.2	1	1	0	-14.0	0.95	0.91
Ag Non-Hmstd	233	266	34	14.4	4	5	0	9.5	1.89	1.81
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.83
All other NewCon	0	23	23	0.0	0	1	1	0.0	0.00	4.23
Total	11,340	11,345	5	0.0	262	252	-10	-3.9	2.31	2.22

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	95	94	-1	-1.5	County	68.81	63.87	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	98.84	100.30	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.31	10.16	64.01	64.57	
(=) Taxable Tax Capacity	95	94	-1	-1.5	Special District	7.50	7.06	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	189.45	181.38	64.01	64.57	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,600	45,100	3.4	775	782	7	0.9	1.78	1.73
Res Hmstd:Avg Val	65,300	67,500	3.4	1,160	1,170	10	0.9	1.78	1.73
Res Hmstd: Hi Val	87,100	90,100	3.4	1,651	1,688	37	2.2	1.9	1.87
Res Hmstd: Ex-Hi Val	130,600	135,000	3.4	2,827	2,865	38	1.3	2.16	2.12
Apartment	300,000	300,000	0.0	9,025	8,739	-286	-3.2	3.01	2.91
Comm/Ind: Lo Val	150,000	56,300	-62.5	6,399	2,335	-4,064	-63.5	4.27	4.15
Comm/Ind: Med Val	300,000	112,600	-62.5	14,610	4,670	-9,940	-68.0	4.87	4.15
Comm/Ind: Hi Val	1,000,000	375,400	-62.5	52,931	18,200	-34,731	-65.6	5.29	4.85

Roseau County	Greenbush city
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<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	14,462	14,385	-77	-0.5	262	248	-14	-5.4	1.81	1.72
Res Non-Hm: exis	1,467	2,060	593	40.4	39	51	12	31.2	2.64	2.47
Apartments: exis	449	445	-4	-1.0	14	13	-1	-7.2	3.16	2.96
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	53	53	0	0.0	2	2	0	-5.6	4.06	3.83
Com/Ind: Lo: exi	2,514	2,546	32	1.3	113	109	-5	-4.0	4.51	4.27
Com/Ind Hi: exis	260	178	-81	-31.2	15	10	-5	-34.8	5.90	5.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	584	787	203	34.7	34	44	10	27.9	5.84	5.55
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	35	40	5	13.6	0	0	0	6.3	1.13	1.06
Ag Non-Hmstd	161	178	18	11.0	4	4	0	4.0	2.27	2.12
ResHmstd: NewCon	0	123	123	0.0	0	2	2	0.0	0.00	1.72
All other NewCon	0	52	52	0.0	0	2	2	0.0	0.00	3.47
Total	19,984	20,847	863	4.3	484	484	0	0.1	2.42	2.32

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	173	184	12	6.7	County	69.25	64.30	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	140.80	132.23	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.34	8.86	32.04	30.42
(=) Taxable Tax Capacity	173	184	12	6.7	Special District	7.50	7.06	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	226.89	212.45	32.04	30.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,200	40,000	-0.5	676	632	-45	-6.6	1.68	1.58
Res Hmstd: Avg Val	60,300	60,000	-0.5	1,014	947	-67	-6.6	1.68	1.58
Res Hmstd: Hi Val	80,300	79,900	-0.5	1,398	1,302	-96	-6.9	1.74	1.63
Res Hmstd: Ex-Hi Val	120,500	119,900	-0.5	2,521	2,350	-171	-6.8	2.09	1.96
Apartment	300,000	297,100	-1.0	9,469	8,793	-676	-7.1	3.16	2.96
Comm/Ind: Lo Val	150,000	103,200	-31.2	6,761	4,408	-2,353	-34.8	4.51	4.27
Comm/Ind: Med Val	300,000	206,300	-31.2	15,616	9,557	-6,060	-38.8	5.21	4.63
Comm/Ind: Hi Val	1,000,000	687,800	-31.2	56,940	36,493	-20,447	-35.9	5.69	5.31

Roseau County	Roseau city
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<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	66,605	68,067	1,462	2.2	1,089	1,047	-42	-3.9	1.63	1.54
Res Non-Hm: exis	7,815	8,451	636	8.1	181	181	-1	-0.5	2.32	2.14
Apartments: exis	6,662	6,663	1	0.0	178	165	-13	-7.1	2.67	2.48
Low-inc Apts: ex	2,525	2,525	0	0.0	41	38	-3	-7.2	1.63	1.51
Seasnl Rec: exis	154	149	-5	-3.0	5	5	0	-9.0	3.50	3.29
Com/Ind: Lo: exi	14,487	14,051	-436	-3.0	573	524	-49	-8.5	3.95	3.73
Com/Ind Hi: exis	20,148	20,982	834	4.1	1,023	1,010	-13	-1.3	5.08	4.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,964	2,883	-81	-2.7	150	138	-12	-8.1	5.07	4.78
Ag HGA: Exist	201	223	22	10.8	4	4	0	4.7	1.98	1.87
Ag Hmstd Land	137	135	-2	-1.6	1	1	0	-7.0	0.85	0.81
Ag Non-Hmstd	315	319	4	1.2	6	6	0	-5.4	2.00	1.87
ResHmstd: NewCon	0	142	142	0.0	0	2	2	0.0	0.00	1.54
All other NewCon	0	2,302	2,302	0.0	0	97	97	0.0	0.00	4.20
Total	122,013	126,891	4,878	4.0	3,252	3,218	-34	-1.0	2.67	2.54

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	1,350	1,427	77	5.7	County	69.15	64.21	0.00	0.00	
(-) TIF Tax Capacity	28	38	9	33.3	City/Town	79.36	75.51	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	41.61	37.41	16.43	13.81	
(=) Taxable Tax Capacity	1,322	1,390	68	5.1	Special District	10.22	10.17	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	200.34	187.30	16.43	13.81	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,200	65,600	2.2	877	828	-49	-5.6	1.37	1.26
Res Hmstd: Avg Val	96,200	98,300	2.2	1,513	1,445	-68	-4.5	1.57	1.47
Res Hmstd: Hi Val	128,300	131,100	2.2	2,266	2,160	-106	-4.7	1.77	1.65
Res Hmstd: Ex-Hi Val	192,400	196,600	2.2	3,771	3,588	-184	-4.9	1.96	1.82
Apartment	300,000	300,000	0.0	8,006	7,438	-568	-7.1	2.67	2.48
Comm/Ind: Lo Val	150,000	156,200	4.1	5,930	5,898	-32	-0.5	3.95	3.78
Comm/Ind: Med Val	300,000	312,400	4.1	13,755	13,591	-163	-1.2	4.58	4.35
Comm/Ind: Hi Val	1,000,000	1,041,400	4.1	50,269	49,496	-773	-1.5	5.03	4.75

Roseau County	Strathcona city
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<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	710	705	-4	-0.6	8	8	0	-3.9	1.11	1.07
Res Non-Hm: exis	37	35	-2	-4.1	1	1	0	-6.8	1.69	1.64
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4	4	0	0.0	0	0	0	-2.4	1.31	1.28
Com/Ind: Lo: exi	77	82	6	7.3	2	2	0	4.7	2.94	2.87
Com/Ind Hi: exis	30	0	-30	-100.0	1	0	-1	-100.0	3.82	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20	19	-1	-3.5	1	1	0	-5.8	3.82	3.73
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	28	33	5	18.6	0	0	0	15.3	0.61	0.60
Ag Non-Hmstd	88	93	5	5.8	1	1	0	2.9	1.23	1.19
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	993	972	-21	-2.1	14	13	-1	-9.9	1.41	1.30

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	8	8	0	-6.1	County	69.20	64.40	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	36.55	38.91	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.35	8.86	32.04	30.42
(=) Taxable Tax Capacity	8	8	0	-6.1	Special District	7.50	7.06	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	122.60	119.23	32.04	30.42

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,000	42,700	-0.7	454	435	-19	-4.1	1.06	1.02
Res Hmstd:Avg Val	64,500	64,100	-0.6	681	654	-28	-4.0	1.06	1.02
Res Hmstd: Hi Val	86,000	85,500	-0.6	968	927	-41	-4.2	1.13	1.08
Res Hmstd: Ex-Hi Val	129,000	128,200	-0.6	1,681	1,612	-69	-4.1	1.30	1.26
Comm/Ind: Lo Val	150,000	0	#####	4,415	0	-4,415	#####	2.94	#####
Comm/Ind: Med Val	300,000	0	#####	10,141	0	-10,141	#####	3.38	#####
Comm/Ind: Hi Val	1,000,000	0	#####	36,864	0	-36,864	#####	3.69	#####

Roseau County	Warroad city
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<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	36,491	37,600	1,109	3.0	639	627	-12	-1.8	1.75	1.67
Res Non-Hm: exis	7,351	7,476	125	1.7	177	168	-9	-4.9	2.40	2.25
Apartments: exis	5,590	5,591	0	0.0	156	146	-10	-6.1	2.79	2.62
Low-inc Apts: ex	1,497	1,497	0	0.0	25	24	-2	-6.1	1.70	1.59
Seasnl Rec: exis	836	1,182	345	41.3	21	28	6	29.2	2.56	2.34
Com/Ind: Lo: exi	7,816	7,934	119	1.5	321	309	-11	-3.6	4.10	3.90
Com/Ind Hi: exis	17,239	17,400	161	0.9	935	896	-38	-4.1	5.42	5.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	834	781	-54	-6.4	45	40	-5	-11.1	5.35	5.08
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	202	202	0	0.0	4	4	0	-6.1	2.11	1.99
ResHmstd: NewCon	0	42	42	0.0	0	1	1	0.0	0.00	1.67
All other NewCon	0	48	48	0.0	0	2	2	0.0	0.00	4.03
Total	77,857	79,754	1,897	2.4	2,323	2,245	-78	-3.3	2.98	2.81

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	926	949	23	2.5	County	69.24	64.30	0.00	0.00	
(-) TIF Tax Capacity	106	107	1	1.1	City/Town	91.45	85.14	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	48.90	47.41	14.60	13.55	
(=) Taxable Tax Capacity	820	842	22	2.6	Special District	1.89	1.79	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	211.48	198.65	14.60	13.55	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	68,100	70,200	3.1	964	932	-32	-3.3	1.41	1.33
Res Hmstd: Avg Val	102,100	105,200	3.0	1,715	1,681	-34	-2.0	1.68	1.6
Res Hmstd: Hi Val	136,100	140,200	3.0	2,548	2,486	-63	-2.5	1.87	1.77
Res Hmstd: Ex-Hi Val	204,200	210,400	3.0	4,218	4,101	-117	-2.8	2.07	1.95
Apartment	300,000	300,000	0.0	8,368	7,856	-513	-6.1	2.79	2.62
Comm/Ind: Lo Val	150,000	151,400	0.9	6,153	5,916	-237	-3.9	4.10	3.91
Comm/Ind: Med Val	300,000	302,800	0.9	14,284	13,712	-572	-4.0	4.76	4.53
Comm/Ind: Hi Val	1,000,000	1,009,300	0.9	52,230	50,093	-2,137	-4.1	5.22	4.96

Roseau County	Roosevelt city (part)
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<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	3,347	3,349	1	0.0	40	38	-2	-5.2	1.21	1.14
Res Non-Hm: exis	439	410	-28	-6.4	8	7	-1	-11.1	1.72	1.63
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	39	39	0	0.0	1	1	0	-4.7	1.62	1.55
Com/Ind: Lo: exi	108	108	0	0.0	3	3	0	-4.0	3.23	3.10
Com/Ind Hi: exis	289	354	65	22.4	12	14	2	17.5	4.26	4.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	48	46	-2	-3.3	2	2	0	-7.2	4.26	4.09
Ag HGA: Exist	139	139	0	0.0	1	1	0	-5.3	1.07	1.01
Ag Hmstd Land	100	109	9	9.0	1	1	0	1.2	0.56	0.52
Ag Non-Hmstd	151	161	10	6.9	2	2	0	1.5	1.53	1.46
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.14
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,659	4,721	62	1.3	71	70	-1	-1.5	1.52	1.48

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	39	40	1	3.1	County	69.24	64.31	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	33.30	32.09	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	48.90	47.41	14.60	13.55
(=) Taxable Tax Capacity	39	40	1	3.1	Special District	1.89	1.79	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	153.33	145.60	14.60	13.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,500	47,500	0.0	506	479	-27	-5.3	1.07	1.01
Res Hmstd:Avg Val	71,200	71,200	0.0	759	718	-41	-5.3	1.07	1.01
Res Hmstd: Hi Val	94,900	94,900	0.0	1,154	1,092	-61	-5.3	1.22	1.15
Res Hmstd: Ex-Hi Val	142,400	142,500	0.1	2,017	1,912	-104	-5.2	1.42	1.34
Comm/Ind: Lo Val	150,000	183,600	22.4	4,845	6,024	1,179	24.3	3.23	3.28
Comm/Ind: Med Val	300,000	367,100	22.4	11,232	13,527	2,295	20.4	3.74	3.68
Comm/Ind: Hi Val	1,000,000	1,223,700	22.4	41,037	48,549	7,512	18.3	4.10	3.97

St. Louis County

Aurora city

<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	45,799	42,737	-3,062	-6.7	420	433	13	3.0	0.92	1.01
Res Non-Hm: exis	4,448	4,440	-8	-0.2	91	100	9	10.2	2.05	2.26
Apartments: exis	532	532	0	0.0	13	15	1	10.5	2.48	2.75
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	148	73	-75	-50.6	3	2	-1	-29.3	2.05	2.94
Com/Ind: Lo: exi	4,109	3,886	-223	-5.4	151	150	0	-0.2	3.67	3.87
Com/Ind Hi: exis	2,322	2,444	122	5.3	113	126	12	10.9	4.88	5.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,907	1,942	35	1.9	91	98	7	7.4	4.79	5.05
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	1,067	1,097	30	2.8	21	24	3	12.6	1.96	2.15
ResHmstd: NewCon	0	16	16	0.0	0	0	0	0.0	0.00	1.02
All other NewCon	0	468	468	0.0	0	20	20	0.0	0.00	4.21
Total	60,332	57,635	-2,696	-4.5	904	968	64	7.1	1.50	1.68

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	515	496	-19	-3.6	County	54.34	53.88	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	112.55	135.10	0.00	0.00
(-) FD Contrib Tax Cap	32	32	0	0.6	School District	28.23	24.90	3.05	5.75
(=) Taxable Tax Capacity	482	464	-19	-3.9	Special District	1.19	1.19	0.00	0.00
FD Distrib Tax Cap	177	192	15	8.4	Total	196.31	215.07	3.05	5.75

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,600	44,400	-6.7	260	283	23	9.0	0.55	0.64
Res Hmstd: Avg Val	71,400	66,600	-6.7	548	583	35	6.4	0.77	0.87
Res Hmstd: Hi Val	95,200	88,800	-6.7	1,020	1,017	-3	-0.3	1.07	1.14
Res Hmstd: Ex-Hi Val	142,800	133,300	-6.7	2,053	2,086	33	1.6	1.44	1.56
Apartment	300,000	300,000	0.0	7,453	8,238	785	10.5	2.48	2.75
Comm/Ind: Lo Val	150,000	157,900	5.3	5,505	6,215	710	12.9	3.67	3.94
Comm/Ind: Med Val	300,000	315,800	5.3	12,830	14,338	1,508	11.8	4.28	4.54
Comm/Ind: Hi Val	1,000,000	1,052,500	5.3	47,014	52,237	5,223	11.1	4.70	4.96

St. Louis County

Biwabik city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	28,435	27,664	-771	-2.7	265	243	-23	-8.6	0.93	0.88
Res Non-Hm: exis	5,294	5,011	-284	-5.4	108	96	-12	-11.2	2.04	1.91
Apartments: exis	1,369	1,363	-6	-0.5	32	30	-1	-4.4	2.32	2.23
Low-inc Apts: ex	447	447	0	0.0	6	6	0	-3.6	1.40	1.35
Seasnl Rec: exis	41,973	40,792	-1,182	-2.8	833	773	-60	-7.2	1.99	1.90
Com/Ind: Lo: exi	2,725	2,924	199	7.3	96	98	3	2.9	3.51	3.36
Com/Ind Hi: exis	3,443	3,287	-156	-4.5	161	147	-14	-8.6	4.66	4.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,551	1,941	390	25.1	72	87	14	19.9	4.67	4.47
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	1,315	1,305	-10	-0.8	23	22	-1	-5.6	1.74	1.66
ResHmstd: NewCon	0	92	92	0.0	0	1	1	0.0	0.00	0.88
All other NewCon	0	965	965	0.0	0	18	18	0.0	0.00	1.90
Total	86,554	85,789	-764	-0.9	1,596	1,521	-75	-4.7	1.84	1.77

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	855	851	-4	-0.5	County	58.55	58.55	0.00	0.00
(-) TIF Tax Capacity	8	8	0	0.0	City/Town	96.09	89.80	0.00	0.00
(-) FD Contrib Tax Cap	38	41	2	5.9	School District	27.27	24.07	3.06	5.75
(=) Taxable Tax Capacity	810	803	-7	-0.8	Special District	1.19	1.19	0.00	0.00
FD Distrib Tax Cap	31	37	6	18.5	Total	183.10	173.62	3.06	5.75

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	51,300	49,900	-2.7	264	233	-31	-11.6	0.51	0.47
Res Hmstd: Avg Val	76,900	74,800	-2.7	561	507	-54	-9.7	0.73	0.68
Res Hmstd: Hi Val	102,500	99,700	-2.7	1,080	982	-98	-9.0	1.05	0.99
Res Hmstd: Ex-Hi Val	153,800	149,600	-2.7	2,120	1,956	-164	-7.7	1.38	1.31
Apartment	300,000	298,600	-0.5	6,958	6,652	-306	-4.4	2.32	2.23
Seas Rec: Lo Val	75,000	72,900	-2.8	1,440	1,332	-108	-7.5	1.92	1.83
Seas Rec: Hi Val	200,000	194,400	-2.8	4,003	3,711	-292	-7.3	2.00	1.91
Comm/Ind: Lo Val	150,000	143,200	-4.5	5,258	4,819	-439	-8.4	3.51	3.36
Comm/Ind: Med Val	300,000	286,400	-4.5	12,253	11,141	-1,113	-9.1	4.08	3.89
Comm/Ind: Hi Val	1,000,000	954,700	-4.5	44,899	40,996	-3,902	-8.7	4.49	4.29

St. Louis County

Brookston city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,097	2,790	-307	-9.9	22	20	-3	-12.8	0.72	0.70
Res Non-Hm: exis	1,054	875	-179	-17.0	14	12	-2	-16.3	1.36	1.37
Apartments: exis	331	504	173	52.2	5	8	3	52.8	1.65	1.65
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	583	469	-114	-19.5	8	7	-2	-20.8	1.45	1.42
Com/Ind: Lo: exi	155	176	21	13.7	4	5	1	11.7	2.89	2.84
Com/Ind Hi: exis	277	329	51	18.5	11	12	2	16.2	3.84	3.77
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	79	78	0	-0.4	3	3	0	-2.4	3.84	3.77
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	223	219	-5	-2.1	3	3	0	-3.5	1.30	1.28
ResHmstd: NewCon	0	12	12	0.0	0	0	0	0.0	0.00	0.71
All other NewCon	0	17	17	0.0	0	0	0	0.0	0.00	1.42
Total	5,798	5,468	-330	-5.7	72	70	-2	-2.4	1.24	1.28

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	55	53	-2	-3.8	County	66.96	66.98	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.66	36.70	0.00	0.00
(-) FD Contrib Tax Cap	2	2	0	6.5	School District	23.51	22.52	1.60	4.71
(=) Taxable Tax Capacity	53	51	-2	-4.2	Special District	1.19	2.20	0.00	0.00
FD Distrib Tax Cap	11	11	0	-0.8	Total	130.33	128.41	1.60	4.71

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	71,200	64,100	-10.0	278	234	-44	-15.8	0.39	0.37
Res Hmstd:Avg Val	106,700	96,100	-9.9	758	622	-135	-17.9	0.71	0.65
Res Hmstd: Hi Val	142,200	128,100	-9.9	1,268	1,085	-182	-14.4	0.89	0.85
Res Hmstd: Ex-Hi Val	213,400	192,200	-9.9	2,290	2,013	-278	-12.1	1.07	1.05
Apartment	300,000	456,500	52.2	4,935	7,542	2,607	52.8	1.65	1.65
Seas Rec: Lo Val	75,000	60,300	-19.6	1,044	829	-215	-20.6	1.39	1.37
Seas Rec: Hi Val	200,000	160,900	-19.6	2,948	2,326	-622	-21.1	1.47	1.45
Comm/Ind: Lo Val	150,000	177,800	18.5	4,331	5,303	972	22.4	2.89	2.98
Comm/Ind: Med Val	300,000	355,600	18.5	10,097	12,000	1,903	18.8	3.37	3.37
Comm/Ind: Hi Val	1,000,000	1,185,400	18.5	37,006	43,258	6,252	16.9	3.70	3.65

St. Louis County

Buhl city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	24,379	24,289	-89	-0.4	160	145	-15	-9.4	0.66	0.60
Res Non-Hm: exis	3,653	4,140	487	13.3	55	59	4	7.1	1.50	1.42
Apartments: exis	854	854	0	0.0	16	15	-1	-4.4	1.83	1.75
Low-inc Apts: ex	489	489	0	0.0	5	5	0	-5.4	1.12	1.06
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,117	1,099	-18	-1.6	34	32	-2	-6.1	3.07	2.93
Com/Ind Hi: exis	587	593	6	1.0	24	23	-1	-2.8	4.04	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	90	184	94	104.6	4	7	4	96.6	4.05	3.89
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	365	365	0	0.0	5	5	0	0.4	1.36	1.36
ResHmstd: NewCon	0	42	42	0.0	0	0	0	0.0	0.00	0.60
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	31,533	32,055	522	1.7	303	292	-11	-3.7	0.96	0.91

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	252	260	8	3.2	County	52.09	52.70	0.00	0.00
(-) TIF Tax Capacity	17	18	1	3.1	City/Town	82.38	82.31	0.00	0.00
(-) FD Contrib Tax Cap	7	7	0	-3.1	School District	-0.07	0.02	13.79	5.04
(=) Taxable Tax Capacity	228	235	8	3.4	Special District	1.19	1.19	0.00	0.00
FD Distrib Tax Cap	107	122	15	14.5	Total	135.59	136.21	13.79	5.04

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	47,400	47,200		-0.4	153	139	-14	-9.2	0.32	0.3
Res Hmstd:Avg Val	71,100	70,800		-0.4	361	299	-62	-17.2	0.51	0.42
Res Hmstd: Hi Val	94,800	94,500		-0.3	712	628	-83	-11.7	0.75	0.66
Res Hmstd: Ex-Hi Val	142,300	141,800		-0.4	1,479	1,354	-125	-8.4	1.04	0.96
Apartment	300,000	300,000		0.0	5,498	5,259	-239	-4.4	1.83	1.75
Comm/Ind: Lo Val	150,000	151,500		1.0	4,610	4,458	-152	-3.3	3.07	2.94
Comm/Ind: Med Val	300,000	303,000		1.0	10,687	10,357	-330	-3.1	3.56	3.42
Comm/Ind: Hi Val	1,000,000	1,010,100		1.0	39,048	37,892	-1,156	-3.0	3.90	3.75

St. Louis County

Chisholm city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	105,501	102,952	-2,549	-2.4	808	931	123	15.3	0.77	0.90
Res Non-Hm: exis	14,239	13,713	-526	-3.7	252	277	25	10.1	1.77	2.02
Apartments: exis	4,798	4,779	-18	-0.4	101	116	15	14.5	2.11	2.42
Low-inc Apts: ex	1,620	1,004	-616	-38.0	21	15	-6	-29.2	1.30	1.48
Seasnl Rec: exis	66	68	2	2.7	1	2	0	16.4	2.06	2.33
Com/Ind: Lo: exi	8,243	8,211	-31	-0.4	271	289	19	7.0	3.28	3.53
Com/Ind Hi: exis	4,545	4,464	-81	-1.8	184	194	10	5.5	4.06	4.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,936	3,075	139	4.7	128	145	17	12.9	4.36	4.71
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	352	349	-4	-1.0	5	6	1	16.6	1.51	1.78
ResHmstd: NewCon	0	160	160	0.0	0	1	1	0.0	0.00	0.91
All other NewCon	0	60	60	0.0	0	1	1	0.0	0.00	2.06
Total	142,299	138,834	-3,465	-2.4	1,771	1,978	207	11.7	1.24	1.42

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	1,184	1,157	-27	-2.3	County	51.10	50.85	0.00	0.00	
(-) TIF Tax Capacity	11	7	-5	-40.7	City/Town	78.11	95.25	0.00	0.00	
(-) FD Contrib Tax Cap	56	55	0	-0.8	School District	21.08	30.96	21.89	19.80	
(=) Taxable Tax Capacity	1,117	1,095	-22	-2.0	Special District	0.95	0.95	0.00	0.00	
FD Distrib Tax Cap	663	684	22	3.3	Total	151.23	178.02	21.89	19.80	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,200	43,100		-2.5	183	231	48	26.2	0.41	0.53
Res Hmstd:Avg Val	66,300	64,700		-2.4	432	504	72	16.8	0.65	0.78
Res Hmstd: Hi Val	88,300	86,200		-2.4	771	865	95	12.3	0.87	1.00
Res Hmstd: Ex-Hi Val	132,500	129,300		-2.4	1,596	1,787	191	12.0	1.20	1.38
Apartment	300,000	298,800		-0.4	6,328	7,240	913	14.4	2.11	2.42
Comm/Ind: Lo Val	150,000	147,300		-1.8	4,993	5,268	275	5.5	3.33	3.58
Comm/Ind: Med Val	300,000	294,600		-1.8	11,542	12,165	623	5.4	3.85	4.13
Comm/Ind: Hi Val	1,000,000	982,100		-1.8	42,101	44,496	2,395	5.7	4.21	4.53

St. Louis County

Cook city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	12,818	12,662	-156	-1.2	137	143	6	4.7	1.07	1.13
Res Non-Hm: exis	3,619	3,163	-456	-12.6	76	70	-6	-8.5	2.10	2.20
Apartments: exis	1,209	1,163	-46	-3.8	31	31	0	0.7	2.53	2.64
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	861	857	-3	-0.4	25	26	1	3.9	2.95	3.08
Com/Ind: Lo: exi	5,573	5,698	125	2.2	205	212	7	3.6	3.68	3.73
Com/Ind Hi: exis	4,287	4,269	-19	-0.4	210	211	2	0.7	4.90	4.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	428	466	38	9.0	21	23	2	10.2	4.90	4.95
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	92	89	-2	-2.5	2	2	0	1.2	1.84	1.91
ResHmstd: NewCon	0	17	17	0.0	0	0	0	0.0	0.00	1.13
All other NewCon	0	96	96	0.0	0	2	2	0.0	0.00	2.20
Total	28,887	28,481	-406	-1.4	706	721	15	2.1	2.44	2.53

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	334	330	-4	-1.2	County	61.78	61.83	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	105.68	111.56	0.00	0.00
(-) FD Contrib Tax Cap	52	49	-2	-4.5	School District	21.13	20.16	1.60	4.71
(=) Taxable Tax Capacity	282	281	-2	-0.6	Special District	12.29	14.23	0.00	0.00
FD Distrib Tax Cap	41	41	0	-0.6	Total	200.88	207.78	1.60	4.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,600	52,000	-1.1	353	383	30	8.6	0.67	0.74	
Res Hmstd: Avg Val	78,900	77,900	-1.3	702	737	35	5.0	0.89	0.95	
Res Hmstd: Hi Val	105,100	103,800	-1.2	1,280	1,336	56	4.4	1.22	1.29	
Res Hmstd: Ex-Hi Val	157,700	155,800	-1.2	2,440	2,538	98	4.0	1.55	1.63	
Apartment	300,000	288,500	-3.8	7,581	7,629	48	0.6	2.53	2.64	
Comm/Ind: Lo Val	150,000	149,300	-0.5	5,515	5,564	49	0.9	3.68	3.73	
Comm/Ind: Med Val	300,000	298,700	-0.4	12,859	12,955	96	0.7	4.29	4.34	
Comm/Ind: Hi Val	1,000,000	995,700	-0.4	47,135	47,478	344	0.7	4.71	4.77	

St. Louis County

Ely city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	96,715	96,300	-416	-0.4	971	966	-4	-0.5	1.00	1.00
Res Non-Hm: exis	27,263	27,814	551	2.0	539	547	9	1.6	1.98	1.97
Apartments: exis	3,166	2,921	-245	-7.7	73	67	-6	-8.1	2.29	2.29
Low-inc Apts: ex	1,541	1,541	0	0.0	22	22	0	-0.3	1.40	1.40
Seasnl Rec: exis	2,657	2,987	331	12.5	47	54	6	13.6	1.78	1.80
Com/Ind: Lo: exi	22,835	22,607	-228	-1.0	799	773	-26	-3.3	3.50	3.42
Com/Ind Hi: exis	14,058	13,567	-490	-3.5	649	611	-38	-5.8	4.61	4.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	290	291	1	0.3	13	13	0	-2.1	4.61	4.50
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	76	93	18	23.2	1	2	0	22.5	1.71	1.70
ResHmstd: NewCon	0	198	198	0.0	0	2	2	0.0	0.00	1.01
All other NewCon	0	584	584	0.0	0	17	17	0.0	0.00	2.96
Total	168,600	168,903	304	0.2	3,113	3,073	-40	-1.3	1.85	1.82

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,682	1,682	0	0.0	County	58.42	58.49	0.00	0.00
(-) TIF Tax Capacity	75	71	-5	-6.4	City/Town	98.81	98.79	0.00	0.00
(-) FD Contrib Tax Cap	195	203	7	3.6	School District	11.57	10.37	15.39	15.88
(=) Taxable Tax Capacity	1,411	1,409	-2	-0.1	Special District	2.44	2.55	0.00	0.00
FD Distrib Tax Cap	242	231	-12	-4.8	Total	171.24	170.20	15.39	15.88

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,100	57,900	-0.3	371	368	-3	-0.9	0.64	0.64
Res Hmstd:Avg Val	87,100	86,700	-0.5	807	797	-10	-1.2	0.93	0.92
Res Hmstd: Hi Val	116,200	115,700	-0.4	1,395	1,381	-14	-1.0	1.20	1.19
Res Hmstd: Ex-Hi Val	174,300	173,600	-0.4	2,569	2,547	-22	-0.8	1.47	1.47
Apartment	300,000	276,800	-7.7	6,883	6,328	-555	-8.1	2.29	2.29
Comm/Ind: Lo Val	150,000	144,800	-3.5	5,248	4,948	-300	-5.7	3.5	3.42
Comm/Ind: Med Val	300,000	289,500	-3.5	12,168	11,408	-760	-6.2	4.06	3.94
Comm/Ind: Hi Val	1,000,000	965,100	-3.5	44,461	41,831	-2,630	-5.9	4.45	4.33

St. Louis County

Eveleth city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	72,560	71,660	-900	-1.2	475	444	-31	-6.5	0.66	0.62
Res Non-Hm: exis	9,738	11,242	1,504	15.4	163	185	22	13.4	1.68	1.65
Apartments: exis	3,319	3,059	-261	-7.9	66	60	-6	-8.4	1.98	1.97
Low-inc Apts: ex	2,029	2,029	0	0.0	25	24	0	-1.5	1.21	1.20
Seasnl Rec: exis	16	45	29	178.2	0	1	1	204.1	2.35	2.56
Com/Ind: Lo: exi	7,647	7,577	-70	-0.9	245	238	-7	-2.9	3.21	3.14
Com/Ind Hi: exis	5,493	6,301	807	14.7	232	262	30	13.1	4.22	4.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,741	3,730	-12	-0.3	158	155	-3	-1.8	4.22	4.16
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	446	445	-1	-0.2	6	7	0	3.3	1.45	1.50
ResHmstd: NewCon	0	234	234	0.0	0	1	1	0.0	0.00	0.62
All other NewCon	0	209	209	0.0	0	4	4	0.0	0.00	1.78
Total	104,991	106,529	1,539	1.5	1,371	1,382	11	0.8	1.31	1.30

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	938	962	25	2.7	County	50.14	50.69	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	94.04	98.63	0.00	0.00
(-) FD Contrib Tax Cap	63	64	1	1.9	School District	-0.04	0.00	16.87	9.24
(=) Taxable Tax Capacity	875	899	24	2.7	Special District	0.95	0.95	0.00	0.00
FD Distrib Tax Cap	484	499	15	3.1	Total	145.10	150.27	16.87	9.24

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	41,500	41,000	-1.2	147	139	-8	-5.5	0.35	0.34
Res Hmstd:Avg Val	62,200	61,400	-1.3	331	295	-36	-10.9	0.53	0.48
Res Hmstd: Hi Val	82,900	81,900	-1.2	595	542	-53	-8.9	0.72	0.66
Res Hmstd: Ex-Hi Val	124,400	122,900	-1.2	1,322	1,252	-70	-5.3	1.06	1.02
Apartment	300,000	276,400	-7.9	5,947	5,447	-500	-8.4	1.98	1.97
Comm/Ind: Lo Val	150,000	172,000	14.7	4,809	5,626	817	17.0	3.21	3.27
Comm/Ind: Med Val	300,000	344,100	14.7	11,137	12,780	1,643	14.8	3.71	3.71
Comm/Ind: Hi Val	1,000,000	1,147,000	14.7	40,667	46,158	5,491	13.5	4.07	4.02

St. Louis County

Floodwood city

<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	10,487	10,778	291	2.8	116	115	-1	-1.3	1.11	1.07
Res Non-Hm: exis	2,246	2,543	297	13.2	57	61	4	7.5	2.53	2.40
Apartments: exis	374	394	20	5.3	12	11	0	-0.9	3.08	2.89
Low-inc Apts: ex	682	678	-4	-0.6	13	12	-1	-6.4	1.85	1.74
Seasnl Rec: exis	31	46	16	51.6	1	1	0	42.8	2.53	2.38
Com/Ind: Lo: exi	2,214	2,535	321	14.5	99	108	9	8.8	4.47	4.25
Com/Ind Hi: exis	554	542	-13	-2.3	33	31	-2	-7.2	5.95	5.65
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	248	277	29	11.6	15	16	1	6.0	5.95	5.65
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	230	308	79	34.3	6	7	1	26.0	2.44	2.29
ResHmstd: NewCon	0	152	152	0.0	0	2	2	0.0	0.00	1.07
All other NewCon	0	10	10	0.0	0	0	0	0.0	0.00	2.39
Total	17,066	18,263	1,197	7.0	350	363	13	3.7	2.05	1.99

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	152	165	13	8.7	County	55.39	56.53	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	160.34	143.77	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.42	26.91	2.70	3.20
(=) Taxable Tax Capacity	152	165	13	8.7	Special District	1.76	1.77	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	243.91	228.98	2.70	3.20

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,600	38,600	2.7	271	253	-18	-6.6	0.72	0.66
Res Hmstd:Avg Val	56,400	58,000	2.8	551	526	-25	-4.6	0.98	0.91
Res Hmstd: Hi Val	75,200	77,300	2.8	831	811	-20	-2.4	1.11	1.05
Res Hmstd: Ex-Hi Val	112,800	115,900	2.7	1,831	1,787	-44	-2.4	1.62	1.54
Apartment	300,000	315,800	5.3	9,228	9,140	-88	-1.0	3.08	2.89
Comm/Ind: Lo Val	150,000	146,600	-2.3	6,704	6,227	-478	-7.1	4.47	4.25
Comm/Ind: Med Val	300,000	293,200	-2.3	15,630	14,466	-1,165	-7.5	5.21	4.93
Comm/Ind: Hi Val	1,000,000	977,200	-2.3	57,284	53,129	-4,155	-7.3	5.73	5.44

St. Louis County

Gilbert city

<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	50,574	51,350	776	1.5	524	521	-3	-0.6	1.04	1.01
Res Non-Hm: exis	5,286	6,801	1,515	28.7	111	136	25	22.7	2.10	2.00
Apartments: exis	377	414	37	9.8	10	10	1	5.7	2.52	2.43
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	726	1,269	543	74.8	16	26	11	69.3	2.14	2.08
Com/Ind: Lo: exi	3,687	3,600	-87	-2.4	137	128	-9	-6.4	3.71	3.56
Com/Ind Hi: exis	3,190	3,165	-25	-0.8	156	149	-7	-4.4	4.89	4.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,014	910	-104	-10.3	50	43	-7	-13.5	4.89	4.71
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	1,181	1,265	84	7.1	22	24	1	6.3	1.88	1.87
ResHmstd: NewCon	0	681	681	0.0	0	7	7	0.0	0.00	1.02
All other NewCon	0	23	23	0.0	0	0	0	0.0	0.00	2.00
Total	66,034	69,477	3,443	5.2	1,024	1,045	20	2.0	1.55	1.50

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	560	601	41	7.3	County	56.14	57.07	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	131.35	128.92	0.00	0.00
(-) FD Contrib Tax Cap	34	33	-1	-2.3	School District	0.02	0.01	16.87	9.24
(=) Taxable Tax Capacity	526	567	42	7.9	Special District	0.95	0.95	0.00	0.00
FD Distrib Tax Cap	174	187	13	7.3	Total	188.46	186.95	16.87	9.24

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,600	50,400	1.6	329	297	-33	-9.9	0.66	0.59
Res Hmstd: Avg Val	74,400	75,500	1.5	652	602	-50	-7.7	0.88	0.8
Res Hmstd: Hi Val	99,100	100,600	1.5	1,186	1,132	-54	-4.6	1.2	1.12
Res Hmstd: Ex-Hi Val	148,700	151,000	1.5	2,289	2,205	-83	-3.6	1.54	1.46
Apartment	300,000	329,500	9.8	7,573	8,004	431	5.7	2.52	2.43
Comm/Ind: Lo Val	150,000	148,800	-0.8	5,564	5,294	-270	-4.9	3.71	3.56
Comm/Ind: Med Val	300,000	297,700	-0.8	12,899	12,298	-601	-4.7	4.3	4.13
Comm/Ind: Hi Val	1,000,000	992,200	-0.8	47,129	45,031	-2,099	-4.5	4.71	4.54

St. Louis County

Hermantown city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	475,028	474,693	-334	-0.1	5,322	6,219	896	16.8	1.12	1.31
Res Non-Hm: exis	77,599	73,865	-3,733	-4.8	998	1,105	107	10.7	1.29	1.50
Apartments: exis	42,181	42,822	641	1.5	641	763	122	19.0	1.52	1.78
Low-inc Apts: ex	2,263	2,263	0	0.0	21	24	4	17.1	0.92	1.08
Seasnl Rec: exis	1,159	1,159	0	0.0	19	22	3	16.7	1.63	1.91
Com/Ind: Lo: exi	32,910	32,321	-589	-1.8	856	941	85	10.0	2.60	2.91
Com/Ind Hi: exis	121,489	122,795	1,307	1.1	4,194	4,751	557	13.3	3.45	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	54,147	56,532	2,385	4.4	1,870	2,186	316	16.9	3.45	3.87
Ag HGA: Exist	1,300	1,288	-11	-0.9	14	16	2	15.7	1.06	1.24
Ag Hmstd Land	1,069	1,082	13	1.2	4	5	1	31.2	0.38	0.49
Ag Non-Hmstd	14,100	14,017	-84	-0.6	157	185	27	17.3	1.12	1.32
ResHmstd: NewCon	0	3,215	3,215	0.0	0	42	42	0.0	0.00	1.31
All other NewCon	0	7,461	7,461	0.0	0	167	167	0.0	0.00	2.24
Total	823,244	833,514	10,270	1.2	14,095	16,426	2,330	16.5	1.71	1.97

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	9,863	10,018	155	1.6	County	67.36	67.46	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.64	36.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.11	34.57	4.16	3.92
(=) Taxable Tax Capacity	9,863	10,018	155	1.6	Special District	1.19	1.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	118.29	139.37	4.16	3.92

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	140,400	140,300	-0.1	1,428	1,667	239	16.7	1.02	1.19
Res Hmstd:Avg Val	210,500	210,400	0.0	2,361	2,760	399	16.9	1.12	1.31
Res Hmstd: Hi Val	280,600	280,400	-0.1	3,294	3,851	556	16.9	1.17	1.37
Res Hmstd: Ex-Hi Val	420,900	420,600	-0.1	5,154	6,027	873	16.9	1.22	1.43
Apartment	300,000	304,600	1.5	4,561	5,426	865	19.0	1.52	1.78
Comm/Ind: Lo Val	150,000	151,600	1.1	3,900	4,428	528	13.5	2.6	2.92
Comm/Ind: Med Val	300,000	303,200	1.1	9,079	10,291	1,212	13.4	3.03	3.39
Comm/Ind: Hi Val	1,000,000	1,010,800	1.1	33,248	37,659	4,411	13.3	3.32	3.73

St. Louis County

Hibbing city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	486,258	484,460	-1,798	-0.4	4,366	4,392	26	0.6	0.90	0.91
Res Non-Hm: exis	52,454	56,143	3,689	7.0	881	957	76	8.7	1.68	1.70
Apartments: exis	15,097	15,375	277	1.8	297	308	11	3.6	1.97	2.00
Low-inc Apts: ex	9,869	9,894	25	0.3	119	121	2	1.6	1.21	1.22
Seasnl Rec: exis	4,657	4,632	-25	-0.5	75	77	2	2.5	1.60	1.65
Com/Ind: Lo: exi	45,536	45,489	-47	-0.1	1,453	1,440	-14	-0.9	3.19	3.16
Com/Ind Hi: exis	67,680	70,975	3,296	4.9	2,816	2,930	113	4.0	4.16	4.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	17,104	18,731	1,628	9.5	721	784	64	8.8	4.21	4.19
Ag HGA: Exist	3,495	3,415	-80	-2.3	36	36	0	-0.2	1.02	1.04
Ag Hmstd Land	3,020	3,178	158	5.2	13	14	2	14.1	0.42	0.45
Ag Non-Hmstd	36,762	35,412	-1,349	-3.7	528	526	-2	-0.4	1.44	1.48
ResHmstd: NewCon	0	2,014	2,014	0.0	0	18	18	0.0	0.00	0.91
All other NewCon	0	950	950	0.0	0	23	23	0.0	0.00	2.47
Total	741,932	750,668	8,736	1.2	11,304	11,625	321	2.8	1.52	1.55

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	7,200	7,334	134	1.9	County	57.14	57.50	0.00	0.00
(-) TIF Tax Capacity	64	65	2	2.4	City/Town	79.37	83.00	0.00	0.00
(-) FD Contrib Tax Cap	543	499	-44	-8.2	School District	6.09	6.77	17.24	14.32
(=) Taxable Tax Capacity	6,593	6,770	177	2.7	Special District	1.19	1.64	0.00	0.00
FD Distrib Tax Cap	1,341	1,230	-111	-8.3	Total	143.79	148.91	17.24	14.32

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	62,200	62,000		-0.3	329	328	-1	-0.3	0.53	0.53
Res Hmstd:Avg Val	93,300	93,000		-0.3	773	773	0	0.1	0.83	0.83
Res Hmstd: Hi Val	124,400	123,900		-0.4	1,314	1,319	5	0.4	1.06	1.06
Res Hmstd: Ex-Hi Val	186,600	185,900		-0.4	2,396	2,414	18	0.8	1.28	1.3
Apartment	300,000	305,500		1.8	5,909	6,124	215	3.6	1.97	2.00
Comm/Ind: Lo Val	150,000	157,300		4.9	4,804	5,069	265	5.5	3.20	3.22
Comm/Ind: Med Val	300,000	314,600		4.9	11,124	11,654	531	4.8	3.71	3.70
Comm/Ind: Hi Val	1,000,000	1,048,700		4.9	40,614	42,387	1,773	4.4	4.06	4.04

St. Louis County

Iron Junction city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,461	3,540	80	2.3	16	15	-2	-10.0	0.47	0.41
Res Non-Hm: exis	109	51	-58	-52.9	1	1	-1	-51.7	1.23	1.26
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1	1	0	0.0	0	0	0	-0.3	1.04	1.04
Com/Ind: Lo: exi	58	58	0	0.5	2	1	0	-3.8	2.62	2.51
Com/Ind Hi: exis	1,186	1,109	-77	-6.5	41	37	-4	-9.8	3.44	3.32
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	193	191	-2	-0.9	7	6	0	-4.5	3.44	3.32
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	135	135	0	0.0	1	1	0	-0.5	0.95	0.95
ResHmstd: NewCon	0	52	52	0.0	0	0	0	0.0	0.00	0.42
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	1.26
Total	5,143	5,138	-5	-0.1	68	61	-6	-9.6	1.32	1.20

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	54	53	-1	-2.2	County	68.49	68.58	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.97	23.62	0.00	0.00
(-) FD Contrib Tax Cap	6	6	0	4.5	School District	2.67	1.49	16.87	9.24
(=) Taxable Tax Capacity	48	47	-1	-3.1	Special District	1.19	1.19	0.00	0.00
FD Distrib Tax Cap	6	6	0	-1.4	Total	95.32	94.87	16.87	9.24

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	51,400	52,600	2.3	164	150	-14	-8.6	0.32	0.28
Res Hmstd:Avg Val	77,100	78,900	2.3	286	246	-41	-14.2	0.37	0.31
Res Hmstd: Hi Val	102,800	105,200	2.3	597	542	-55	-9.2	0.58	0.52
Res Hmstd: Ex-Hi Val	154,200	157,700	2.3	1,217	1,133	-84	-6.9	0.79	0.72
Comm/Ind: Lo Val	150,000	140,300	-6.5	3,934	3,523	-411	-10.5	2.62	2.51
Comm/Ind: Med Val	300,000	280,500	-6.5	9,096	8,095	-1,000	-11.0	3.03	2.89
Comm/Ind: Hi Val	1,000,000	935,100	-6.5	33,182	29,809	-3,373	-10.2	3.32	3.19

St. Louis County

Kinney city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,831	1,885	54	2.9	23	23	0	1.0	1.26	1.23
Res Non-Hm: exis	285	230	-55	-19.3	10	8	-2	-18.3	3.54	3.59
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	265	265	0	0.0	14	14	0	-0.9	5.28	5.23
Com/Ind Hi: exis	674	673	-1	-0.1	49	50	0	0.4	7.33	7.37
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	170	169	-2	-0.9	12	12	0	-1.4	6.99	6.96
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	395	395	0	0.0	13	13	0	3.0	3.28	3.38
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	1.24
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,621	3,619	-1	0.0	121	120	-1	-1.1	3.35	3.32

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	39	38	0	-1.0	County	18.17	17.65	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	309.10	319.36	0.00	0.00
(-) FD Contrib Tax Cap	4	4	0	1.5	School District	-0.07	0.03	13.79	5.04
(=) Taxable Tax Capacity	35	35	0	-1.2	Special District	1.19	1.19	0.00	0.00
FD Distrib Tax Cap	25	29	5	18.4	Total	328.39	338.23	13.79	5.04

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	24,000	24,700		2.9	191	199	8	4.0	0.8	0.80
Res Hmstd:Avg Val	35,900	37,000		3.1	442	454	13	2.9	1.23	1.23
Res Hmstd: Hi Val	47,900	49,300		2.9	695	710	15	2.2	1.45	1.44
Res Hmstd: Ex-Hi Val	71,800	73,900		2.9	1,199	1,222	23	1.9	1.67	1.65
Comm/Ind: Lo Val	150,000	149,800		-0.1	7,919	7,836	-83	-1.0	5.28	5.23
Comm/Ind: Med Val	300,000	299,700		-0.1	18,410	18,263	-146	-0.8	6.14	6.09
Comm/Ind: Hi Val	1,000,000	999,000		-0.1	67,364	66,922	-442	-0.7	6.74	6.7

St. Louis County

Leonidas city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,485	1,526	41	2.8	6	6	0	-1.3	0.38	0.36
Res Non-Hm: exis	14	17	3	21.3	0	0	0	25.7	1.32	1.37
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	83	83	0	0.0	2	2	0	-0.8	2.88	2.86
Com/Ind Hi: exis	460	433	-27	-5.9	17	16	-1	-6.0	3.79	3.78
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	240	231	-9	-3.8	9	9	0	-4.0	3.79	3.78
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	123	123	0	0.0	1	2	0	6.1	1.15	1.22
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,405	2,413	8	0.3	36	35	-1	-3.8	1.50	1.44

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	25	25	0	-1.7	County	54.68	53.98	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	59.25	67.18	0.00	0.00
(-) FD Contrib Tax Cap	4	4	1	20.0	School District	0.23	0.01	16.87	9.24
(=) Taxable Tax Capacity	22	21	-1	-5.4	Special District	1.19	1.19	0.00	0.00
FD Distrib Tax Cap	5	5	0	-5.1	Total	115.35	122.35	16.87	9.24

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	43,100	44,300	2.8	126	124	-2	-1.3	0.29	0.28
Res Hmstd:Avg Val	64,600	66,400	2.8	241	234	-7	-3.0	0.37	0.35
Res Hmstd: Hi Val	86,000	88,400	2.8	482	490	8	1.7	0.56	0.55
Res Hmstd: Ex-Hi Val	129,100	132,700	2.8	1,096	1,122	25	2.3	0.85	0.85
Comm/Ind: Lo Val	150,000	141,200	-5.9	4,322	4,035	-286	-6.6	2.88	2.86
Comm/Ind: Med Val	300,000	282,400	-5.9	9,999	9,291	-708	-7.1	3.33	3.29
Comm/Ind: Hi Val	1,000,000	941,300	-5.9	36,496	34,196	-2,300	-6.3	3.65	3.63

St. Louis County

McKinley city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,204	2,192	-12	-0.6	12	12	0	3.2	0.55	0.57
Res Non-Hm: exis	512	523	10	2.0	10	11	1	5.3	1.97	2.03
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	120	110	-10	-8.6	5	5	0	-8.9	4.53	4.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	320	336	16	5.1	14	15	1	4.8	4.53	4.51
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	72	72	0	0.0	1	1	0	7.9	1.64	1.76
ResHmstd: NewCon	0	2	2	0.0	0	0	0	0.0	0.00	0.57
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,228	3,234	6	0.2	43	44	1	2.8	1.34	1.37

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	28	28	0	0.5	County	51.35	51.60	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	110.99	123.69	0.00	0.00
(-) FD Contrib Tax Cap	3	3	0	-3.3	School District	-0.01	0.00	16.87	9.24
(=) Taxable Tax Capacity	25	25	0	1.0	Special District	1.19	1.19	0.00	0.00
FD Distrib Tax Cap	19	21	2	11.6	Total	163.52	176.48	16.87	9.24

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	30,600	30,400	-0.7	120	119	-1	-0.5	0.39	0.39
Res Hmstd:Avg Val	45,900	45,600	-0.7	213	210	-3	-1.3	0.46	0.46
Res Hmstd: Hi Val	61,200	60,900	-0.5	389	386	-3	-0.7	0.63	0.63
Res Hmstd: Ex-Hi Val	91,800	91,300	-0.5	867	868	1	0.2	0.94	0.95
Comm/Ind: Lo Val	150,000	137,000	-8.7	5,157	4,671	-486	-9.4	3.44	3.41
Comm/Ind: Med Val	300,000	274,100	-8.6	11,948	10,716	-1,231	-10.3	3.98	3.91
Comm/Ind: Hi Val	1,000,000	913,500	-8.7	43,639	39,583	-4,056	-9.3	4.36	4.33

St. Louis County

Meadowlands city

<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	1,548	1,607	58	3.8	10	11	1	9.0	0.64	0.67
Res Non-Hm: exis	967	942	-25	-2.6	18	18	0	-0.4	1.85	1.89
Apartments: exis	0	161	161	0.0	0	4	4	0.0	0.00	2.32
Low-inc Apts: ex	274	190	-84	-30.7	4	3	-1	-29.4	1.37	1.40
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	368	437	69	18.8	13	15	2	19.3	3.50	3.51
Com/Ind Hi: exis	44	48	4	9.5	2	2	0	9.8	4.66	4.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	169	169	0	0.1	8	8	0	0.4	4.66	4.67
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	58	22	-35	-61.1	0	0	0	-58.4	0.53	0.57
Ag Non-Hmstd	51	39	-12	-23.9	1	1	0	-23.8	1.81	1.82
ResHmstd: NewCon	0	4	4	0.0	0	0	0	0.0	0.00	0.68
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,478	3,618	140	4.0	56	61	6	10.4	1.60	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	32	34	2	7.3	County	59.54	60.28	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	100.96	101.18	0.00	0.00
(-) FD Contrib Tax Cap	1	1	0	-10.6	School District	19.61	19.00	1.60	4.71
(=) Taxable Tax Capacity	31	33	2	7.9	Special District	1.19	1.19	0.00	0.00
FD Distrib Tax Cap	17	17	0	2.1	Total	181.30	181.65	1.60	4.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,700	35,000	3.9	160	171	11	7.0	0.47	0.49
Res Hmstd:Avg Val	50,500	52,400	3.8	268	306	38	14.3	0.53	0.58
Res Hmstd: Hi Val	67,300	69,800	3.7	453	504	51	11.2	0.67	0.72
Res Hmstd: Ex-Hi Val	101,000	104,800	3.8	1,047	1,158	111	10.6	1.04	1.11
Comm/Ind: Lo Val	150,000	164,300	9.5	5,248	5,940	692	13.2	3.5	3.62
Comm/Ind: Med Val	300,000	328,600	9.5	12,238	13,615	1,377	11.2	4.08	4.14
Comm/Ind: Hi Val	1,000,000	1,095,200	9.5	44,857	49,422	4,565	10.2	4.49	4.51

St. Louis County

Mountain Iron city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	100,507	100,292	-214	-0.2	947	841	-106	-11.2	0.94	0.84
Res Non-Hm: exis	11,680	11,766	86	0.7	180	168	-13	-7.0	1.54	1.43
Apartments: exis	7,146	7,146	0	0.0	131	122	-9	-6.9	1.84	1.71
Low-inc Apts: ex	2,914	2,914	0	0.0	33	30	-3	-7.9	1.13	1.04
Seasnl Rec: exis	2,151	2,087	-63	-2.9	31	29	-2	-5.0	1.44	1.40
Com/Ind: Lo: exi	10,610	10,461	-150	-1.4	329	305	-24	-7.2	3.10	2.92
Com/Ind Hi: exis	40,120	39,600	-519	-1.3	1,637	1,530	-107	-6.5	4.08	3.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,436	6,397	-39	-0.6	262	247	-15	-5.8	4.07	3.85
Ag HGA: Exist	560	777	217	38.7	5	6	1	21.2	0.92	0.80
Ag Hmstd Land	788	888	99	12.6	2	3	0	11.0	0.31	0.31
Ag Non-Hmstd	7,915	7,639	-276	-3.5	107	100	-7	-6.4	1.35	1.31
ResHmstd: NewCon	0	909	909	0.0	0	8	8	0.0	0.00	0.84
All other NewCon	0	725	725	0.0	0	21	21	0.0	0.00	2.92
Total	190,827	191,601	774	0.4	3,664	3,410	-254	-6.9	1.92	1.78

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,212	2,218	6	0.3	County	65.60	65.72	0.00	0.00
(-) TIF Tax Capacity	93	69	-24	-25.7	City/Town	62.51	61.68	4.69	4.67
(-) FD Contrib Tax Cap	287	288	1	0.3	School District	3.52	0.98	13.88	5.19
(=) Taxable Tax Capacity	1,832	1,861	29	1.6	Special District	0.95	0.95	0.00	0.00
FD Distrib Tax Cap	145	137	-8	-5.5	Total	132.58	129.32	18.57	9.86

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	76,400	76,200	-0.3	437	353	-85	-19.4	0.57	0.46
Res Hmstd: Avg Val	114,600	114,400	-0.2	1,060	929	-131	-12.4	0.93	0.81
Res Hmstd: Hi Val	152,800	152,500	-0.2	1,683	1,503	-180	-10.7	1.10	0.99
Res Hmstd: Ex-Hi Val	229,200	228,700	-0.2	2,929	2,653	-277	-9.4	1.28	1.16
Apartment	300,000	300,000	0.0	5,529	5,145	-384	-6.9	1.84	1.72
Comm/Ind: Lo Val	150,000	148,100	-1.3	4,656	4,325	-331	-7.1	3.10	2.92
Comm/Ind: Med Val	300,000	296,100	-1.3	10,772	10,021	-751	-7.0	3.59	3.38
Comm/Ind: Hi Val	1,000,000	987,100	-1.3	39,310	36,699	-2,612	-6.6	3.93	3.72

St. Louis County

Orr city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,705	7,821	116	1.5	72	75	3	4.4	0.93	0.96
Res Non-Hm: exis	902	855	-47	-5.2	15	15	-1	-3.4	1.71	1.74
Apartments: exis	702	702	0	0.0	15	15	0	0.9	2.07	2.09
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	623	613	-10	-1.6	11	11	0	-1.8	1.84	1.84
Com/Ind: Lo: exi	1,597	1,734	137	8.5	53	56	4	7.1	3.29	3.24
Com/Ind Hi: exis	1,960	1,906	-54	-2.8	86	82	-4	-4.3	4.38	4.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	147	166	19	13.2	6	7	1	11.3	4.38	4.31
Ag HGA: Exist	148	148	0	0.0	2	2	0	2.4	1.12	1.15
Ag Hmstd Land	26	26	0	0.0	0	0	0	0.0	#####	#####
Ag Non-Hmstd	105	103	-2	-2.3	2	2	0	-2.8	1.64	1.63
ResHmstd: NewCon	0	34	34	0.0	0	0	0	0.0	0.00	0.96
All other NewCon	0	12	12	0.0	0	0	0	0.0	0.00	1.74
Total	13,915	14,119	204	1.5	261	265	4	1.5	1.88	1.88

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	150	152	2	1.3	County	62.64	63.24	0.00	0.00
(-) TIF Tax Capacity	11	3	-7	-68.0	City/Town	67.56	64.79	0.00	0.00
(-) FD Contrib Tax Cap	20	18	-2	-11.0	School District	21.40	20.70	1.60	4.71
(=) Taxable Tax Capacity	119	131	11	9.5	Special District	12.53	14.48	0.00	0.00
FD Distrib Tax Cap	18	19	1	5.1	Total	164.13	163.20	1.60	4.71

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,200	65,200	1.6	353	379	27	7.6	0.55	0.58
Res Hmstd:Avg Val	96,300	97,700	1.5	837	886	49	5.9	0.87	0.91
Res Hmstd: Hi Val	128,400	130,300	1.5	1,417	1,482	65	4.6	1.10	1.14
Res Hmstd: Ex-Hi Val	192,600	195,500	1.5	2,575	2,672	97	3.8	1.34	1.37
Apartment	300,000	300,000	0.0	6,203	6,261	59	0.9	2.07	2.09
Comm/Ind: Lo Val	150,000	145,800	-2.8	4,930	4,727	-204	-4.1	3.29	3.24
Comm/Ind: Med Val	300,000	291,700	-2.8	11,496	10,965	-531	-4.6	3.83	3.76
Comm/Ind: Hi Val	1,000,000	972,300	-2.8	42,136	40,277	-1,859	-4.4	4.21	4.14

St. Louis County

Proctor city

<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	130,430	130,365	-64	0.0	1,577	1,581	4	0.3	1.21	1.21
Res Non-Hm: exis	19,653	20,142	488	2.5	303	310	7	2.3	1.54	1.54
Apartments: exis	5,952	5,930	-22	-0.4	109	108	-1	-1.0	1.84	1.83
Low-inc Apts: ex	2,585	2,585	0	0.0	29	29	0	-0.3	1.11	1.11
Seasnl Rec: exis	46	46	0	0.0	1	1	0	-1.7	1.53	1.50
Com/Ind: Lo: exi	7,544	7,426	-119	-1.6	225	220	-5	-2.3	2.98	2.96
Com/Ind Hi: exis	23,903	23,198	-705	-2.9	947	911	-36	-3.8	3.96	3.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,553	1,593	40	2.6	62	63	1	1.7	3.96	3.93
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	731	722	-9	-1.2	11	10	0	-3.1	1.44	1.41
ResHmstd: NewCon	0	915	915	0.0	0	11	11	0.0	0.00	1.22
All other NewCon	0	705	705	0.0	0	15	15	0.0	0.00	2.06
Total	192,396	193,626	1,229	0.6	3,263	3,258	-5	-0.2	1.70	1.68

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,990	1,998	8	0.4	County	64.42	64.52	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	54.78	54.55	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.36	20.71	4.08	6.47
(=) Taxable Tax Capacity	1,990	1,998	8	0.4	Special District	1.19	1.19	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	143.75	140.97	4.08	6.47

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	90,200	90,200	0.0	915	919	5	0.5	1.01	1.02
Res Hmstd:Avg Val	135,200	135,100	-0.1	1,638	1,638	0	0.0	1.21	1.21
Res Hmstd: Hi Val	180,200	180,100	-0.1	2,362	2,359	-3	-0.1	1.31	1.31
Res Hmstd: Ex-Hi Val	270,400	270,300	0.0	3,812	3,803	-8	-0.2	1.41	1.41
Apartment	300,000	298,900	-0.4	5,513	5,460	-52	-1.0	1.84	1.83
Comm/Ind: Lo Val	150,000	145,600	-2.9	4,471	4,310	-161	-3.6	2.98	2.96
Comm/Ind: Med Val	300,000	291,200	-2.9	10,413	9,982	-430	-4.1	3.47	3.43
Comm/Ind: Hi Val	1,000,000	970,500	-3.0	38,139	36,646	-1,493	-3.9	3.81	3.78

St. Louis County

Tower city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	15,853	15,778	-75	-0.5	189	190	1	0.4	1.19	1.20
Res Non-Hm: exis	5,682	4,954	-728	-12.8	109	95	-14	-13.0	1.92	1.91
Apartments: exis	1,851	1,804	-46	-2.5	44	42	-1	-2.9	2.36	2.35
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4,806	5,368	562	11.7	110	121	11	9.7	2.29	2.25
Com/Ind: Lo: exi	3,323	3,321	-2	-0.1	118	115	-2	-1.9	3.54	3.48
Com/Ind Hi: exis	1,076	1,281	205	19.1	51	59	8	16.7	4.72	4.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	482	506	24	5.0	23	23	1	2.8	4.72	4.62
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	371	371	0	0.0	7	7	0	-1.7	1.88	1.84
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.21
All other NewCon	0	39	39	0.0	0	1	1	0.0	0.00	1.98
Total	33,444	33,427	-17	-0.1	650	653	4	0.6	1.94	1.95

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	343	346	2	0.7	County	60.87	61.09	0.00	0.00
(-) TIF Tax Capacity	17	13	-3	-20.6	City/Town	105.80	103.28	0.00	0.00
(-) FD Contrib Tax Cap	22	22	1	2.9	School District	19.67	18.79	1.60	4.71
(=) Taxable Tax Capacity	305	310	5	1.7	Special District	1.19	1.19	0.00	0.00
FD Distrib Tax Cap	24	25	1	3.5	Total	187.55	184.35	1.60	4.71

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	69,300	69,000	-0.4	501	506	5	1.0	0.72	0.73	
Res Hmstd: Avg Val	103,900	103,400	-0.5	1,152	1,150	-2	-0.2	1.11	1.11	
Res Hmstd: Hi Val	138,500	137,800	-0.5	1,865	1,858	-8	-0.4	1.35	1.35	
Res Hmstd: Ex-Hi Val	207,800	206,800	-0.5	3,293	3,277	-16	-0.5	1.58	1.58	
Apartment	300,000	292,500	-2.5	7,081	6,878	-203	-2.9	2.36	2.35	
Seas Rec: Lo Val	75,000	83,800	11.7	1,473	1,631	158	10.7	1.96	1.95	
Seas Rec: Hi Val	200,000	223,400	11.7	4,092	4,520	428	10.4	2.05	2.02	
Comm/Ind: Lo Val	150,000	178,600	19.1	5,311	6,537	1,226	23.1	3.54	3.66	
Comm/Ind: Med Val	300,000	357,300	19.1	12,384	14,794	2,410	19.5	4.13	4.14	
Comm/Ind: Hi Val	1,000,000	1,191,000	19.1	45,393	53,316	7,924	17.5	4.54	4.48	

St. Louis County

Virginia city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	207,095	206,780	-315	-0.2	2,080	1,769	-311	-15.0	1.00	0.86
Res Non-Hm: exis	32,288	33,970	1,681	5.2	635	591	-44	-6.9	1.97	1.74
Apartments: exis	15,819	15,821	1	0.0	358	318	-40	-11.3	2.26	2.01
Low-inc Apts: ex	4,361	4,359	-2	0.0	61	54	-7	-11.5	1.39	1.23
Seasnl Rec: exis	168	249	82	48.6	4	6	2	40.2	2.61	2.46
Com/Ind: Lo: exi	31,547	28,768	-2,779	-8.8	1,093	911	-182	-16.6	3.46	3.17
Com/Ind Hi: exis	59,695	73,076	13,382	22.4	2,718	3,050	332	12.2	4.55	4.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	575	600	25	4.4	26	25	-1	-4.4	4.56	4.17
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	2,259	1,937	-322	-14.2	36	28	-8	-21.6	1.61	1.47
ResHmstd: NewCon	0	1,166	1,166	0.0	0	10	10	0.0	0.00	0.86
All other NewCon	0	8,698	8,698	0.0	0	325	325	0.0	0.00	3.74
Total	353,807	375,425	21,618	6.1	7,011	7,086	76	1.1	1.98	1.89

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,751	4,160	409	10.9	County	52.70	54.73	0.00	0.00
(-) TIF Tax Capacity	49	0	-49	-100.0	City/Town	97.01	85.26	0.00	0.00
(-) FD Contrib Tax Cap	431	402	-30	-6.9	School District	11.64	4.55	21.07	16.90
(=) Taxable Tax Capacity	3,270	3,758	488	14.9	Special District	2.39	2.30	0.00	0.00
FD Distrib Tax Cap	726	770	44	6.1	Total	163.73	146.83	21.07	16.90

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	56,200	56,100	-0.2	355	274	-81	-22.9	0.63	0.49
Res Hmstd:Avg Val	84,200	84,100	-0.1	755	626	-129	-17.1	0.9	0.74
Res Hmstd: Hi Val	112,300	112,100	-0.2	1,316	1,122	-194	-14.8	1.17	1.00
Res Hmstd: Ex-Hi Val	168,400	168,100	-0.2	2,435	2,113	-323	-13.3	1.45	1.26
Apartment	300,000	300,000	0.0	6,772	6,013	-759	-11.2	2.26	2.00
Comm/Ind: Lo Val	150,000	183,600	22.4	5,210	6,167	958	18.4	3.47	3.36
Comm/Ind: Med Val	300,000	367,300	22.4	12,050	13,842	1,791	14.9	4.02	3.77
Comm/Ind: Hi Val	1,000,000	1,224,200	22.4	43,973	49,640	5,667	12.9	4.4	4.05

St. Louis County

Winton city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,173	4,048	-125	-3.0	37	37	1	1.6	0.88	0.92
Res Non-Hm: exis	1,812	1,844	32	1.7	33	35	2	5.4	1.82	1.88
Apartments: exis	233	229	-4	-1.7	5	5	0	1.9	2.16	2.24
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	72	68	-4	-5.1	1	1	0	-1.7	1.69	1.76
Com/Ind: Lo: exi	221	208	-13	-5.9	7	7	0	-5.7	3.38	3.39
Com/Ind Hi: exis	173	171	-2	-1.2	8	8	0	-1.1	4.46	4.46
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	84	83	-1	-1.5	4	4	0	-1.4	4.46	4.46
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.93
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,768	6,651	-118	-1.7	95	97	2	2.0	1.40	1.45

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	59	58	-1	-1.8	County	64.48	64.49	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	80.15	87.39	0.00	0.00
(-) FD Contrib Tax Cap	2	2	0	0.1	School District	14.72	13.48	15.39	15.88
(=) Taxable Tax Capacity	57	56	-1	-1.9	Special District	1.19	1.19	0.00	0.00
FD Distrib Tax Cap	15	15	0	3.0	Total	160.54	166.55	15.39	15.88

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	48,000	46,600	-2.9	246	250	3	1.4	0.51	0.54
Res Hmstd:Avg Val	72,000	69,800	-3.1	515	519	4	0.8	0.71	0.74
Res Hmstd: Hi Val	96,000	93,100	-3.0	940	928	-12	-1.3	0.98	1
Res Hmstd: Ex-Hi Val	144,000	139,700	-3.0	1,854	1,848	-6	-0.3	1.29	1.32
Apartment	300,000	294,900	-1.7	6,482	6,608	125	1.9	2.16	2.24
Comm/Ind: Lo Val	150,000	148,200	-1.2	5,074	5,021	-53	-1.0	3.38	3.39
Comm/Ind: Med Val	300,000	296,400	-1.2	11,762	11,619	-144	-1.2	3.92	3.92
Comm/Ind: Hi Val	1,000,000	987,900	-1.2	42,975	42,492	-483	-1.1	4.3	4.30

St. Louis County

Hoyt Lakes city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	51,958	49,449	-2,509	-4.8	367	378	10	2.8	0.71	0.76
Res Non-Hm: exis	8,159	6,929	-1,230	-15.1	155	138	-17	-11.0	1.90	1.99
Apartments: exis	1,181	1,154	-27	-2.3	27	28	1	2.0	2.30	2.40
Low-inc Apts: ex	254	241	-13	-5.1	4	3	0	-0.7	1.38	1.45
Seasnl Rec: exis	2,789	3,743	954	34.2	60	83	23	39.1	2.15	2.23
Com/Ind: Lo: exi	2,976	2,718	-258	-8.7	104	97	-8	-7.4	3.51	3.55
Com/Ind Hi: exis	17,290	15,937	-1,352	-7.8	806	752	-54	-6.7	4.66	4.72
Publ U: Elec Gen	23,443	21,847	-1,596	-6.8	848	804	-45	-5.3	3.62	3.68
Publ U: Other	9,057	9,335	277	3.1	422	441	18	4.3	4.66	4.72
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	15,145	16,216	1,072	7.1	275	302	27	9.8	1.81	1.86
ResHmstd: NewCon	0	325	325	0.0	0	2	2	0.0	0.00	0.77
All other NewCon	0	197	197	0.0	0	4	4	0.0	0.00	2.23
Total	132,250	128,090	-4,160	-3.1	3,069	3,032	-37	-1.2	2.32	2.37

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	1,655	1,595	-60	-3.6	County	65.66	65.64	0.00	0.00
(-) TIF Tax Capacity	10	9	-1	-5.6	City/Town	82.76	91.83	0.00	0.00
(-) FD Contrib Tax Cap	175	188	13	7.3	School District	31.81	28.61	3.05	5.75
(=) Taxable Tax Capacity	1,470	1,397	-72	-4.9	Special District	1.19	1.19	0.00	0.00
FD Distrib Tax Cap	106	111	4	4.2	Total	181.42	187.28	3.05	5.75

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,600	41,500		-4.8	173	175	2	1.3	0.4	0.42
Res Hmstd:Avg Val	65,400	62,200		-4.9	417	420	3	0.7	0.64	0.67
Res Hmstd: Hi Val	87,200	83,000		-4.8	760	730	-31	-4.0	0.87	0.88
Res Hmstd: Ex-Hi Val	130,800	124,500		-4.8	1,636	1,601	-35	-2.2	1.25	1.29
Apartment	300,000	293,200		-2.3	6,895	7,032	138	2.0	2.3	2.4
Comm/Ind: Lo Val	150,000	138,300		-7.8	5,259	4,915	-343	-6.5	3.51	3.55
Comm/Ind: Med Val	300,000	276,500		-7.8	12,255	11,301	-953	-7.8	4.08	4.09
Comm/Ind: Hi Val	1,000,000	921,800		-7.8	44,903	41,757	-3,146	-7.0	4.49	4.53

St. Louis County

Babbitt city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	39,549	35,481	-4,068	-10.3	334	274	-60	-17.9	0.85	0.77
Res Non-Hm: exis	7,541	7,165	-376	-5.0	159	148	-11	-6.9	2.10	2.06
Apartments: exis	252	281	29	11.7	7	7	1	9.2	2.60	2.54
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	650	620	-30	-4.6	14	13	-1	-7.7	2.16	2.09
Com/Ind: Lo: exi	2,241	1,948	-293	-13.1	85	71	-13	-15.8	3.78	3.66
Com/Ind Hi: exis	4,851	3,831	-1,020	-21.0	244	186	-58	-23.6	5.03	4.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,867	1,887	20	1.1	94	92	-2	-2.3	5.03	4.86
Ag HGA: Exist	64	64	0	0.0	1	1	0	-9.2	1.27	1.15
Ag Hmstd Land	81	81	0	0.0	0	0	0	-16.6	0.47	0.39
Ag Non-Hmstd	15,470	20,259	4,789	31.0	319	403	84	26.4	2.06	1.99
ResHmstd: NewCon	0	176	176	0.0	0	1	1	0.0	0.00	0.78
All other NewCon	0	1,636	1,636	0.0	0	49	49	0.0	0.00	2.98
Total	72,567	73,430	863	1.2	1,256	1,246	-10	-0.8	1.73	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	661	676	15	2.3	County	66.98	67.08	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	114.14	107.80	0.00	0.00
(-) FD Contrib Tax Cap	37	36	-1	-2.0	School District	24.21	23.25	1.60	4.71
(=) Taxable Tax Capacity	624	640	16	2.5	Special District	1.19	1.19	0.00	0.00
FD Distrib Tax Cap	95	115	20	21.5	Total	206.52	199.32	1.60	4.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,300	38,800	-10.4	228	167	-61	-26.8	0.53	0.43
Res Hmstd:Avg Val	64,800	58,100	-10.3	498	407	-91	-18.3	0.77	0.70
Res Hmstd: Hi Val	86,400	77,500	-10.3	875	663	-212	-24.2	1.01	0.86
Res Hmstd: Ex-Hi Val	129,700	116,400	-10.3	1,856	1,526	-330	-17.8	1.43	1.31
Apartment	300,000	335,100	11.7	7,792	8,507	715	9.2	2.6	2.54
Comm/Ind: Lo Val	150,000	118,500	-21.0	5,664	4,335	-1,329	-23.5	3.78	3.66
Comm/Ind: Med Val	300,000	236,900	-21.0	13,207	9,712	-3,495	-26.5	4.40	4.1
Comm/Ind: Hi Val	1,000,000	789,800	-21.0	48,410	36,594	-11,815	-24.4	4.84	4.63

St. Louis County

Duluth city

<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	3,124,442	3,164,612	40,170	1.3	40,243	42,089	1,845	4.6	1.29	1.33
Res Non-Hm: exis	847,552	846,293	-1,259	-0.1	13,456	13,802	346	2.6	1.59	1.63
Apartments: exis	279,353	293,479	14,125	5.1	5,105	5,491	386	7.6	1.83	1.87
Low-inc Apts: ex	59,843	63,586	3,743	6.3	668	729	61	9.1	1.12	1.15
Seasnl Rec: exis	20,965	21,017	52	0.2	334	340	6	1.7	1.60	1.62
Com/Ind: Lo: exi	168,550	166,918	-1,631	-1.0	4,964	4,989	25	0.5	2.95	2.99
Com/Ind Hi: exis	812,146	821,400	9,254	1.1	31,361	32,159	798	2.5	3.86	3.92
Publ U: Elec Gen	13,460	17,901	4,440	33.0	383	518	136	35.4	2.84	2.90
Publ U: Other	97,347	100,227	2,880	3.0	3,776	3,933	157	4.2	3.88	3.92
Ag HGA: Exist	1,203	1,203	0	0.0	18	18	0	2.7	1.49	1.53
Ag Hmstd Land	729	729	0	0.0	4	4	0	1.1	0.57	0.57
Ag Non-Hmstd	128	128	0	0.0	2	2	0	0.9	1.35	1.37
ResHmstd: NewCon	0	7,560	7,560	0.0	0	101	101	0.0	0.00	1.33
All other NewCon	0	22,106	22,106	0.0	0	672	672	0.0	0.00	3.04
Total	5,425,718	5,527,159	101,441	1.9	100,316	104,848	4,533	4.5	1.85	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	60,805	62,206	1,401	2.3	County	63.32	63.50	0.00	0.00
(-) TIF Tax Capacity	2,042	2,084	43	2.1	City/Town	33.07	32.34	4.83	4.75
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	32.79	34.33	8.62	11.56
(=) Taxable Tax Capacity	58,763	60,121	1,358	2.3	Special District	6.15	6.31	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	135.33	136.48	13.45	16.30

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,100	105,400	1.2	1,172	1,232	60	5.1	1.13	1.17
Res Hmstd:Avg Val	156,000	158,000	1.3	2,007	2,100	93	4.6	1.29	1.33
Res Hmstd: Hi Val	208,000	210,700	1.3	2,844	2,970	126	4.4	1.37	1.41
Res Hmstd: Ex-Hi Val	312,100	316,100	1.3	4,520	4,709	190	4.2	1.45	1.49
Apartment	300,000	315,200	5.1	5,478	5,891	413	7.5	1.83	1.87
Comm/Ind: Lo Val	150,000	151,700	1.1	4,423	4,553	131	3.0	2.95	3.00
Comm/Ind: Med Val	300,000	303,400	1.1	10,252	10,521	269	2.6	3.42	3.47
Comm/Ind: Hi Val	1,000,000	1,011,400	1.1	37,457	38,371	915	2.4	3.75	3.79

Scott County

Belle Plaine city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	302,833	287,526	-15,306	-5.1	4,932	4,652	-280	-5.7	1.63	1.62
Res Non-Hm: exis	40,452	43,313	2,862	7.1	815	870	56	6.9	2.01	2.01
Apartments: exis	5,009	4,667	-342	-6.8	117	108	-9	-7.4	2.34	2.32
Low-inc Apts: ex	4,700	4,700	0	0.0	67	66	0	-0.1	1.42	1.41
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	17,289	16,863	-425	-2.5	589	585	-4	-0.7	3.41	3.47
Com/Ind Hi: exis	37,861	37,712	-149	-0.4	1,710	1,729	19	1.1	4.52	4.58
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,566	4,497	-69	-1.5	206	206	0	0.0	4.52	4.58
Ag HGA: Exist	242	242	0	0.0	4	4	0	0.1	1.77	1.77
Ag Hmstd Land	2,133	2,549	417	19.5	32	37	5	16.1	1.51	1.47
Ag Non-Hmstd	8,898	9,072	174	2.0	160	159	-1	-0.7	1.80	1.75
ResHmstd: NewCon	0	863	863	0.0	0	14	14	0.0	0.00	1.62
All other NewCon	0	414	414	0.0	0	17	17	0.0	0.00	4.05
Total	423,981	412,419	-11,562	-2.7	8,632	8,449	-183	-2.1	2.04	2.05

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	4,341	4,221	-121	-2.8	County	40.63	39.63	0.00	0.00
(-) TIF Tax Capacity	35	33	-2	-5.1	City/Town	92.82	91.83	0.00	0.00
(-) FD Contrib Tax Cap	452	426	-25	-5.6	School District	41.55	38.92	8.98	13.48
(=) Taxable Tax Capacity	3,854	3,761	-94	-2.4	Special District	4.70	4.63	0.00	0.00
FD Distrib Tax Cap	1,133	1,153	21	1.8	Total	179.70	175.00	8.98	13.48

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,300	100,900		-5.1	1,508	1,409	-99	-6.6	1.42	1.4
Res Hmstd:Avg Val	159,400	151,300		-5.1	2,596	2,438	-158	-6.1	1.63	1.61
Res Hmstd: Hi Val	212,500	201,800		-5.0	3,684	3,470	-214	-5.8	1.73	1.72
Res Hmstd: Ex-Hi Val	318,800	302,700		-5.1	5,862	5,531	-331	-5.6	1.84	1.83
Apartment	300,000	279,500		-6.8	7,008	6,491	-517	-7.4	2.34	2.32
Comm/Ind: Lo Val	150,000	149,400		-0.4	5,113	5,187	73	1.4	3.41	3.47
Comm/Ind: Med Val	300,000	298,800		-0.4	11,887	12,029	143	1.2	3.96	4.03
Comm/Ind: Hi Val	1,000,000	996,100		-0.4	43,494	43,995	500	1.2	4.35	4.42

Scott County

Jordan city

<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	246,985	237,386	-9,599	-3.9	3,468	3,283	-185	-5.3	1.40	1.38
Res Non-Hm: exis	40,864	42,223	1,359	3.3	687	704	17	2.5	1.68	1.67
Apartments: exis	6,314	6,830	517	8.2	122	132	10	8.3	1.93	1.93
Low-inc Apts: ex	5,975	5,318	-657	-11.0	70	62	-8	-11.5	1.18	1.17
Seasnl Rec: exis	235	221	-14	-5.9	5	4	0	-5.8	1.93	1.93
Com/Ind: Lo: exi	17,354	16,499	-856	-4.9	543	523	-20	-3.7	3.13	3.17
Com/Ind Hi: exis	35,142	34,483	-660	-1.9	1,450	1,448	-2	-0.1	4.13	4.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,293	4,200	-93	-2.2	177	176	-1	-0.4	4.13	4.20
Ag HGA: Exist	0	135	135	0.0	0	2	2	0.0	0.00	1.28
Ag Hmstd Land	201	71	-130	-64.5	1	0	-1	-65.7	0.45	0.44
Ag Non-Hmstd	572	427	-145	-25.3	8	6	-2	-22.9	1.43	1.48
ResHmstd: NewCon	0	2,677	2,677	0.0	0	37	37	0.0	0.00	1.38
All other NewCon	0	2,615	2,615	0.0	0	56	56	0.0	0.00	2.15
Total	357,937	353,087	-4,850	-1.4	6,531	6,435	-96	-1.5	1.82	1.82

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,810	3,756	-54	-1.4	County	40.58	39.58	0.00	0.00
(-) TIF Tax Capacity	91	108	16	17.7	City/Town	71.54	75.87	0.00	0.00
(-) FD Contrib Tax Cap	408	409	2	0.4	School District	24.82	26.05	13.83	8.29
(=) Taxable Tax Capacity	3,311	3,239	-72	-2.2	Special District	6.06	6.06	0.00	0.00
FD Distrib Tax Cap	1,018	993	-25	-2.5	Total	143.01	147.56	13.83	8.29

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	121,100	116,400	-3.9	1,523	1,419	-103	-6.8	1.26	1.22
Res Hmstd:Avg Val	181,600	174,500	-3.9	2,549	2,402	-147	-5.8	1.40	1.38
Res Hmstd: Hi Val	242,100	232,700	-3.9	3,576	3,386	-190	-5.3	1.48	1.46
Res Hmstd: Ex-Hi Val	363,200	349,100	-3.9	5,631	5,355	-276	-4.9	1.55	1.53
Apartment	300,000	324,600	8.2	5,778	6,257	479	8.3	1.93	1.93
Comm/Ind: Lo Val	150,000	147,200	-1.9	4,693	4,666	-27	-0.6	3.13	3.17
Comm/Ind: Med Val	300,000	294,400	-1.9	10,880	10,817	-63	-0.6	3.63	3.67
Comm/Ind: Hi Val	1,000,000	981,200	-1.9	39,757	39,653	-103	-0.3	3.98	4.04

Scott County

Elko New Market city

<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	249,557	249,665	108	0.0	3,550	3,531	-19	-0.5	1.42	1.41
Res Non-Hm: exis	32,996	37,483	4,488	13.6	533	592	59	11.0	1.62	1.58
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,653	1,545	-108	-6.5	30	29	-1	-3.6	1.83	1.89
Com/Ind: Lo: exi	4,000	3,999	-1	0.0	125	126	1	1.0	3.12	3.15
Com/Ind Hi: exis	6,507	6,395	-113	-1.7	266	266	0	0.0	4.09	4.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,855	2,106	251	13.5	76	87	11	14.3	4.09	4.11
Ag HGA: Exist	337	329	-8	-2.4	5	5	0	-2.4	1.43	1.43
Ag Hmstd Land	725	725	0	0.0	4	4	0	-2.0	0.60	0.59
Ag Non-Hmstd	2,146	2,474	328	15.3	29	32	4	13.1	1.33	1.30
ResHmstd: NewCon	0	3,338	3,338	0.0	0	47	47	0.0	0.00	1.41
All other NewCon	0	1,516	1,516	0.0	0	24	24	0.0	0.00	1.58
Total	299,775	309,576	9,800	3.3	4,618	4,743	125	2.7	1.54	1.53

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,899	3,002	103	3.6	County	40.62	39.62	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	54.24	53.41	0.00	0.00
(-) FD Contrib Tax Cap	95	95	0	0.4	School District	33.93	33.28	21.15	22.11
(=) Taxable Tax Capacity	2,804	2,907	103	3.7	Special District	4.09	4.10	0.00	0.00
FD Distrib Tax Cap	583	588	5	0.8	Total	132.88	130.40	21.15	22.11

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	138,900	139,000	0.1	1,811	1,797	-13	-0.7	1.30	1.29
Res Hmstd:Avg Val	208,300	208,400	0.0	2,963	2,937	-26	-0.9	1.42	1.41
Res Hmstd: Hi Val	277,600	277,700	0.0	4,113	4,075	-38	-0.9	1.48	1.47
Res Hmstd: Ex-Hi Val	416,500	416,700	0.0	6,416	6,355	-61	-0.9	1.54	1.53
Comm/Ind: Lo Val	150,000	147,400	-1.7	4,677	4,660	-17	-0.4	3.12	3.16
Comm/Ind: Med Val	300,000	294,800	-1.7	10,807	10,740	-68	-0.6	3.60	3.64
Comm/Ind: Hi Val	1,000,000	982,700	-1.7	39,416	39,231	-185	-0.5	3.94	3.99

Scott County

Prior Lake city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,885,645	1,903,862	18,218	1.0	25,817	25,301	-516	-2.0	1.37	1.33
Res Non-Hm: exis	345,196	357,103	11,906	3.4	5,116	5,098	-18	-0.4	1.48	1.43
Apartments: exis	51,631	51,531	-100	-0.2	881	854	-27	-3.1	1.71	1.66
Low-inc Apts: ex	9,500	9,500	0	0.0	101	98	-3	-3.1	1.06	1.03
Seasnl Rec: exis	22,152	22,145	-7	0.0	309	306	-4	-1.2	1.40	1.38
Com/Ind: Lo: exi	26,100	26,131	31	0.1	786	787	1	0.2	3.01	3.01
Com/Ind Hi: exis	94,485	94,736	251	0.3	3,710	3,730	20	0.5	3.93	3.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	18,046	18,896	850	4.7	708	743	35	4.9	3.92	3.93
Ag HGA: Exist	1,663	1,658	-5	-0.3	22	21	-1	-4.6	1.32	1.26
Ag Hmstd Land	6,122	6,773	651	10.6	41	45	4	9.6	0.67	0.66
Ag Non-Hmstd	12,062	14,128	2,066	17.1	143	161	19	13.0	1.18	1.14
ResHmstd: NewCon	0	33,254	33,254	0.0	0	442	442	0.0	0.00	1.33
All other NewCon	0	12,105	12,105	0.0	0	187	187	0.0	0.00	1.54
Total	2,472,603	2,551,822	79,219	3.2	37,633	37,772	139	0.4	1.52	1.48

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	25,480	26,319	840	3.3	County	40.62	39.62	0.00	0.00
(-) TIF Tax Capacity	434	431	-3	-0.7	City/Town	31.87	30.63	4.02	4.01
(-) FD Contrib Tax Cap	1,071	1,045	-25	-2.4	School District	35.60	36.09	21.99	19.53
(=) Taxable Tax Capacity	23,975	24,843	868	3.6	Special District	7.64	7.35	0.00	0.00
FD Distrib Tax Cap	2,170	2,148	-22	-1.0	Total	115.74	113.69	26.01	23.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	180,100	181,800		0.9	2,309	2,258	-52	-2.2	1.28	1.24
Res Hmstd: Avg Val	269,900	272,500		1.0	3,676	3,595	-81	-2.2	1.36	1.32
Res Hmstd: Hi Val	359,800	363,300		1.0	5,044	4,934	-110	-2.2	1.40	1.36
Res Hmstd: Ex-Hi Val	539,900	545,100		1.0	7,768	7,609	-160	-2.1	1.44	1.4
Apartment	300,000	299,400		-0.2	5,120	4,960	-161	-3.1	1.71	1.66
Comm/Ind: Lo Val	150,000	150,400		0.3	4,514	4,533	18	0.4	3.01	3.01
Comm/Ind: Med Val	300,000	300,800		0.3	10,404	10,453	50	0.5	3.47	3.48
Comm/Ind: Hi Val	1,000,000	1,002,700		0.3	37,886	38,084	197	0.5	3.79	3.8

Scott County

Savage city

<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	1,798,057	1,851,203	53,146	3.0	27,104	27,221	116	0.4	1.51	1.47
Res Non-Hm: exis	195,234	208,613	13,379	6.9	3,217	3,319	102	3.2	1.65	1.59
Apartments: exis	34,606	37,592	2,986	8.6	666	705	39	5.9	1.92	1.88
Low-inc Apts: ex	12,850	11,878	-972	-7.6	155	139	-16	-10.2	1.21	1.17
Seasnl Rec: exis	339	339	0	0.0	6	6	0	-2.8	1.82	1.77
Com/Ind: Lo: exi	45,835	45,011	-824	-1.8	1,453	1,425	-27	-1.9	3.17	3.17
Com/Ind Hi: exis	335,792	340,007	4,215	1.3	13,863	14,070	207	1.5	4.13	4.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	19,977	20,503	526	2.6	825	848	23	2.8	4.13	4.14
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	7,551	7,799	247	3.3	102	104	2	2.2	1.35	1.33
ResHmstd: NewCon	0	30,299	30,299	0.0	0	446	446	0.0	0.00	1.47
All other NewCon	0	15,581	15,581	0.0	0	404	404	0.0	0.00	2.59
Total	2,450,243	2,568,825	118,583	4.8	47,391	48,688	1,298	2.7	1.93	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	27,056	28,408	1,352	5.0	County	40.63	39.63	0.00	0.00
(-) TIF Tax Capacity	26	26	0	0.0	City/Town	55.39	54.95	1.69	1.61
(-) FD Contrib Tax Cap	2,963	2,977	14	0.5	School District	31.29	31.09	25.15	22.33
(=) Taxable Tax Capacity	24,067	25,405	1,338	5.6	Special District	6.42	6.24	0.00	0.00
FD Distrib Tax Cap	3,377	3,155	-222	-6.6	Total	133.73	131.90	26.84	23.94

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	151,000	155,500	3.0	2,108	2,117	8	0.4	1.4	1.36
Res Hmstd:Avg Val	226,300	233,000	3.0	3,408	3,416	8	0.2	1.51	1.47
Res Hmstd: Hi Val	301,700	310,600	2.9	4,709	4,718	8	0.2	1.56	1.52
Res Hmstd: Ex-Hi Val	452,600	466,000	3.0	7,267	7,262	-5	-0.1	1.61	1.56
Apartment	300,000	325,900	8.6	5,820	6,153	333	5.7	1.94	1.89
Comm/Ind: Lo Val	150,000	151,900	1.3	4,756	4,838	82	1.7	3.17	3.19
Comm/Ind: Med Val	300,000	303,800	1.3	10,964	11,143	179	1.6	3.65	3.67
Comm/Ind: Hi Val	1,000,000	1,012,600	1.3	39,932	40,563	631	1.6	3.99	4.01

Scott County

Shakopee city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,959,475	1,997,358	37,883	1.9	25,504	25,023	-481	-1.9	1.30	1.25
Res Non-Hm: exis	267,061	285,639	18,578	7.0	3,918	3,995	77	2.0	1.47	1.40
Apartments: exis	112,682	112,279	-403	-0.4	1,974	1,885	-88	-4.5	1.75	1.68
Low-inc Apts: ex	26,867	26,737	-130	-0.5	288	275	-14	-4.8	1.07	1.03
Seasnl Rec: exis	2,288	2,289	1	0.0	41	39	-2	-4.0	1.77	1.70
Com/Ind: Lo: exi	62,818	60,732	-2,086	-3.3	1,889	1,816	-72	-3.8	3.01	2.99
Com/Ind Hi: exis	752,074	772,187	20,113	2.7	29,741	30,420	679	2.3	3.95	3.94
Publ U: Elec Gen	11,356	11,179	-177	-1.6	331	324	-6	-2.0	2.91	2.90
Publ U: Other	25,521	26,062	541	2.1	1,008	1,026	18	1.8	3.95	3.94
Ag HGA: Exist	3,551	3,886	335	9.4	48	51	3	6.0	1.35	1.31
Ag Hmstd Land	8,674	8,734	59	0.7	57	50	-7	-11.7	0.65	0.57
Ag Non-Hmstd	36,372	47,130	10,757	29.6	466	580	114	24.4	1.28	1.23
ResHmstd: NewCon	0	19,029	19,029	0.0	0	238	238	0.0	0.00	1.25
All other NewCon	0	28,752	28,752	0.0	0	1,022	1,022	0.0	0.00	3.56
Total	3,268,739	3,401,992	133,253	4.1	65,264	66,746	1,481	2.3	2.00	1.96

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	39,157	40,992	1,835	4.7	County	40.63	39.63	0.00	0.00	
(-) TIF Tax Capacity	108	215	107	98.8	City/Town	41.91	41.39	0.47	0.52	
(-) FD Contrib Tax Cap	6,537	6,527	-10	-0.2	School District	39.18	36.47	15.00	13.19	
(=) Taxable Tax Capacity	32,512	34,251	1,739	5.3	Special District	5.93	5.77	0.00	0.00	
FD Distrib Tax Cap	4,659	4,670	12	0.3	Total	127.65	123.26	15.47	13.71	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	129,800	132,300		1.9	1,531	1,500	-31	-2.1	1.18	1.13
Res Hmstd:Avg Val	194,600	198,400		2.0	2,533	2,479	-55	-2.2	1.30	1.25
Res Hmstd: Hi Val	259,500	264,500		1.9	3,537	3,457	-79	-2.2	1.36	1.31
Res Hmstd: Ex-Hi Val	389,300	396,800		1.9	5,543	5,416	-127	-2.3	1.42	1.36
Apartment	300,000	298,900		-0.4	5,251	5,015	-236	-4.5	1.75	1.68
Comm/Ind: Lo Val	150,000	154,000		2.7	4,507	4,641	133	3.0	3.00	3.01
Comm/Ind: Med Val	300,000	308,000		2.7	10,440	10,707	267	2.6	3.48	3.48
Comm/Ind: Hi Val	1,000,000	1,026,700		2.7	38,124	39,018	894	2.3	3.81	3.80

Scott County

New Prague city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	177,194	184,066	6,872	3.9	2,724	2,666	-58	-2.1	1.54	1.45
Res Non-Hm: exis	28,113	31,921	3,808	13.5	525	551	27	5.1	1.87	1.73
Apartments: exis	16,299	16,219	-80	-0.5	350	326	-24	-6.8	2.15	2.01
Low-inc Apts: ex	6,640	6,640	0	0.0	88	82	-6	-6.8	1.32	1.23
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	11,623	11,430	-193	-1.7	385	361	-24	-6.2	3.31	3.16
Com/Ind Hi: exis	28,429	29,864	1,435	5.0	1,234	1,241	7	0.6	4.34	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,743	1,501	-242	-13.9	76	62	-13	-17.6	4.34	4.15
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	1,462	1,571	109	7.4	22	23	1	3.2	1.53	1.47
ResHmstd: NewCon	0	1,645	1,645	0.0	0	24	24	0.0	0.00	1.45
All other NewCon	0	2,391	2,391	0.0	0	75	75	0.0	0.00	3.14
Total	271,503	287,247	15,744	5.8	5,404	5,412	8	0.2	1.99	1.88

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	2,852	3,050	197	6.9	County	40.39	39.40	0.00	0.00
(-) TIF Tax Capacity	67	0	-67	-100.0	City/Town	74.49	70.25	1.25	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.12	33.39	22.47	17.76
(=) Taxable Tax Capacity	2,785	3,050	265	9.5	Special District	3.89	3.77	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	152.90	146.82	23.72	17.76

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	103,400	107,400	3,999	3.9	1,399	1,363	-36	-2.6	1.35	1.27
Res Hmstd: Avg Val	155,000	161,000	6,000	3.9	2,381	2,316	-66	-2.8	1.54	1.44
Res Hmstd: Hi Val	206,700	214,700	8,000	3.9	3,366	3,270	-96	-2.8	1.63	1.52
Res Hmstd: Ex-Hi Val	310,100	322,100	12,000	3.9	5,334	5,180	-154	-2.9	1.72	1.61
Apartment	300,000	298,500	-1,500	-0.5	6,445	6,008	-437	-6.8	2.15	2.01
Comm/Ind: Lo Val	150,000	157,600	7,600	5.1	4,972	5,057	85	1.7	3.31	3.21
Comm/Ind: Med Val	300,000	315,100	15,100	5.0	11,482	11,601	119	1.0	3.83	3.68
Comm/Ind: Hi Val	1,000,000	1,050,500	50,500	5.1	41,865	42,157	292	0.7	4.19	4.01

Sherburne County

Becker city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	173,309	182,233	8,923	5.1	1,954	2,150	196	10.0	1.13	1.18
Res Non-Hm: exis	26,527	22,660	-3,867	-14.6	365	317	-48	-13.2	1.38	1.40
Apartments: exis	12,381	12,737	356	2.9	194	208	14	7.1	1.57	1.64
Low-inc Apts: ex	3,215	3,237	22	0.7	31	33	1	4.5	0.97	1.01
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	13,628	13,172	-456	-3.3	358	357	-2	-0.5	2.63	2.71
Com/Ind Hi: exis	55,383	53,363	-2,021	-3.6	1,899	1,888	-11	-0.6	3.43	3.54
Publ U: Elec Gen	447,968	391,416	-56,552	-12.6	10,732	9,821	-911	-8.5	2.40	2.51
Publ U: Other	171,799	163,894	-7,905	-4.6	5,907	5,815	-92	-1.6	3.44	3.55
Ag HGA: Exist	103	103	1	0.7	1	1	0	4.2	1.00	1.03
Ag Hmstd Land	773	728	-45	-5.8	7	7	0	-4.3	0.93	0.95
Ag Non-Hmstd	1,623	4,607	2,984	183.9	18	54	36	200.4	1.10	1.16
ResHmstd: NewCon	0	1,716	1,716	0.0	0	20	20	0.0	0.00	1.18
All other NewCon	0	339	339	0.0	0	9	9	0.0	0.00	2.61
Total	906,709	850,203	-56,505	-6.2	21,468	20,679	-788	-3.7	2.37	2.43

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	15,660	14,427	-1,233	-7.9	County	53.81	54.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.70	34.36	1.90	2.02
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.21	24.15	17.66	16.04
(=) Taxable Tax Capacity	15,660	14,427	-1,233	-7.9	Special District	3.28	3.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	110.00	116.42	19.57	18.07

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	102,500	107,800		5.2	1,020	1,129	109	10.7	1	1.05
Res Hmstd:Avg Val	153,600	161,500		5.1	1,733	1,908	175	10.1	1.13	1.18
Res Hmstd: Hi Val	204,800	215,300		5.1	2,447	2,688	241	9.8	1.19	1.25
Res Hmstd: Ex-Hi Val	307,300	323,100		5.1	3,876	4,250	374	9.7	1.26	1.32
Apartment	300,000	308,600		2.9	4,712	5,049	336	7.1	1.57	1.64
Comm/Ind: Lo Val	150,000	144,500		-3.7	3,945	3,913	-32	-0.8	2.63	2.71
Comm/Ind: Med Val	300,000	289,100		-3.6	9,106	9,000	-106	-1.2	3.04	3.11
Comm/Ind: Hi Val	1,000,000	963,500		-3.7	33,193	32,943	-250	-0.8	3.32	3.42

Sherburne County

Big Lake city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	396,462	393,773	-2,689	-0.7	5,748	5,772	24	0.4	1.45	1.47
Res Non-Hm: exis	64,605	61,713	-2,893	-4.5	1,160	1,113	-47	-4.1	1.80	1.80
Apartments: exis	14,880	12,976	-1,905	-12.8	315	280	-35	-11.1	2.12	2.16
Low-inc Apts: ex	4,422	6,223	1,801	40.7	57	82	24	42.8	1.29	1.31
Seasnl Rec: exis	8,410	8,782	372	4.4	148	160	12	8.0	1.76	1.83
Com/Ind: Lo: exi	17,102	17,123	20	0.1	564	573	9	1.7	3.30	3.35
Com/Ind Hi: exis	77,656	75,814	-1,841	-2.4	3,378	3,359	-20	-0.6	4.35	4.43
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,833	5,163	-2,670	-34.1	338	228	-110	-32.7	4.32	4.41
Ag HGA: Exist	356	355	-1	-0.2	5	5	0	0.9	1.53	1.55
Ag Hmstd Land	853	786	-67	-7.8	7	6	-1	-9.7	0.81	0.79
Ag Non-Hmstd	1,142	1,287	145	12.7	18	21	3	17.2	1.56	1.63
ResHmstd: NewCon	0	2,521	2,521	0.0	0	37	37	0.0	0.00	1.47
All other NewCon	0	4,491	4,491	0.0	0	99	99	0.0	0.00	2.21
Total	593,720	591,005	-2,715	-0.5	11,739	11,735	-4	0.0	1.98	1.99

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	6,251	6,172	-79	-1.3	County	53.77	54.73	0.00	0.00
(-) TIF Tax Capacity	134	161	27	19.9	City/Town	54.90	59.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	46.65	46.16	13.67	10.37
(=) Taxable Tax Capacity	6,117	6,011	-106	-1.7	Special District	3.11	3.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	158.44	164.29	13.67	10.37

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	95,300	94,700	-0.6	1,186	1,182	-4	-0.3	1.24	1.25	
Res Hmstd:Avg Val	142,900	141,900	-0.7	2,073	2,076	3	0.2	1.45	1.46	
Res Hmstd: Hi Val	190,500	189,200	-0.7	2,960	2,972	12	0.4	1.55	1.57	
Res Hmstd: Ex-Hi Val	285,800	283,900	-0.7	4,736	4,766	30	0.6	1.66	1.68	
Apartment	300,000	261,600	-12.8	6,351	5,643	-708	-11.1	2.12	2.16	
Comm/Ind: Lo Val	150,000	146,400	-2.4	4,946	4,903	-43	-0.9	3.3	3.35	
Comm/Ind: Med Val	300,000	292,900	-2.4	11,472	11,355	-117	-1.0	3.82	3.88	
Comm/Ind: Hi Val	1,000,000	976,300	-2.4	41,926	41,633	-293	-0.7	4.19	4.26	

Sherburne County

Clear Lake city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	22,968	21,760	-1,208	-5.3	323	323	1	0.2	1.41	1.49
Res Non-Hm: exis	5,377	4,954	-422	-7.9	94	91	-3	-3.3	1.74	1.83
Apartments: exis	863	885	22	2.5	18	19	2	9.4	2.03	2.17
Low-inc Apts: ex	597	552	-45	-7.5	7	7	0	-1.4	1.24	1.32
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,715	2,684	-31	-1.1	87	90	3	3.8	3.19	3.35
Com/Ind Hi: exis	3,545	3,621	76	2.1	148	159	11	7.2	4.19	4.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	543	545	3	0.5	23	24	1	5.5	4.21	4.42
Ag HGA: Exist	186	182	-4	-2.2	3	3	0	3.8	1.49	1.58
Ag Hmstd Land	851	814	-37	-4.3	6	6	0	2.5	0.70	0.75
Ag Non-Hmstd	343	414	71	20.7	5	7	2	29.1	1.51	1.62
ResHmstd: NewCon	0	18	18	0.0	0	0	0	0.0	0.00	1.49
All other NewCon	0	24	24	0.0	0	1	1	0.0	0.00	3.90
Total	37,987	36,453	-1,534	-4.0	713	730	17	2.4	1.88	2.00

Tax Base

Tax Rates

	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	396	381	-15	-3.8	County	53.81	54.77		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	74.30	84.47		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.49	20.04		14.19	14.55
(=) Taxable Tax Capacity	396	381	-15	-3.8	Special District	2.51	2.37		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	151.10	161.65		14.19	14.55

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	97,600	92,500	-5.2	1,183	1,162	-21	-1.8	1.21	1.26	
Res Hmstd:Avg Val	146,300	138,600	-5.3	2,054	2,042	-13	-0.6	1.40	1.47	
Res Hmstd: Hi Val	195,000	184,700	-5.3	2,926	2,921	-4	-0.2	1.50	1.58	
Res Hmstd: Ex-Hi Val	292,600	277,200	-5.3	4,672	4,686	14	0.3	1.6	1.69	
Apartment	300,000	307,600	2.5	6,092	6,663	571	9.4	2.03	2.17	
Comm/Ind: Lo Val	150,000	153,200	2.1	4,789	5,168	380	7.9	3.19	3.37	
Comm/Ind: Med Val	300,000	306,400	2.1	11,102	11,939	837	7.5	3.70	3.9	
Comm/Ind: Hi Val	1,000,000	1,021,400	2.1	40,566	43,540	2,973	7.3	4.06	4.26	

Sherburne County

Elk River city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,090,135	1,119,935	29,800	2.7	17,079	17,414	335	2.0	1.57	1.55
Res Non-Hm: exis	128,448	128,566	118	0.1	2,357	2,295	-62	-2.6	1.83	1.78
Apartments: exis	36,178	36,551	372	1.0	784	785	1	0.1	2.17	2.15
Low-inc Apts: ex	23,576	22,689	-887	-3.8	313	298	-16	-5.0	1.33	1.31
Seasnl Rec: exis	2,728	2,792	64	2.3	52	53	1	2.0	1.92	1.91
Com/Ind: Lo: exi	50,818	49,815	-1,003	-2.0	1,701	1,658	-43	-2.6	3.35	3.33
Com/Ind Hi: exis	337,582	307,936	-29,646	-8.8	14,852	13,498	-1,353	-9.1	4.40	4.38
Publ U: Elec Gen	5,966	6,297	331	5.5	200	211	10	5.2	3.36	3.34
Publ U: Other	61,245	59,773	-1,472	-2.4	2,692	2,620	-72	-2.7	4.39	4.38
Ag HGA: Exist	6,490	6,673	183	2.8	97	100	3	3.2	1.49	1.49
Ag Hmstd Land	12,740	11,437	-1,303	-10.2	88	79	-9	-10.0	0.69	0.69
Ag Non-Hmstd	20,566	20,232	-334	-1.6	323	320	-3	-1.0	1.57	1.58
ResHmstd: NewCon	0	5,589	5,589	0.0	0	87	87	0.0	0.00	1.56
All other NewCon	0	3,020	3,020	0.0	0	99	99	0.0	0.00	3.28
Total	1,776,472	1,781,306	4,833	0.3	40,538	39,517	-1,021	-2.5	2.28	2.22

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	20,658	20,438	-220	-1.1	County	53.81	54.77	0.00	0.00	
(-) TIF Tax Capacity	123	117	-6	-5.0	City/Town	49.55	48.49	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	49.75	51.17	17.42	14.08	
(=) Taxable Tax Capacity	20,536	20,322	-214	-1.0	Special District	5.19	4.98	1.50	1.51	
FD Distrib Tax Cap	0	0	0	0.0	Total	158.31	159.41	18.92	15.60	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	113,300	116,400	2.7	1,580	1,610	31	1.9	1.39	1.38	
Res Hmstd:Avg Val	169,800	174,400	2.7	2,662	2,709	47	1.8	1.57	1.55	
Res Hmstd: Hi Val	226,400	232,600	2.7	3,745	3,811	65	1.7	1.65	1.64	
Res Hmstd: Ex-Hi Val	339,600	348,900	2.7	5,913	6,013	100	1.7	1.74	1.72	
Apartment	300,000	303,100	1.0	6,504	6,512	8	0.1	2.17	2.15	
Comm/Ind: Lo Val	150,000	136,800	-8.8	5,022	4,553	-469	-9.3	3.35	3.33	
Comm/Ind: Med Val	300,000	273,700	-8.8	11,622	10,417	-1,206	-10.4	3.87	3.81	
Comm/Ind: Hi Val	1,000,000	912,200	-8.8	42,426	38,416	-4,010	-9.5	4.24	4.21	

Sherburne County

Zimmerman city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	164,535	165,972	1,437	0.9	2,332	2,321	-11	-0.5	1.42	1.40
Res Non-Hm: exis	36,428	33,153	-3,275	-9.0	671	594	-77	-11.5	1.84	1.79
Apartments: exis	6,634	6,697	63	1.0	142	142	0	-0.1	2.15	2.13
Low-inc Apts: ex	4,651	4,331	-321	-6.9	61	56	-5	-8.2	1.31	1.30
Seasnl Rec: exis	2,627	2,570	-57	-2.2	48	47	-1	-1.3	1.83	1.84
Com/Ind: Lo: exi	10,953	10,730	-223	-2.0	364	354	-10	-2.7	3.32	3.30
Com/Ind Hi: exis	23,532	20,656	-2,875	-12.2	1,028	898	-129	-12.6	4.37	4.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,313	4,823	-490	-9.2	232	210	-22	-9.6	4.37	4.35
Ag HGA: Exist	69	68	-1	-1.0	1	1	0	-3.6	1.12	1.09
Ag Hmstd Land	86	88	2	2.3	0	0	0	3.3	0.49	0.49
Ag Non-Hmstd	717	715	-2	-0.3	11	11	0	0.4	1.51	1.52
ResHmstd: NewCon	0	615	615	0.0	0	9	9	0.0	0.00	1.40
All other NewCon	0	365	365	0.0	0	12	12	0.0	0.00	3.39
Total	255,544	250,782	-4,762	-1.9	4,890	4,655	-235	-4.8	1.91	1.86

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	2,576	2,492	-84	-3.3	County	53.74	54.70	0.00	0.00
(-) TIF Tax Capacity	174	96	-78	-44.9	City/Town	51.92	50.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	49.62	51.04	17.42	14.08
(=) Taxable Tax Capacity	2,401	2,396	-6	-0.2	Special District	2.51	2.37	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	157.79	158.74	17.42	14.08

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	81,200	81,900		0.9	950	941	-9	-1.0	1.17	1.15
Res Hmstd:Avg Val	121,700	122,800		0.9	1,717	1,707	-11	-0.6	1.41	1.39
Res Hmstd: Hi Val	162,200	163,600		0.9	2,485	2,470	-15	-0.6	1.53	1.51
Res Hmstd: Ex-Hi Val	243,400	245,500		0.9	4,022	4,002	-20	-0.5	1.65	1.63
Apartment	300,000	302,900		1.0	6,439	6,437	-3	0.0	2.15	2.13
Comm/Ind: Lo Val	150,000	131,700		-12.2	4,987	4,350	-638	-12.8	3.32	3.30
Comm/Ind: Med Val	300,000	263,300		-12.2	11,550	9,890	-1,660	-14.4	3.85	3.76
Comm/Ind: Hi Val	1,000,000	877,800		-12.2	42,176	36,662	-5,515	-13.1	4.22	4.18

Sherburne County

St. Cloud city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	123,697	118,355	-5,342	-4.3	1,465	1,421	-44	-3.0	1.18	1.20
Res Non-Hm: exis	22,619	21,526	-1,093	-4.8	342	331	-10	-3.0	1.51	1.54
Apartments: exis	53,334	53,028	-305	-0.6	931	948	17	1.8	1.75	1.79
Low-inc Apts: ex	12,189	12,189	0	0.0	132	135	3	2.4	1.08	1.11
Seasnl Rec: exis	514	492	-22	-4.2	10	10	0	-2.0	2.04	2.09
Com/Ind: Lo: exi	1,573	1,423	-150	-9.5	45	41	-4	-8.1	2.84	2.88
Com/Ind Hi: exis	6,570	6,953	383	5.8	239	258	18	7.6	3.64	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,431	2,418	-14	-0.6	90	91	1	1.0	3.71	3.77
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	111	170	60	54.0	1	2	1	57.5	1.23	1.25
ResHmstd: NewCon	0	49	49	0.0	0	1	1	0.0	0.00	1.20
All other NewCon	0	61	61	0.0	0	1	1	0.0	0.00	1.54
Total	223,037	216,664	-6,373	-2.9	3,256	3,239	-17	-0.5	1.46	1.49

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,190	2,125	-65	-3.0	County	53.78	54.73	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	44.28	45.16	7.17	7.51
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.42	19.97	14.19	14.55
(=) Taxable Tax Capacity	2,190	2,125	-65	-3.0	Special District	4.12	5.53	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	122.59	125.40	21.36	22.06

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	83,600	80,000		-4.3	839	803	-36	-4.3	1.00	1.00
Res Hmstd:Avg Val	125,300	119,900		-4.3	1,485	1,436	-49	-3.3	1.19	1.2
Res Hmstd: Hi Val	167,000	159,800		-4.3	2,132	2,070	-62	-2.9	1.28	1.3
Res Hmstd: Ex-Hi Val	250,600	239,800		-4.3	3,427	3,340	-88	-2.6	1.37	1.39
Apartment	300,000	298,300		-0.6	5,238	5,334	96	1.8	1.75	1.79
Comm/Ind: Lo Val	150,000	158,700		5.8	4,255	4,652	397	9.3	2.84	2.93
Comm/Ind: Med Val	300,000	317,500		5.8	9,821	10,638	817	8.3	3.27	3.35
Comm/Ind: Hi Val	1,000,000	1,058,300		5.8	35,796	38,563	2,768	7.7	3.58	3.64

Sherburne County

Princeton city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,571	4,571	0	0.0	67	64	-3	-4.9	1.47	1.40
Res Non-Hm: exis	432	421	-11	-2.6	9	8	-1	-7.6	2.01	1.90
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	410	441	31	7.6	9	10	0	2.4	2.28	2.17
Com/Ind: Lo: exi	5,710	5,317	-393	-6.9	200	179	-21	-10.4	3.50	3.36
Com/Ind Hi: exis	41,696	41,393	-303	-0.7	1,930	1,843	-87	-4.5	4.63	4.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	510	488	-23	-4.4	22	20	-2	-10.3	4.41	4.14
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	165	146	-18	-11.2	3	2	0	-15.4	1.74	1.66
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	3,670	3,670	0.0	0	160	160	0.0	0.00	4.36
Total	53,494	56,447	2,953	5.5	2,240	2,286	46	2.0	4.19	4.05

Tax Base

Tax Rates

	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	977	1,036	59	6.1	County	53.79	54.75		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	86.00	78.23		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.79	30.46		10.13	9.55
(=) Taxable Tax Capacity	977	1,036	59	6.1	Special District	2.51	2.37		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	174.09	165.81		10.13	9.55

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	87,400	87,400	0.0	1,099	1,046	-53	-4.8	1.26	1.2
Res Hmstd:Avg Val	131,000	131,000	0.0	1,970	1,875	-95	-4.8	1.50	1.43
Res Hmstd: Hi Val	174,700	174,700	0.0	2,844	2,707	-137	-4.8	1.63	1.55
Res Hmstd: Ex-Hi Val	262,100	262,100	0.0	4,591	4,370	-221	-4.8	1.75	1.67
Comm/Ind: Lo Val	150,000	148,900	-0.7	5,245	5,008	-237	-4.5	3.5	3.36
Comm/Ind: Med Val	300,000	297,800	-0.7	12,188	11,626	-561	-4.6	4.06	3.90
Comm/Ind: Hi Val	1,000,000	992,700	-0.7	44,586	42,569	-2,018	-4.5	4.46	4.29

Sibley County	Arlington city
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<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	55,820	62,223	6,403	11.5	789	786	-3	-0.3	1.41	1.26
Res Non-Hm: exis	8,216	8,135	-81	-1.0	168	144	-23	-13.9	2.04	1.77
Apartments: exis	1,065	1,074	9	0.8	25	22	-3	-12.2	2.37	2.07
Low-inc Apts: ex	1,328	1,328	0	0.0	19	17	-3	-13.2	1.45	1.26
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	5,169	5,128	-41	-0.8	186	166	-20	-10.7	3.59	3.23
Com/Ind Hi: exis	2,028	2,045	17	0.8	96	87	-9	-9.0	4.73	4.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	626	668	43	6.8	30	29	-1	-3.6	4.73	4.27
Ag HGA: Exist	118	124	6	4.7	2	2	0	-8.1	1.54	1.35
Ag Hmstd Land	187	223	36	19.1	1	1	0	3.4	0.76	0.66
Ag Non-Hmstd	1,280	1,494	214	16.7	22	23	1	3.3	1.76	1.56
ResHmstd: NewCon	0	176	176	0.0	0	2	2	0.0	0.00	1.26
All other NewCon	0	108	108	0.0	0	3	3	0.0	0.00	2.45
Total	75,836	82,725	6,889	9.1	1,338	1,282	-56	-4.2	1.76	1.55

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	649	718	69	10.6	County	51.09	43.68	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	116.59	105.41	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.29	4.27	17.47	12.02	
(=) Taxable Tax Capacity	649	718	69	10.6	Special District	2.77	2.24	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	175.74	155.59	17.47	12.02	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,200	67,100	11.5	740	707	-33	-4.4	1.23	1.05
Res Hmstd: Avg Val	90,300	100,700	11.5	1,233	1,250	16	1.3	1.37	1.24
Res Hmstd: Hi Val	120,300	134,100	11.5	1,860	1,856	-4	-0.2	1.55	1.38
Res Hmstd: Ex-Hi Val	180,600	201,300	11.5	3,121	3,077	-44	-1.4	1.73	1.53
Apartment	300,000	302,500	0.8	7,115	6,247	-867	-12.2	2.37	2.07
Comm/Ind: Lo Val	150,000	151,300	0.9	5,392	4,908	-484	-9.0	3.59	3.24
Comm/Ind: Med Val	300,000	302,500	0.8	12,494	11,369	-1,125	-9.0	4.16	3.76
Comm/Ind: Hi Val	1,000,000	1,008,400	0.8	45,638	41,534	-4,105	-9.0	4.56	4.12

Sibley County

Gaylord city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	47,877	40,431	-7,446	-15.6	661	552	-109	-16.5	1.38	1.37
Res Non-Hm: exis	4,578	4,417	-161	-3.5	93	94	0	0.5	2.03	2.12
Apartments: exis	7,345	7,352	6	0.1	180	188	8	4.6	2.45	2.56
Low-inc Apts: ex	1,098	1,067	-31	-2.8	16	17	0	1.0	1.50	1.55
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	7,427	7,217	-209	-2.8	274	276	2	0.9	3.69	3.83
Com/Ind Hi: exis	7,556	7,449	-107	-1.4	367	377	10	2.8	4.86	5.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,983	1,994	11	0.5	96	101	5	4.8	4.86	5.06
Ag HGA: Exist	146	146	0	0.0	2	3	0	3.3	1.69	1.75
Ag Hmstd Land	776	895	119	15.4	12	16	3	26.1	1.60	1.74
Ag Non-Hmstd	1,531	1,691	161	10.5	28	33	5	18.5	1.82	1.95
ResHmstd: NewCon	0	314	314	0.0	0	4	4	0.0	0.00	1.37
All other NewCon	0	537	537	0.0	0	19	19	0.0	0.00	3.63
Total	80,315	73,509	-6,806	-8.5	1,730	1,680	-51	-2.9	2.15	2.28

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	790	737	-53	-6.7	County	51.10	43.32	0.00	0.00
(-) TIF Tax Capacity	140	143	3	2.1	City/Town	124.84	147.41	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.17	3.71	17.47	12.02
(=) Taxable Tax Capacity	650	594	-56	-8.6	Special District	0.79	0.67	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	181.91	195.12	17.47	12.02

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,000	41,400		-15.5	620	534	-86	-13.9	1.27	1.29
Res Hmstd: Avg Val	73,500	62,100		-15.5	931	802	-129	-13.9	1.27	1.29
Res Hmstd: Hi Val	98,000	82,800		-15.5	1,437	1,134	-303	-21.1	1.47	1.37
Res Hmstd: Ex-Hi Val	147,000	124,100		-15.6	2,494	2,062	-432	-17.3	1.7	1.66
Apartment	300,000	300,300		0.1	7,346	7,685	340	4.6	2.45	2.56
Comm/Ind: Lo Val	150,000	147,900		-1.4	5,531	5,661	130	2.4	3.69	3.83
Comm/Ind: Med Val	300,000	295,800		-1.4	12,818	13,125	306	2.4	4.27	4.44
Comm/Ind: Hi Val	1,000,000	985,800		-1.4	46,825	48,064	1,239	2.6	4.68	4.88

Sibley County	Gibbon city
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<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	15,954	13,378	-2,576	-16.1	318	274	-44	-13.8	1.99	2.05
Res Non-Hm: exis	2,433	2,324	-108	-4.5	74	75	1	1.3	3.04	3.23
Apartments: exis	555	558	2	0.4	21	22	1	6.9	3.70	3.94
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,738	1,773	35	2.0	90	97	7	7.7	5.18	5.47
Com/Ind Hi: exis	769	769	0	0.0	52	56	3	5.9	6.82	7.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	372	332	-41	-10.9	25	24	-1	-3.0	6.63	7.22
Ag HGA: Exist	271	237	-34	-12.5	7	6	-1	-11.7	2.50	2.52
Ag Hmstd Land	7	0	-7	-100.0	0	0	0	-100.0	1.09	0.00
Ag Non-Hmstd	657	959	302	45.9	18	29	10	57.7	2.76	2.98
ResHmstd: NewCon	0	75	75	0.0	0	2	2	0.0	0.00	2.05
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	22,756	20,406	-2,351	-10.3	604	583	-21	-3.5	2.65	2.86

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	190	173	-16	-8.6	County	46.37	38.14	0.00	0.00
(-) TIF Tax Capacity	6	6	0	0.0	City/Town	228.61	259.23	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.19	0.21	25.17	21.15
(=) Taxable Tax Capacity	184	168	-16	-8.9	Special District	0.79	0.67	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	275.96	298.25	25.17	21.15

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	37,100	31,100	-16.2	708	622	-85	-12.1	1.91	2.00
Res Hmstd: Avg Val	55,600	46,600	-16.2	1,061	932	-128	-12.1	1.91	2.00
Res Hmstd: Hi Val	74,100	62,100	-16.2	1,413	1,243	-171	-12.1	1.91	2.00
Res Hmstd: Ex-Hi Val	111,200	93,200	-16.2	2,597	2,116	-481	-18.5	2.34	2.27
Apartment	300,000	301,300	0.4	11,104	11,870	766	6.9	3.70	3.94
Comm/Ind: Lo Val	150,000	150,000	0.0	7,763	8,199	436	5.6	5.18	5.47
Comm/Ind: Med Val	300,000	300,000	0.0	17,987	19,025	1,038	5.8	6	6.34
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	65,700	69,548	3,848	5.9	6.57	6.95

Sibley County	Green Isle city
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<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	19,620	16,159	-3,460	-17.6	403	328	-75	-18.6	2.06	2.03
Res Non-Hm: exis	2,974	2,871	-103	-3.5	92	95	3	2.7	3.10	3.30
Apartments: exis	131	131	0	0.0	5	5	0	6.3	3.46	3.67
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,717	1,712	-5	-0.3	84	88	4	5.2	4.90	5.17
Com/Ind Hi: exis	1,053	1,270	216	20.5	68	87	19	27.5	6.47	6.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	258	256	-2	-0.7	17	18	1	5.1	6.47	6.85
Ag HGA: Exist	379	345	-34	-9.0	9	8	-1	-7.6	2.26	2.30
Ag Hmstd Land	369	302	-67	-18.1	5	4	-1	-14.7	1.22	1.27
Ag Non-Hmstd	1,280	1,452	172	13.4	34	41	8	22.8	2.63	2.84
ResHmstd: NewCon	0	38	38	0.0	0	1	1	0.0	0.00	2.03
All other NewCon	0	3	3	0.0	0	0	0	0.0	0.00	3.30
Total	27,781	24,540	-3,242	-11.7	716	674	-41	-5.8	2.58	2.75

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	245	217	-27	-11.2	County	51.27	43.46	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	205.07	236.24	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.45	3.96	17.47	12.02
(=) Taxable Tax Capacity	245	217	-27	-11.2	Special District	0.79	0.67	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	262.58	284.32	17.47	12.02

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	62,300	51,300	-17.7	1,090	937	-154	-14.1	1.75	1.83
Res Hmstd: Avg Val	93,400	76,900	-17.7	1,859	1,417	-442	-23.8	1.99	1.84
Res Hmstd: Hi Val	124,500	102,500	-17.7	2,803	2,241	-562	-20.1	2.25	2.19
Res Hmstd: Ex-Hi Val	186,900	153,900	-17.7	4,698	3,896	-802	-17.1	2.51	2.53
Apartment	300,000	300,000	0.0	10,371	11,023	652	6.3	3.46	3.67
Comm/Ind: Lo Val	150,000	180,800	20.5	7,346	9,858	2,512	34.2	4.9	5.45
Comm/Ind: Med Val	300,000	361,600	20.5	17,054	22,238	5,185	30.4	5.68	6.15
Comm/Ind: Hi Val	1,000,000	1,205,300	20.5	62,355	80,012	17,657	28.3	6.24	6.64

Sibley County

Henderson city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	30,077	28,349	-1,728	-5.7	660	503	-157	-23.8	2.20	1.77
Res Non-Hm: exis	3,988	4,064	76	1.9	122	102	-20	-16.6	3.06	2.51
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	115	111	-4	-3.8	4	3	-1	-20.9	3.46	2.85
Com/Ind: Lo: exi	2,629	2,522	-108	-4.1	132	107	-25	-18.7	5.02	4.26
Com/Ind Hi: exis	226	286	60	26.3	15	16	1	7.2	6.62	5.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	528	509	-19	-3.6	35	29	-6	-18.2	6.62	5.62
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	18	20	2	11.2	0	0	0	-8.6	1.34	1.10
Ag Non-Hmstd	263	263	0	-0.2	7	6	-1	-17.9	2.69	2.21
ResHmstd: NewCon	0	384	384	0.0	0	7	7	0.0	0.00	1.78
All other NewCon	0	59	59	0.0	0	1	1	0.0	0.00	2.51
Total	37,844	36,566	-1,279	-3.4	976	774	-201	-20.6	2.58	2.12

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	324	311	-12	-3.8	County	51.32	43.66	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	196.45	155.37	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.95	20.95	20.85	16.51
(=) Taxable Tax Capacity	323	311	-12	-3.8	Special District	0.79	0.67	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	268.51	220.65	20.85	16.51

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	65,600	61,800		-5.8	1,194	920	-273	-22.9	1.82	1.49
Res Hmstd: Avg Val	98,300	92,700		-5.7	2,082	1,561	-521	-25.0	2.12	1.68
Res Hmstd: Hi Val	131,000	123,500		-5.7	3,107	2,353	-755	-24.3	2.37	1.90
Res Hmstd: Ex-Hi Val	196,600	185,300		-5.7	5,164	3,941	-1,223	-23.7	2.63	2.13
Comm/Ind: Lo Val	150,000	189,500		26.3	7,530	8,603	1,073	14.2	5.02	4.54
Comm/Ind: Med Val	300,000	378,900		26.3	17,466	19,246	1,780	10.2	5.82	5.08
Comm/Ind: Hi Val	1,000,000	1,263,200		26.3	63,834	68,937	5,103	8.0	6.38	5.46

Sibley County

New Auburn city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,920	7,618	-2,302	-23.2	186	160	-26	-13.9	1.88	2.11
Res Non-Hm: exis	2,046	1,397	-649	-31.7	59	49	-10	-16.5	2.89	3.54
Apartments: exis	397	373	-24	-6.1	13	15	2	14.4	3.33	4.06
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	143	128	-15	-10.7	4	4	0	6.9	2.93	3.51
Com/Ind: Lo: exi	592	472	-120	-20.3	28	27	-2	-5.6	4.75	5.62
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	258	259	1	0.5	16	19	3	19.3	6.27	7.44
Ag HGA: Exist	186	139	-46	-24.9	4	3	-1	-19.9	1.92	2.05
Ag Hmstd Land	334	348	14	4.3	4	7	2	52.1	1.28	1.87
Ag Non-Hmstd	43	46	3	8.0	1	1	0	33.9	2.52	3.12
ResHmstd: NewCon	0	25	25	0.0	0	1	1	0.0	0.00	2.11
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	13,919	10,805	-3,113	-22.4	316	287	-29	-9.3	2.27	2.65

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	113	85	-28	-24.9	County	52.85	45.18	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	189.63	258.32	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.43	6.49	18.89	15.69
(=) Taxable Tax Capacity	113	85	-28	-24.9	Special District	2.77	2.24	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	251.68	312.23	18.89	15.69

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,400	38,700	-23.2	856	786	-71	-8.2	1.7	2.03
Res Hmstd:Avg Val	75,600	58,100	-23.1	1,284	1,180	-105	-8.2	1.7	2.03
Res Hmstd: Hi Val	100,800	77,400	-23.2	2,018	1,593	-426	-21.1	2.00	2.06
Res Hmstd: Ex-Hi Val	151,300	116,200	-23.2	3,499	2,974	-525	-15.0	2.31	2.56
Apartment	300,000	281,800	-6.1	10,005	11,441	1,436	14.4	3.33	4.06

Sibley County

Winthrop city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	34,144	33,362	-782	-2.3	401	367	-34	-8.4	1.17	1.10
Res Non-Hm: exis	4,474	5,232	757	16.9	75	83	8	10.2	1.67	1.58
Apartments: exis	276	276	0	0.0	5	5	0	-5.0	1.98	1.88
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	19	19	0	0.0	0	0	0	-4.8	2.32	2.21
Com/Ind: Lo: exi	4,787	4,835	49	1.0	149	145	-4	-2.7	3.11	2.99
Com/Ind Hi: exis	22,024	20,515	-1,509	-6.9	894	804	-90	-10.1	4.06	3.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	241	242	1	0.4	10	9	0	-3.0	4.06	3.92
Ag HGA: Exist	185	178	-7	-3.9	2	2	0	-9.7	1.20	1.13
Ag Hmstd Land	383	456	73	19.1	3	3	0	13.0	0.68	0.64
Ag Non-Hmstd	938	1,137	199	21.2	13	15	2	17.0	1.38	1.33
ResHmstd: NewCon	0	114	114	0.0	0	1	1	0.0	0.00	1.10
All other NewCon	0	86	86	0.0	0	1	1	0.0	0.00	1.22
Total	67,470	66,451	-1,020	-1.5	1,552	1,436	-116	-7.5	2.30	2.16

Tax Base

Tax Rates

	Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	808	784	-23	-2.9	County	52.08	44.45		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	78.95	82.79		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.36	5.50		25.17	21.15
(=) Taxable Tax Capacity	808	784	-23	-2.9	Special District	0.79	0.67		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	138.18	133.41		25.17	21.15

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	48,800	47,700	-2.3	527	483	-45	-8.5	1.08	1.01
Res Hmstd:Avg Val	73,200	71,500	-2.3	791	724	-68	-8.5	1.08	1.01
Res Hmstd: Hi Val	97,500	95,300	-2.3	1,199	1,091	-109	-9.1	1.23	1.14
Res Hmstd: Ex-Hi Val	146,300	143,000	-2.3	2,057	1,885	-172	-8.4	1.41	1.32
Apartment	300,000	300,000	0.0	5,937	5,637	-300	-5.0	1.98	1.88
Comm/Ind: Lo Val	150,000	139,700	-6.9	4,663	4,182	-481	-10.3	3.11	2.99
Comm/Ind: Med Val	300,000	279,400	-6.9	10,753	9,564	-1,190	-11.1	3.58	3.42
Comm/Ind: Hi Val	1,000,000	931,500	-6.9	39,178	35,131	-4,046	-10.3	3.92	3.77

Stearns County

Albany city

<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	101,157	100,410	-747	-0.7	1,238	1,181	-57	-4.6	1.22	1.18
Res Non-Hm: exis	10,307	10,736	428	4.2	172	171	-1	-0.5	1.67	1.59
Apartments: exis	4,192	4,375	183	4.4	76	77	1	1.4	1.80	1.75
Low-inc Apts: ex	4,985	5,110	125	2.5	55	54	-1	-1.1	1.10	1.06
Seasnl Rec: exis	157	156	-1	-0.8	3	3	0	-1.9	1.97	1.95
Com/Ind: Lo: exi	10,917	10,810	-107	-1.0	315	306	-9	-2.8	2.89	2.83
Com/Ind Hi: exis	25,141	24,615	-525	-2.1	720	708	-12	-1.6	2.86	2.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,656	3,906	250	6.8	140	147	7	5.2	3.83	3.77
Ag HGA: Exist	150	150	0	-0.3	2	2	0	-4.4	1.25	1.20
Ag Hmstd Land	609	622	13	2.1	8	8	0	2.2	1.35	1.35
Ag Non-Hmstd	352	272	-80	-22.6	5	4	-1	-22.6	1.35	1.35
ResHmstd: NewCon	0	1,891	1,891	0.0	0	22	22	0.0	0.00	1.18
All other NewCon	0	1,207	1,207	0.0	0	28	28	0.0	0.00	2.29
Total	161,625	164,261	2,636	1.6	2,733	2,711	-22	-0.8	1.69	1.65

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,658	1,693	35	2.1	County	56.08	54.86	0.00	0.00
(-) TIF Tax Capacity	242	246	4	1.7	City/Town	47.75	46.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.69	33.05	11.47	6.31
(=) Taxable Tax Capacity	1,416	1,447	31	2.2	Special District	0.65	0.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	135.17	135.25	11.47	6.31

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	91,900	91,200	-0.8	956	898	-58	-6.0	1.04	0.98
Res Hmstd: Avg Val	137,700	136,700	-0.7	1,683	1,598	-86	-5.1	1.22	1.17
Res Hmstd: Hi Val	183,600	182,200	-0.8	2,412	2,297	-115	-4.8	1.31	1.26
Res Hmstd: Ex-Hi Val	275,500	273,500	-0.7	3,872	3,701	-171	-4.4	1.41	1.35
Apartment	300,000	313,100	4.4	5,413	5,491	78	1.4	1.80	1.75
Comm/Ind: Lo Val	150,000	146,900	-2.1	4,389	4,220	-170	-3.9	2.93	2.87
Comm/Ind: Med Val	300,000	293,700	-2.1	10,184	9,782	-402	-3.9	3.39	3.33
Comm/Ind: Hi Val	1,000,000	979,100	-2.1	37,228	35,890	-1,338	-3.6	3.72	3.67

Stearns County	Avon city
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<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	65,940	64,572	-1,368	-2.1	1,063	1,023	-40	-3.8	1.61	1.58
Res Non-Hm: exis	7,883	7,636	-247	-3.1	160	150	-10	-6.5	2.03	1.96
Apartments: exis	1,771	1,851	80	4.5	42	43	2	3.8	2.36	2.34
Low-inc Apts: ex	816	793	-23	-2.8	12	11	0	-4.0	1.43	1.41
Seasnl Rec: exis	1,076	1,069	-7	-0.6	21	21	0	0.9	1.94	1.97
Com/Ind: Lo: exi	7,732	7,748	16	0.2	272	272	0	-0.1	3.52	3.51
Com/Ind Hi: exis	19,572	19,348	-223	-1.1	511	505	-6	-1.1	2.61	2.61
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	886	1,060	175	19.7	42	50	8	19.8	4.70	4.70
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	15	20	6	39.7	0	0	0	41.9	0.90	0.91
Ag Non-Hmstd	249	216	-33	-13.3	4	4	-1	-12.0	1.79	1.82
ResHmstd: NewCon	0	691	691	0.0	0	11	11	0.0	0.00	1.59
All other NewCon	0	109	109	0.0	0	3	3	0.0	0.00	3.22
Total	105,939	105,114	-825	-0.8	2,127	2,093	-34	-1.6	2.01	1.99

Tax Base

Tax Rates

						Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,023	1,016	-7	-0.7	County	56.46	55.25	0.00	0.00
(-) TIF Tax Capacity	186	194	8	4.1	City/Town	88.98	90.57	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.26	35.65	11.47	6.31
(=) Taxable Tax Capacity	837	823	-15	-1.8	Special District	0.65	0.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	179.35	182.11	11.47	6.31

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,900	95,900		-2.0	1,358	1,286	-72	-5.3	1.39	1.34
Res Hmstd: Avg Val	146,700	143,700		-2.0	2,368	2,265	-103	-4.4	1.61	1.58
Res Hmstd: Hi Val	195,600	191,500		-2.1	3,380	3,244	-137	-4.0	1.73	1.69
Res Hmstd: Ex-Hi Val	293,500	287,400		-2.1	5,407	5,208	-199	-3.7	1.84	1.81
Apartment	300,000	313,600		4.5	7,070	7,336	266	3.8	2.36	2.34
Comm/Ind: Lo Val	150,000	148,300		-1.1	5,383	5,302	-81	-1.5	3.59	3.58
Comm/Ind: Med Val	300,000	296,600		-1.1	12,504	12,321	-183	-1.5	4.17	4.15
Comm/Ind: Hi Val	1,000,000	988,600		-1.1	45,734	45,166	-568	-1.2	4.57	4.57

Stearns County

Belgrade city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	18,482	18,270	-213	-1.2	271	236	-35	-12.9	1.46	1.29
Res Non-Hm: exis	2,479	2,793	314	12.7	51	50	-1	-1.3	2.04	1.79
Apartments: exis	446	440	-6	-1.4	11	9	-1	-13.5	2.44	2.14
Low-inc Apts: ex	423	418	-6	-1.4	6	6	-1	-13.4	1.50	1.32
Seasnl Rec: exis	127	136	9	6.8	3	2	0	-6.5	2.03	1.78
Com/Ind: Lo: exi	3,934	3,877	-57	-1.4	144	128	-16	-11.1	3.67	3.31
Com/Ind Hi: exis	3,605	3,732	127	3.5	174	162	-11	-6.6	4.82	4.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	409	500	92	22.4	20	22	2	10.4	4.81	4.34
Ag HGA: Exist	183	184	1	0.6	3	3	0	-11.5	1.80	1.58
Ag Hmstd Land	351	404	53	15.1	3	3	0	0.7	0.81	0.71
Ag Non-Hmstd	463	530	67	14.6	8	8	0	0.1	1.77	1.55
ResHmstd: NewCon	0	20	20	0.0	0	0	0	0.0	0.00	1.29
All other NewCon	0	75	75	0.0	0	3	3	0.0	0.00	3.52
Total	30,903	31,380	477	1.5	693	632	-61	-8.8	2.24	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	312	319	8	2.5	County	55.43	54.25	0.00	0.00
(-) TIF Tax Capacity	5	5	0	-2.7	City/Town	98.28	91.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.79	6.04	22.93	20.85
(=) Taxable Tax Capacity	306	314	8	2.6	Special District	2.65	2.69	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	177.16	154.83	22.93	20.85

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	55,000	54,400	-1.1	711	619	-92	-12.9	1.29	1.14
Res Hmstd: Avg Val	82,500	81,600	-1.1	1,122	971	-152	-13.5	1.36	1.19
Res Hmstd: Hi Val	110,000	108,700	-1.2	1,717	1,484	-232	-13.5	1.56	1.37
Res Hmstd: Ex-Hi Val	165,000	163,100	-1.2	2,905	2,516	-389	-13.4	1.76	1.54
Apartment	300,000	295,700	-1.4	7,331	6,339	-992	-13.5	2.44	2.14
Comm/Ind: Lo Val	150,000	155,300	3.5	5,506	5,198	-308	-5.6	3.67	3.35
Comm/Ind: Med Val	300,000	310,600	3.5	12,732	11,947	-785	-6.2	4.24	3.85
Comm/Ind: Hi Val	1,000,000	1,035,300	3.5	46,456	43,444	-3,012	-6.5	4.65	4.2

Stearns County

Brooten city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	18,096	16,417	-1,679	-9.3	258	210	-48	-18.7	1.43	1.28
Res Non-Hm: exis	2,686	2,912	227	8.4	52	51	0	-0.9	1.92	1.76
Apartments: exis	1,285	1,310	25	2.0	30	28	-2	-6.7	2.32	2.12
Low-inc Apts: ex	495	507	12	2.3	7	7	0	-6.4	1.43	1.31
Seasnl Rec: exis	254	253	-1	-0.3	6	5	-1	-8.8	2.37	2.17
Com/Ind: Lo: exi	3,767	3,739	-29	-0.8	133	123	-10	-7.4	3.52	3.29
Com/Ind Hi: exis	4,536	4,581	45	1.0	209	197	-12	-5.7	4.62	4.31
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	512	619	107	20.9	24	27	3	13.0	4.59	4.29
Ag HGA: Exist	567	457	-110	-19.4	8	6	-2	-26.8	1.44	1.30
Ag Hmstd Land	556	594	37	6.7	3	3	0	-5.2	0.61	0.54
Ag Non-Hmstd	412	376	-36	-8.7	7	6	-1	-16.4	1.67	1.53
ResHmstd: NewCon	0	25	25	0.0	0	0	0	0.0	0.00	1.28
All other NewCon	0	186	186	0.0	0	6	6	0.0	0.00	3.36
Total	33,165	31,974	-1,191	-3.6	737	669	-67	-9.1	2.22	2.09

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	348	341	-7	-2.1	County	55.27	54.08	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	85.52	87.73	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.70	5.92	22.93	20.85	
(=) Taxable Tax Capacity	348	341	-7	-2.1	Special District	5.91	5.54	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	167.39	153.27	22.93	20.85	

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	56,300	51,100	-9.2	695	576	-118	-17.0	1.23	1.13	
Res Hmstd: Avg Val	84,400	76,600	-9.2	1,110	869	-241	-21.8	1.32	1.13	
Res Hmstd: Hi Val	112,500	102,100	-9.2	1,687	1,348	-339	-20.1	1.5	1.32	
Res Hmstd: Ex-Hi Val	168,800	153,100	-9.3	2,844	2,306	-537	-18.9	1.68	1.51	
Apartment	300,000	305,900	2.0	6,965	6,498	-467	-6.7	2.32	2.12	
Comm/Ind: Lo Val	150,000	151,500	1.0	5,286	4,997	-289	-5.5	3.52	3.3	
Comm/Ind: Med Val	300,000	303,000	1.0	12,220	11,534	-685	-5.6	4.07	3.81	
Comm/Ind: Hi Val	1,000,000	1,010,000	1.0	44,576	42,040	-2,536	-5.7	4.46	4.16	

Stearns County	Cold Spring city
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<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	158,303	158,343	40	0.0	1,818	1,823	5	0.3	1.15	1.15
Res Non-Hm: exis	21,727	18,745	-2,983	-13.7	323	278	-45	-13.8	1.49	1.49
Apartments: exis	6,521	7,216	694	10.6	109	121	12	11.0	1.67	1.68
Low-inc Apts: ex	6,313	5,682	-631	-10.0	64	58	-6	-9.8	1.02	1.02
Seasnl Rec: exis	687	683	-3	-0.5	13	13	0	-0.1	1.90	1.90
Com/Ind: Lo: exi	12,873	13,036	163	1.3	356	361	5	1.4	2.77	2.77
Com/Ind Hi: exis	37,182	36,265	-917	-2.5	1,358	1,327	-31	-2.3	3.65	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,852	3,176	323	11.3	104	116	12	11.4	3.64	3.64
Ag HGA: Exist	167	166	-2	-1.0	2	2	0	-1.0	1.19	1.19
Ag Hmstd Land	83	134	51	61.6	0	1	0	65.7	0.44	0.46
Ag Non-Hmstd	1,955	1,955	0	0.0	24	25	0	0.5	1.25	1.26
ResHmstd: NewCon	0	1,152	1,152	0.0	0	13	13	0.0	0.00	1.15
All other NewCon	0	1,000	1,000	0.0	0	30	30	0.0	0.00	3.00
Total	248,664	247,552	-1,112	-0.4	4,172	4,167	-5	-0.1	1.68	1.68

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	2,710	2,698	-11	-0.4	County	55.62	54.43	0.00	0.00	
(-) TIF Tax Capacity	130	114	-16	-12.1	City/Town	37.85	37.84	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.88	31.75	10.93	10.64	
(=) Taxable Tax Capacity	2,580	2,584	4	0.2	Special District	1.53	1.51	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	124.88	125.53	10.93	10.64	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,400	96,400	0.0	953	954	2	0.2	0.99	0.99
Res Hmstd:Avg Val	144,500	144,500	0.0	1,660	1,663	4	0.2	1.15	1.15
Res Hmstd: Hi Val	192,700	192,700	0.0	2,369	2,374	6	0.2	1.23	1.23
Res Hmstd: Ex-Hi Val	289,100	289,200	0.0	3,786	3,797	11	0.3	1.31	1.31
Apartment	300,000	331,900	10.6	5,011	5,561	550	11.0	1.67	1.68
Comm/Ind: Lo Val	150,000	146,300	-2.5	4,150	4,053	-97	-2.3	2.77	2.77
Comm/Ind: Med Val	300,000	292,600	-2.5	9,628	9,371	-257	-2.7	3.21	3.20
Comm/Ind: Hi Val	1,000,000	975,300	-2.5	35,193	34,345	-849	-2.4	3.52	3.52

Stearns County

Elrosa city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,766	7,867	101	1.3	81	71	-10	-12.2	1.04	0.90
Res Non-Hm: exis	769	590	-178	-23.2	10	7	-3	-34.0	1.30	1.12
Apartments: exis	273	278	5	1.8	4	4	-1	-12.8	1.57	1.35
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,719	1,720	1	0.1	45	40	-5	-10.2	2.62	2.35
Com/Ind Hi: exis	571	583	12	2.1	20	18	-2	-8.4	3.42	3.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	44	42	-3	-5.9	2	1	0	-15.6	3.42	3.07
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	3	4	1	23.3	0	0	0	4.6	1.07	0.91
Ag Non-Hmstd	13	13	0	0.0	0	0	0	-15.2	1.07	0.91
ResHmstd: NewCon	0	26	26	0.0	0	0	0	0.0	0.00	0.90
All other NewCon	0	115	115	0.0	0	1	1	0.0	0.00	1.16
Total	11,158	11,237	79	0.7	161	143	-19	-11.6	1.44	1.27

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	108	109	1	1.0	County	55.47	54.28	0.00	0.00
(-) TIF Tax Capacity	9	9	0	2.7	City/Town	27.73	27.49	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.85	6.09	22.93	20.84
(=) Taxable Tax Capacity	99	100	1	0.9	Special District	3.26	3.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	107.31	90.99	22.93	20.84

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	69,300	70,200		1.3	605	530	-75	-12.5	0.87	0.75
Res Hmstd: Avg Val	103,900	105,200		1.3	1,054	924	-130	-12.3	1.01	0.88
Res Hmstd: Hi Val	138,500	140,300		1.3	1,538	1,345	-193	-12.5	1.11	0.96
Res Hmstd: Ex-Hi Val	207,800	210,500		1.3	2,507	2,188	-320	-12.7	1.21	1.04
Apartment	300,000	305,500		1.8	4,712	4,112	-600	-12.7	1.57	1.35
Comm/Ind: Lo Val	150,000	153,100		2.1	3,934	3,626	-308	-7.8	2.62	2.37
Comm/Ind: Med Val	300,000	306,300		2.1	9,065	8,329	-737	-8.1	3.02	2.72
Comm/Ind: Hi Val	1,000,000	1,020,900		2.1	33,010	30,262	-2,748	-8.3	3.30	2.96

Stearns County

Freeport city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	27,658	26,683	-975	-3.5	381	352	-29	-7.7	1.38	1.32
Res Non-Hm: exis	2,547	2,215	-333	-13.1	45	38	-7	-14.8	1.76	1.72
Apartments: exis	261	310	49	18.6	5	6	1	15.8	2.08	2.04
Low-inc Apts: ex	321	273	-48	-15.0	4	3	-1	-17.2	1.28	1.24
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	5,397	5,395	-2	0.0	170	168	-3	-1.6	3.16	3.11
Com/Ind Hi: exis	6,436	6,409	-27	-0.4	270	266	-5	-1.7	4.20	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	943	1,179	235	24.9	40	49	9	23.2	4.25	4.19
Ag HGA: Exist	638	628	-10	-1.6	9	8	0	-5.1	1.39	1.34
Ag Hmstd Land	981	1,062	81	8.3	7	7	1	8.4	0.68	0.68
Ag Non-Hmstd	470	473	3	0.6	7	7	0	-0.2	1.53	1.52
ResHmstd: NewCon	0	29	29	0.0	0	0	0	0.0	0.00	1.32
All other NewCon	0	453	453	0.0	0	16	16	0.0	0.00	3.60
Total	45,653	45,107	-546	-1.2	939	922	-17	-1.8	2.06	2.04

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	489	488	-1	-0.2	County	54.60	53.40	0.00	0.00
(-) TIF Tax Capacity	0	2	2	0.0	City/Town	79.82	81.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.81	14.76	17.39	14.15
(=) Taxable Tax Capacity	489	486	-3	-0.6	Special District	1.53	1.51	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	152.75	151.50	17.39	14.15

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	81,000	78,100	-3.6	921	836	-85	-9.2	1.14	1.07
Res Hmstd: Avg Val	121,400	117,100	-3.5	1,664	1,535	-128	-7.7	1.37	1.31
Res Hmstd: Hi Val	161,800	156,100	-3.5	2,406	2,235	-172	-7.1	1.49	1.43
Res Hmstd: Ex-Hi Val	242,800	234,200	-3.5	3,896	3,635	-261	-6.7	1.60	1.55
Apartment	300,000	355,700	18.6	6,250	7,240	990	15.8	2.08	2.04
Comm/Ind: Lo Val	150,000	149,400	-0.4	4,874	4,773	-101	-2.1	3.25	3.19
Comm/Ind: Med Val	300,000	298,700	-0.4	11,285	11,057	-228	-2.0	3.76	3.70
Comm/Ind: Hi Val	1,000,000	995,700	-0.4	41,204	40,419	-785	-1.9	4.12	4.06

Stearns County

Greenwald city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,976	7,617	-358	-4.5	78	71	-7	-8.7	0.98	0.94
Res Non-Hm: exis	603	576	-27	-4.4	8	7	0	-6.5	1.28	1.25
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	46	43	-3	-6.5	1	1	0	-6.0	1.19	1.20
Com/Ind: Lo: exi	966	940	-26	-2.7	25	24	-1	-3.8	2.61	2.58
Com/Ind Hi: exis	225	232	7	3.1	8	8	0	2.3	3.43	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	84	107	23	26.7	3	4	1	25.6	3.43	3.40
Ag HGA: Exist	513	505	-8	-1.5	5	5	0	-4.6	1.06	1.02
Ag Hmstd Land	870	1,091	221	25.4	4	5	1	29.4	0.46	0.48
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	15	15	0.0	0	0	0	0.0	0.00	0.94
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	2.86
Total	11,283	11,128	-156	-1.4	132	125	-6	-4.7	1.17	1.13

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	94	91	-3	-2.7	County	55.76	54.57	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.68	38.37	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.41	16.39	17.39	14.15
(=) Taxable Tax Capacity	94	91	-3	-2.7	Special District	1.53	1.51	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	110.37	110.83	17.39	14.15

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,900	62,000		-4.5	543	500	-43	-7.9	0.84	0.81
Res Hmstd: Avg Val	97,300	92,900		-4.5	929	841	-88	-9.4	0.95	0.91
Res Hmstd: Hi Val	129,700	123,900		-4.5	1,375	1,259	-115	-8.4	1.06	1.02
Res Hmstd: Ex-Hi Val	194,500	185,800		-4.5	2,267	2,095	-172	-7.6	1.17	1.13
Comm/Ind: Lo Val	150,000	154,600		3.1	3,920	4,034	113	2.9	2.61	2.61
Comm/Ind: Med Val	300,000	309,300		3.1	9,060	9,292	232	2.6	3.02	3.00
Comm/Ind: Hi Val	1,000,000	1,030,900		3.1	33,046	33,821	775	2.3	3.30	3.28

Stearns County

Holdingford city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	24,987	24,329	-658	-2.6	370	354	-16	-4.4	1.48	1.46
Res Non-Hm: exis	2,314	2,565	252	10.9	48	53	5	10.0	2.09	2.07
Apartments: exis	730	745	15	2.0	18	18	0	1.9	2.42	2.41
Low-inc Apts: ex	733	745	12	1.6	11	11	0	1.0	1.47	1.46
Seasnl Rec: exis	161	159	-1	-0.9	5	5	0	-0.3	2.90	2.92
Com/Ind: Lo: exi	2,080	2,090	10	0.5	65	65	0	0.6	3.13	3.13
Com/Ind Hi: exis	1,436	1,356	-80	-5.6	40	38	-1	-3.6	2.76	2.81
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	176	215	39	22.3	8	10	2	22.6	4.82	4.84
Ag HGA: Exist	150	155	5	3.5	2	2	0	2.4	1.26	1.25
Ag Hmstd Land	354	308	-45	-12.8	3	2	0	-12.1	0.79	0.80
Ag Non-Hmstd	161	201	39	24.5	3	4	1	26.6	1.81	1.84
ResHmstd: NewCon	0	69	69	0.0	0	1	1	0.0	0.00	1.46
All other NewCon	0	11	11	0.0	0	0	0	0.0	0.00	1.22
Total	33,281	32,948	-333	-1.0	573	564	-8	-1.5	1.72	1.71

Tax Base

Tax Rates

	Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	276	274	-2	-0.7	County	54.53	53.31	0.00	0.00	
(-) TIF Tax Capacity	4	4	0	0.8	City/Town	95.08	95.74	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.20	34.82	14.92	10.76	
(=) Taxable Tax Capacity	272	270	-2	-0.7	Special District	0.65	0.63	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	181.46	184.50	14.92	10.76	

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	67,500	65,700	-2.7	836	798	-38	-4.5	1.24	1.21
Res Hmstd: Avg Val	101,100	98,400	-2.7	1,475	1,398	-77	-5.2	1.46	1.42
Res Hmstd: Hi Val	134,800	131,200	-2.7	2,192	2,093	-99	-4.5	1.63	1.59
Res Hmstd: Ex-Hi Val	202,300	197,000	-2.6	3,627	3,487	-141	-3.9	1.79	1.77
Apartment	300,000	306,100	2.0	7,253	7,389	136	1.9	2.42	2.41
Comm/Ind: Lo Val	150,000	141,700	-5.5	5,483	5,180	-302	-5.5	3.66	3.66
Comm/Ind: Med Val	300,000	283,300	-5.6	12,718	11,934	-784	-6.2	4.24	4.21
Comm/Ind: Hi Val	1,000,000	944,500	-5.6	46,485	43,927	-2,557	-5.5	4.65	4.65

Stearns County

Kimball city

<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	23,355	22,399	-956	-4.1	346	332	-14	-4.0	1.48	1.48
Res Non-Hm: exis	4,750	5,296	546	11.5	102	113	11	10.5	2.15	2.13
Apartments: exis	1,995	2,079	84	4.2	47	49	2	5.1	2.34	2.36
Low-inc Apts: ex	378	384	6	1.7	5	6	0	2.4	1.44	1.45
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,443	4,398	-46	-1.0	157	157	0	-0.3	3.54	3.57
Com/Ind Hi: exis	4,110	4,150	40	1.0	191	194	4	1.9	4.64	4.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,310	1,325	15	1.2	61	62	1	1.9	4.64	4.67
Ag HGA: Exist	306	302	-4	-1.3	4	4	0	-1.5	1.45	1.45
Ag Hmstd Land	770	897	127	16.5	6	7	1	23.2	0.73	0.77
Ag Non-Hmstd	839	691	-148	-17.6	14	12	-2	-15.9	1.69	1.72
ResHmstd: NewCon	0	40	40	0.0	0	1	1	0.0	0.00	1.49
All other NewCon	0	147	147	0.0	0	6	6	0.0	0.00	3.98
Total	42,256	42,106	-150	-0.4	934	943	9	1.0	2.21	2.24

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	445	446	1	0.2	County	55.22	54.01	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	90.74	95.50	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.15	20.13	22.71	20.47
(=) Taxable Tax Capacity	445	446	1	0.2	Special District	2.69	2.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	168.80	172.28	22.71	20.47

**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	69,000	66,200	-4.1	856	820	-36	-4.2	1.24	1.24
Res Hmstd: Avg Val	103,500	99,300	-4.1	1,511	1,426	-84	-5.6	1.46	1.44
Res Hmstd: Hi Val	138,000	132,400	-4.1	2,224	2,116	-108	-4.9	1.61	1.6
Res Hmstd: Ex-Hi Val	207,000	198,500	-4.1	3,650	3,492	-158	-4.3	1.76	1.76
Apartment	300,000	312,600	4.2	7,011	7,372	360	5.1	2.34	2.36
Comm/Ind: Lo Val	150,000	151,400	0.9	5,315	5,420	106	2.0	3.54	3.58
Comm/Ind: Med Val	300,000	302,900	1.0	12,287	12,528	240	2.0	4.1	4.14
Comm/Ind: Hi Val	1,000,000	1,009,600	1.0	44,826	45,682	856	1.9	4.48	4.52

Stearns County

Lake Henry city

<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	2,611	2,747	137	5.2	29	28	0	-1.5	1.09	1.02
Res Non-Hm: exis	527	371	-157	-29.7	8	5	-3	-33.1	1.54	1.46
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	555	543	-12	-2.1	16	15	-1	-6.1	2.95	2.83
Com/Ind Hi: exis	903	904	1	0.1	35	34	-1	-3.8	3.88	3.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	31	36	6	18.3	1	1	0	13.7	3.88	3.73
Ag HGA: Exist	125	122	-3	-2.3	2	1	0	-8.9	1.23	1.15
Ag Hmstd Land	268	289	21	7.8	2	2	0	3.3	0.58	0.55
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	10	10	0.0	0	0	0	0.0	0.00	1.04
All other NewCon	0	81	81	0.0	0	2	2	0.0	0.00	2.26
Total	5,020	5,105	84	1.7	92	89	-3	-3.7	1.84	1.74

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	53	53	1	1.0	County	55.77	54.56	0.00	0.00
(-) TIF Tax Capacity	18	18	0	-0.9	City/Town	56.40	55.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.05	15.45	17.66	14.94
(=) Taxable Tax Capacity	35	35	1	2.1	Special District	1.53	1.51	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	132.75	126.78	17.66	14.94

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,000	63,100	5.2	584	574	-10	-1.6	0.97	0.91
Res Hmstd:Avg Val	90,000	94,700	5.2	967	978	11	1.1	1.07	1.03
Res Hmstd: Hi Val	120,000	126,300	5.3	1,454	1,462	8	0.5	1.21	1.16
Res Hmstd: Ex-Hi Val	180,000	189,400	5.2	2,428	2,428	0	0.0	1.35	1.28
Comm/Ind: Lo Val	150,000	150,100	0.1	4,428	4,252	-176	-4.0	2.95	2.83
Comm/Ind: Med Val	300,000	300,200	0.1	10,243	9,844	-399	-3.9	3.41	3.28
Comm/Ind: Hi Val	1,000,000	1,000,800	0.1	37,382	35,949	-1,433	-3.8	3.74	3.59

Stearns County

Meire Grove city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,986	4,776	-211	-4.2	52	47	-4	-8.6	1.03	0.99
Res Non-Hm: exis	563	618	55	9.7	7	8	0	6.0	1.32	1.27
Apartments: exis	526	554	28	5.4	8	9	0	2.2	1.60	1.55
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	639	642	3	0.5	17	17	0	-1.6	2.67	2.61
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	152	180	27	17.8	5	6	1	15.6	3.39	3.32
Ag HGA: Exist	210	208	-2	-1.0	2	2	0	-5.4	1.01	0.97
Ag Hmstd Land	505	602	97	19.2	2	3	1	34.1	0.42	0.47
Ag Non-Hmstd	56	73	17	30.1	1	1	0	28.7	1.14	1.13
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	3	3	0.0	0	0	0	0.0	0.00	2.61
Total	7,639	7,657	18	0.2	94	92	-2	-2.6	1.24	1.20

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	67	67	0	0.5	County	55.65	54.48	0.00	0.00
(-) TIF Tax Capacity	6	7	0	5.5	City/Town	38.56	40.51	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.28	16.26	17.39	14.15
(=) Taxable Tax Capacity	61	60	0	-0.1	Special District	1.53	1.51	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	114.02	112.76	17.39	14.15

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	69,300	66,400	-4.2	595	543	-51	-8.6	0.86	0.82
Res Hmstd:Avg Val	103,900	99,500	-4.2	1,047	944	-104	-9.9	1.01	0.95
Res Hmstd: Hi Val	138,500	132,600	-4.3	1,538	1,397	-140	-9.1	1.11	1.05
Res Hmstd: Ex-Hi Val	207,800	199,000	-4.2	2,519	2,308	-212	-8.4	1.21	1.16
Apartment	300,000	316,200	5.4	4,798	4,904	107	2.2	1.6	1.55

Stearns County	Melrose city
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<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	104,465	104,987	522	0.5	1,381	1,332	-49	-3.5	1.32	1.27
Res Non-Hm: exis	10,804	12,118	1,313	12.2	185	198	12	6.6	1.72	1.63
Apartments: exis	7,244	7,528	284	3.9	145	145	0	-0.1	2.00	1.92
Low-inc Apts: ex	2,033	2,127	94	4.6	25	25	0	0.2	1.23	1.17
Seasnl Rec: exis	818	797	-21	-2.6	19	18	-1	-5.6	2.33	2.25
Com/Ind: Lo: exi	13,876	13,317	-559	-4.0	431	402	-29	-6.7	3.11	3.02
Com/Ind Hi: exis	28,410	28,519	109	0.4	1,098	1,070	-28	-2.6	3.86	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	984	1,109	126	12.8	41	45	4	9.8	4.13	4.02
Ag HGA: Exist	404	329	-75	-18.5	5	4	-1	-19.5	1.23	1.21
Ag Hmstd Land	739	790	51	6.9	5	5	0	6.1	0.61	0.61
Ag Non-Hmstd	891	970	79	8.9	13	14	1	6.2	1.46	1.42
ResHmstd: NewCon	0	49	49	0.0	0	1	1	0.0	0.00	1.27
All other NewCon	0	3,034	3,034	0.0	0	94	94	0.0	0.00	3.08
Total	170,669	175,674	5,005	2.9	3,347	3,351	3	0.1	1.96	1.91

<i>Tax Base</i>					Tax Rates		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	1,824	1,894	70	3.8	County	55.85	54.66	0.00	0.00	
(-) TIF Tax Capacity	66	104	38	58.4	City/Town	70.02	69.62	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.66	16.64	17.39	14.15	
(=) Taxable Tax Capacity	1,758	1,790	32	1.8	Special District	1.53	1.51	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	146.06	142.42	17.39	14.15	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,000	80,400	0.5	869	832	-37	-4.3	1.09	1.03
Res Hmstd: Avg Val	120,000	120,600	0.5	1,575	1,513	-63	-4.0	1.31	1.25
Res Hmstd: Hi Val	159,900	160,700	0.5	2,280	2,192	-88	-3.9	1.43	1.36
Res Hmstd: Ex-Hi Val	240,000	241,200	0.5	3,694	3,555	-139	-3.8	1.54	1.47
Apartment	300,000	311,800	3.9	5,999	5,992	-7	-0.1	2	1.92
Comm/Ind: Lo Val	150,000	150,600	0.4	4,723	4,612	-111	-2.3	3.15	3.06
Comm/Ind: Med Val	300,000	301,100	0.4	10,934	10,679	-255	-2.3	3.64	3.55
Comm/Ind: Hi Val	1,000,000	1,003,800	0.4	39,916	39,006	-910	-2.3	3.99	3.89

Stearns County	New Munich city
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<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	12,411	11,984	-426	-3.4	160	149	-12	-7.3	1.29	1.24
Res Non-Hm: exis	928	1,006	78	8.4	16	17	1	5.1	1.74	1.69
Apartments: exis	846	692	-154	-18.2	17	14	-3	-20.0	2.01	1.96
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,436	1,431	-5	-0.3	45	45	-1	-1.9	3.16	3.11
Com/Ind Hi: exis	364	365	1	0.3	15	15	0	-1.0	4.15	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	108	128	20	18.5	5	5	1	16.9	4.15	4.10
Ag HGA: Exist	692	671	-21	-3.0	10	9	-1	-6.3	1.46	1.41
Ag Hmstd Land	120	117	-3	-2.8	1	1	0	-6.2	0.45	0.43
Ag Non-Hmstd	1	6	5	#####	0	0	0	#####	1.47	1.46
ResHmstd: NewCon	0	27	27	0.0	0	0	0	0.0	0.00	1.24
All other NewCon	0	13	13	0.0	0	0	0	0.0	0.00	2.76
Total	16,906	16,442	-464	-2.7	269	255	-14	-5.3	1.59	1.55

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	153	148	-5	-3.2	County	55.75	54.58	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.98	73.31	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.41	16.39	17.39	14.15	
(=) Taxable Tax Capacity	153	148	-5	-3.2	Special District	1.53	1.51	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	146.66	145.79	17.39	14.15	

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	71,500	69,000	-3.5	754	701	-52	-6.9	1.05	1.02
Res Hmstd: Avg Val	107,300	103,600	-3.4	1,356	1,250	-106	-7.8	1.26	1.21
Res Hmstd: Hi Val	143,000	138,100	-3.4	1,989	1,847	-141	-7.1	1.39	1.34
Res Hmstd: Ex-Hi Val	214,500	207,100	-3.4	3,256	3,041	-215	-6.6	1.52	1.47
Apartment	300,000	245,300	-18.2	6,021	4,817	-1,204	-20.0	2.01	1.96
Comm/Ind: Lo Val	150,000	150,400	0.3	4,737	4,680	-57	-1.2	3.16	3.11
Comm/Ind: Med Val	300,000	300,800	0.3	10,965	10,844	-121	-1.1	3.66	3.61
Comm/Ind: Hi Val	1,000,000	1,002,800	0.3	40,032	39,614	-418	-1.0	4.00	3.95

Stearns County

Paynesville city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	84,218	80,681	-3,536	-4.2	912	822	-91	-9.9	1.08	1.02
Res Non-Hm: exis	9,934	10,377	443	4.5	142	141	-1	-1.0	1.43	1.36
Apartments: exis	6,350	6,567	217	3.4	105	103	-1	-1.3	1.65	1.58
Low-inc Apts: ex	1,569	1,568	-1	-0.1	16	15	-1	-4.9	1.02	0.97
Seasnl Rec: exis	1,040	1,051	12	1.1	20	20	0	-1.7	1.92	1.86
Com/Ind: Lo: exi	15,175	14,409	-766	-5.0	411	378	-33	-8.0	2.71	2.62
Com/Ind Hi: exis	13,354	13,609	255	1.9	478	472	-5	-1.1	3.58	3.47
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,411	2,582	172	7.1	85	89	4	4.9	3.54	3.47
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	16	19	3	15.9	0	0	0	12.1	0.59	0.57
Ag Non-Hmstd	1,976	1,885	-91	-4.6	23	22	-2	-7.7	1.18	1.14
ResHmstd: NewCon	0	73	73	0.0	0	1	1	0.0	0.00	1.02
All other NewCon	0	1,745	1,745	0.0	0	53	53	0.0	0.00	3.05
Total	136,042	134,567	-1,475	-1.1	2,193	2,116	-77	-3.5	1.61	1.57

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,419	1,421	2	0.1	County	55.62	54.43	0.00	0.00
(-) TIF Tax Capacity	39	50	11	28.0	City/Town	40.15	41.29	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.87	15.26	17.66	14.94
(=) Taxable Tax Capacity	1,380	1,370	-9	-0.7	Special District	3.28	3.14	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	117.92	114.13	17.66	14.94

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Change		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	76,500	73,300	-4.2	679	611	-68	-10.0	0.89	0.83
Res Hmstd: Avg Val	114,700	109,900	-4.2	1,238	1,106	-131	-10.6	1.08	1.01
Res Hmstd: Hi Val	152,900	146,500	-4.2	1,796	1,616	-180	-10.0	1.17	1.10
Res Hmstd: Ex-Hi Val	229,400	219,800	-4.2	2,915	2,638	-277	-9.5	1.27	1.20
Apartment	300,000	310,300	3.4	4,952	4,890	-61	-1.2	1.65	1.58
Comm/Ind: Lo Val	150,000	152,900	1.9	4,094	4,064	-30	-0.7	2.73	2.66
Comm/Ind: Med Val	300,000	305,700	1.9	9,464	9,371	-94	-1.0	3.15	3.07
Comm/Ind: Hi Val	1,000,000	1,019,100	1.9	34,526	34,148	-378	-1.1	3.45	3.35

Stearns County	Richmond city
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<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	63,275	61,329	-1,946	-3.1	899	868	-31	-3.4	1.42	1.42
Res Non-Hm: exis	5,336	5,598	262	4.9	100	103	3	3.3	1.87	1.84
Apartments: exis	2,066	3,492	1,426	69.0	44	75	31	69.6	2.13	2.14
Low-inc Apts: ex	530	486	-44	-8.4	7	6	-1	-8.1	1.30	1.30
Seasnl Rec: exis	892	853	-39	-4.4	16	15	-1	-3.8	1.79	1.80
Com/Ind: Lo: exi	7,012	6,857	-156	-2.2	233	228	-5	-2.1	3.32	3.33
Com/Ind Hi: exis	4,356	4,264	-91	-2.1	191	188	-4	-1.9	4.39	4.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	866	974	109	12.5	38	43	5	12.8	4.37	4.38
Ag HGA: Exist	80	79	-1	-1.5	1	1	0	-2.3	1.12	1.11
Ag Hmstd Land	333	387	54	16.2	2	3	0	19.9	0.73	0.75
Ag Non-Hmstd	169	100	-69	-40.7	3	2	-1	-40.4	1.62	1.63
ResHmstd: NewCon	0	56	56	0.0	0	1	1	0.0	0.00	1.42
All other NewCon	0	16	16	0.0	0	0	0	0.0	0.00	1.84
Total	84,914	84,491	-423	-0.5	1,534	1,533	-1	-0.1	1.81	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	823	821	-2	-0.2	County	55.66	54.47	0.00	0.00
(-) TIF Tax Capacity	1	0	0	-51.1	City/Town	74.74	74.87	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	29.94	31.81	10.93	10.64
(=) Taxable Tax Capacity	822	820	-1	-0.2	Special District	1.53	1.51	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	161.88	162.66	10.93	10.64

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	87,900	85,200	-3.1	1,044	996	-49	-4.7	1.19	1.17
Res Hmstd: Avg Val	131,900	127,800	-3.1	1,869	1,796	-73	-3.9	1.42	1.41
Res Hmstd: Hi Val	175,800	170,400	-3.1	2,691	2,597	-95	-3.5	1.53	1.52
Res Hmstd: Ex-Hi Val	263,700	255,600	-3.1	4,338	4,198	-140	-3.2	1.65	1.64
Apartment	300,000	507,000	69.0	6,398	10,848	4,450	69.5	2.13	2.14
Comm/Ind: Lo Val	150,000	146,900	-2.1	4,982	4,888	-95	-1.9	3.32	3.33
Comm/Ind: Med Val	300,000	293,700	-2.1	11,570	11,315	-256	-2.2	3.86	3.85
Comm/Ind: Hi Val	1,000,000	979,000	-2.1	42,315	41,473	-842	-2.0	4.23	4.24

Stearns County

Rockville city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	143,860	137,264	-6,596	-4.6	1,854	1,780	-74	-4.0	1.29	1.30
Res Non-Hm: exis	6,662	7,275	613	9.2	99	108	8	8.6	1.49	1.48
Apartments: exis	4,762	4,763	1	0.0	84	86	2	1.9	1.77	1.80
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	26,058	25,931	-127	-0.5	370	372	2	0.5	1.42	1.44
Com/Ind: Lo: exi	6,203	6,333	130	2.1	174	180	6	3.4	2.80	2.83
Com/Ind Hi: exis	13,449	13,473	24	0.2	386	396	11	2.8	2.87	2.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,798	3,098	300	10.7	105	118	12	11.8	3.76	3.79
Ag HGA: Exist	11,763	11,589	-174	-1.5	146	145	-1	-0.4	1.24	1.25
Ag Hmstd Land	24,694	25,830	1,136	4.6	147	156	9	6.1	0.60	0.61
Ag Non-Hmstd	10,181	11,660	1,479	14.5	131	153	22	16.9	1.29	1.31
ResHmstd: NewCon	0	956	956	0.0	0	12	12	0.0	0.00	1.30
All other NewCon	0	674	674	0.0	0	12	12	0.0	0.00	1.76
Total	250,430	248,845	-1,585	-0.6	3,496	3,517	22	0.6	1.40	1.41

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,389	2,370	-19	-0.8	County	55.87	54.67	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	44.19	46.35	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.40	27.36	12.40	12.38
(=) Taxable Tax Capacity	2,389	2,370	-19	-0.8	Special District	1.44	1.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.90	129.80	12.40	12.38

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	141,600	135,100	-4.6	1,673	1,595	-78	-4.7	1.18	1.18	
Res Hmstd:Avg Val	212,300	202,600	-4.6	2,747	2,634	-113	-4.1	1.29	1.30	
Res Hmstd: Hi Val	283,000	270,000	-4.6	3,820	3,671	-149	-3.9	1.35	1.36	
Res Hmstd: Ex-Hi Val	424,600	405,100	-4.6	5,957	5,750	-207	-3.5	1.40	1.42	
Apartment	300,000	300,100	0.0	5,168	5,241	72	1.4	1.72	1.75	
Seas Rec: Lo Val	75,000	74,600	-0.5	1,026	1,036	10	1.0	1.37	1.39	
Seas Rec: Hi Val	200,000	199,000	-0.5	2,899	2,929	30	1.0	1.45	1.47	
Comm/Ind: Lo Val	150,000	150,300	0.2	4,240	4,289	49	1.2	2.83	2.85	
Comm/Ind: Med Val	300,000	300,500	0.2	9,831	9,938	107	1.1	3.28	3.31	
Comm/Ind: Hi Val	1,000,000	1,001,800	0.2	35,921	36,313	392	1.1	3.59	3.62	

Stearns County	Roscoe city
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<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	3,904	3,871	-33	-0.8	38	36	-2	-4.6	0.97	0.94
Res Non-Hm: exis	712	672	-40	-5.6	9	9	-1	-8.6	1.32	1.28
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	407	407	-1	-0.1	11	11	0	-2.1	2.68	2.63
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	216	244	28	13.1	7	8	1	11.4	3.46	3.40
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	385	591	205	53.3	3	3	1	23.9	0.67	0.54
Ag Non-Hmstd	257	171	-86	-33.4	3	2	-1	-34.2	1.15	1.13
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	65	65	0.0	0	1	1	0.0	0.00	1.25
Total	5,881	6,020	139	2.4	71	70	-2	-2.1	1.21	1.16

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	49	50	1	1.5	County	55.71	54.50	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.48	41.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.97	15.37	17.66	14.94
(=) Taxable Tax Capacity	49	50	1	1.5	Special District	1.53	1.51	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	114.69	113.28	17.66	14.94

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	59,200	58,700	-0.8	512	487	-25	-4.9	0.86	0.83
Res Hmstd:Avg Val	88,700	88,000	-0.8	838	796	-42	-5.0	0.95	0.90
Res Hmstd: Hi Val	118,300	117,300	-0.8	1,261	1,202	-59	-4.7	1.07	1.02
Res Hmstd: Ex-Hi Val	177,400	175,900	-0.8	2,104	2,013	-91	-4.3	1.19	1.14

Stearns County

St. Anthony city

<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	2,739	2,792	52	1.9	22	21	-1	-3.8	0.82	0.77
Res Non-Hm: exis	375	295	-80	-21.3	4	3	-1	-24.2	1.04	1.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	153	153	0	0.0	4	3	0	-1.6	2.29	2.25
Com/Ind Hi: exis	8	13	4	54.3	0	0	0	52.7	3.01	2.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	50	49	-1	-2.2	2	1	0	-3.2	3.01	2.98
Ag HGA: Exist	184	182	-2	-1.0	1	1	0	-7.3	0.75	0.70
Ag Hmstd Land	668	759	92	13.7	3	3	0	18.7	0.39	0.41
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,178	4,243	66	1.6	35	34	-1	-3.9	0.85	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	33	33	0	0.0	County	55.77	54.54	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	6.86	6.86	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.70	31.21	11.47	6.31
(=) Taxable Tax Capacity	33	33	0	0.0	Special District	1.14	1.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	92.48	93.74	11.47	6.31

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,300	71,600	1.8	471	448	-23	-4.9	0.67	0.63
Res Hmstd: Avg Val	105,400	107,400	1.9	839	816	-23	-2.7	0.8	0.76
Res Hmstd: Hi Val	140,400	143,100	1.9	1,232	1,203	-29	-2.3	0.88	0.84
Res Hmstd: Ex-Hi Val	210,700	214,700	1.9	2,021	1,980	-41	-2.0	0.96	0.92
Comm/Ind: Lo Val	150,000	231,500	54.3	3,429	5,803	2,374	69.2	2.29	2.51
Comm/Ind: Med Val	300,000	463,000	54.3	7,943	12,699	4,756	59.9	2.65	2.74
Comm/Ind: Hi Val	1,000,000	1,543,200	54.3	29,011	44,878	15,867	54.7	2.90	2.91

Stearns County

St. Joseph city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	193,910	192,835	-1,075	-0.6	2,376	2,317	-59	-2.5	1.23	1.20
Res Non-Hm: exis	21,476	22,154	678	3.2	334	335	1	0.2	1.56	1.51
Apartments: exis	16,413	15,487	-926	-5.6	292	270	-22	-7.7	1.78	1.74
Low-inc Apts: ex	4,584	4,568	-16	-0.4	50	49	-1	-2.4	1.09	1.07
Seasnl Rec: exis	482	478	-3	-0.7	10	10	0	-2.4	2.15	2.11
Com/Ind: Lo: exi	17,997	17,810	-187	-1.0	521	506	-14	-2.8	2.89	2.84
Com/Ind Hi: exis	38,267	38,037	-229	-0.6	1,458	1,423	-35	-2.4	3.81	3.74
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,769	2,912	142	5.1	105	108	3	3.1	3.78	3.71
Ag HGA: Exist	189	135	-53	-28.3	2	2	-1	-26.2	1.10	1.13
Ag Hmstd Land	160	0	-160	-100.0	1	0	-1	-100.0	0.66	0.00
Ag Non-Hmstd	7,647	6,417	-1,230	-16.1	100	82	-18	-18.2	1.31	1.28
ResHmstd: NewCon	0	1,204	1,204	0.0	0	14	14	0.0	0.00	1.20
All other NewCon	0	1,801	1,801	0.0	0	58	58	0.0	0.00	3.19
Total	303,893	303,839	-55	0.0	5,249	5,173	-76	-1.4	1.73	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	3,250	3,258	9	0.3	County	55.74	54.55	0.00	0.00
(-) TIF Tax Capacity	38	38	0	0.3	City/Town	53.69	51.98	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.47	20.02	14.19	14.55
(=) Taxable Tax Capacity	3,212	3,220	9	0.3	Special District	1.19	1.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	131.10	127.72	14.19	14.55

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	94,400	93,900	-0.5	995	968	-26	-2.7	1.05	1.03
Res Hmstd:Avg Val	141,600	140,800	-0.6	1,736	1,689	-47	-2.7	1.23	1.2
Res Hmstd: Hi Val	188,800	187,800	-0.5	2,478	2,412	-65	-2.6	1.31	1.28
Res Hmstd: Ex-Hi Val	283,200	281,600	-0.6	3,961	3,855	-106	-2.7	1.4	1.37
Apartment	300,000	283,100	-5.6	5,342	4,932	-410	-7.7	1.78	1.74
Comm/Ind: Lo Val	150,000	149,100	-0.6	4,339	4,238	-101	-2.3	2.89	2.84
Comm/Ind: Med Val	300,000	298,200	-0.6	10,052	9,808	-245	-2.4	3.35	3.29
Comm/Ind: Hi Val	1,000,000	994,000	-0.6	36,716	35,838	-878	-2.4	3.67	3.61

Stearns County	St. Martin city
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<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	12,507	12,410	-97	-0.8	158	161	3	1.8	1.26	1.30
Res Non-Hm: exis	579	596	17	2.9	10	10	1	6.3	1.65	1.70
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	294	300	6	2.1	4	4	0	6.2	1.20	1.25
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,950	1,925	-25	-1.3	61	62	1	1.8	3.11	3.20
Com/Ind Hi: exis	2,769	2,753	-16	-0.6	112	115	3	2.3	4.05	4.17
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	186	220	34	18.4	8	9	2	23.5	4.14	4.31
Ag HGA: Exist	112	110	-2	-1.5	1	1	0	0.8	1.24	1.27
Ag Hmstd Land	484	567	83	17.1	5	6	1	18.3	1.06	1.07
Ag Non-Hmstd	568	650	82	14.5	8	10	2	23.2	1.48	1.60
ResHmstd: NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.30
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	19,448	19,535	87	0.4	367	379	12	3.3	1.88	1.94

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	203	204	0	0.2	County	55.76	54.56	0.00	0.00	
(-) TIF Tax Capacity	15	15	0	-1.8	City/Town	62.87	73.19	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.18	27.14	12.81	8.18	
(=) Taxable Tax Capacity	189	189	1	0.4	Special District	1.53	1.51	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	146.33	156.40	12.81	8.18	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	76,500	75,900	-0.8	773	774	1	0.1	1.01	1.02
Res Hmstd: Avg Val	114,700	113,800	-0.8	1,432	1,451	19	1.3	1.25	1.27
Res Hmstd: Hi Val	153,000	151,800	-0.8	2,091	2,130	38	1.8	1.37	1.40
Res Hmstd: Ex-Hi Val	229,500	227,700	-0.8	3,410	3,486	76	2.2	1.49	1.53
Comm/Ind: Lo Val	150,000	149,100	-0.6	4,661	4,784	123	2.6	3.11	3.21
Comm/Ind: Med Val	300,000	298,300	-0.6	10,811	11,117	306	2.8	3.60	3.73
Comm/Ind: Hi Val	1,000,000	994,200	-0.6	39,511	40,699	1,188	3.0	3.95	4.09

Stearns County	St. Rosa city
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<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	3,299	3,157	-142	-4.3	35	31	-3	-9.7	1.05	0.99
Res Non-Hm: exis	401	457	55	13.8	5	5	0	7.8	1.22	1.15
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	591	594	4	0.6	15	14	0	-2.7	2.52	2.44
Com/Ind Hi: exis	544	546	2	0.3	18	17	0	-2.7	3.30	3.20
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	92	91	-1	-1.0	3	3	0	-4.1	3.30	3.20
Ag HGA: Exist	182	178	-4	-2.0	2	2	0	-7.8	1.10	1.03
Ag Hmstd Land	188	362	174	92.7	1	2	2	209.3	0.40	0.65
Ag Non-Hmstd	383	274	-109	-28.4	4	3	-1	-30.6	1.04	1.01
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,678	5,657	-21	-0.4	82	78	-4	-4.6	1.44	1.38

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	60	60	0	-0.1	County	55.76	54.56	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	28.52	28.56	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.41	16.39	17.39	14.15	
(=) Taxable Tax Capacity	60	60	0	-0.1	Special District	1.53	1.51	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	104.22	101.02	17.39	14.15	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	95,700	91,600	-4.3	865	762	-103	-11.9	0.90	0.83
Res Hmstd: Avg Val	143,400	137,200	-4.3	1,490	1,329	-162	-10.8	1.04	0.97
Res Hmstd: Hi Val	191,200	183,000	-4.3	2,116	1,898	-219	-10.3	1.11	1.04
Res Hmstd: Ex-Hi Val	286,800	274,500	-4.3	3,369	3,035	-334	-9.9	1.17	1.11
Comm/Ind: Lo Val	150,000	150,500	0.3	3,782	3,672	-109	-2.9	2.52	2.44
Comm/Ind: Med Val	300,000	301,000	0.3	8,737	8,493	-244	-2.8	2.91	2.82
Comm/Ind: Hi Val	1,000,000	1,003,300	0.3	31,862	30,988	-874	-2.7	3.19	3.09

Stearns County

St. Stephen city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	36,813	36,588	-225	-0.6	511	493	-18	-3.5	1.39	1.35
Res Non-Hm: exis	2,439	2,653	214	8.8	42	44	3	6.3	1.70	1.66
Apartments: exis	514	514	0	-0.1	10	10	0	-2.4	2.02	1.97
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	46	46	0	-0.2	1	1	0	-0.9	1.56	1.55
Com/Ind: Lo: exi	1,816	1,809	-7	-0.4	58	56	-1	-2.1	3.17	3.11
Com/Ind Hi: exis	883	875	-8	-0.9	37	36	-1	-2.3	4.15	4.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	464	449	-14	-3.1	19	18	-1	-4.5	4.16	4.10
Ag HGA: Exist	2,741	2,551	-190	-6.9	41	37	-4	-9.6	1.49	1.45
Ag Hmstd Land	2,761	2,989	228	8.3	15	17	2	12.7	0.56	0.58
Ag Non-Hmstd	2,330	2,281	-49	-2.1	33	32	-1	-2.8	1.40	1.39
ResHmstd: NewCon	0	41	41	0.0	0	1	1	0.0	0.00	1.35
All other NewCon	0	17	17	0.0	0	0	0	0.0	0.00	1.12
Total	50,807	50,813	5	0.0	766	745	-21	-2.7	1.51	1.47

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	450	450	0	-0.1	County	55.65	54.46	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	50.12	50.16	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	40.64	40.58	17.62	14.50
(=) Taxable Tax Capacity	450	450	0	-0.1	Special District	0.65	0.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	147.06	145.83	17.62	14.50

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,500	91,900	-0.6	1,098	1,051	-47	-4.3	1.19	1.14
Res Hmstd:Avg Val	138,700	137,900	-0.6	1,920	1,849	-71	-3.7	1.38	1.34
Res Hmstd: Hi Val	184,900	183,800	-0.6	2,742	2,645	-97	-3.5	1.48	1.44
Res Hmstd: Ex-Hi Val	277,400	275,700	-0.6	4,388	4,239	-149	-3.4	1.58	1.54
Apartment	300,000	299,700	-0.1	6,043	5,898	-146	-2.4	2.01	1.97
Comm/Ind: Lo Val	150,000	148,700	-0.9	4,749	4,629	-120	-2.5	3.17	3.11
Comm/Ind: Med Val	300,000	297,400	-0.9	10,993	10,717	-276	-2.5	3.66	3.60
Comm/Ind: Hi Val	1,000,000	991,300	-0.9	40,132	39,186	-946	-2.4	4.01	3.95

Stearns County

Sauk Centre city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	156,030	153,793	-2,236	-1.4	2,153	2,020	-133	-6.2	1.38	1.31
Res Non-Hm: exis	25,302	25,915	614	2.4	448	437	-11	-2.5	1.77	1.69
Apartments: exis	9,473	11,243	1,770	18.7	189	214	25	13.4	1.99	1.90
Low-inc Apts: ex	3,481	3,625	145	4.2	43	43	0	-0.7	1.23	1.18
Seasnl Rec: exis	4,024	4,016	-8	-0.2	67	65	-2	-3.3	1.66	1.61
Com/Ind: Lo: exi	23,260	23,058	-201	-0.9	727	696	-30	-4.2	3.12	3.02
Com/Ind Hi: exis	38,058	37,919	-139	-0.4	1,505	1,453	-51	-3.4	3.95	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	856	881	25	2.9	35	35	0	-0.4	4.07	3.94
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	6	7	1	19.4	0	0	0	15.0	0.69	0.67
Ag Non-Hmstd	3,580	3,618	38	1.1	50	48	-1	-2.7	1.39	1.34
ResHmstd: NewCon	0	558	558	0.0	0	7	7	0.0	0.00	1.32
All other NewCon	0	1,508	1,508	0.0	0	52	52	0.0	0.00	3.44
Total	264,069	266,144	2,075	0.8	5,215	5,070	-145	-2.8	1.97	1.91

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	2,863	2,902	39	1.4	County	55.69	54.49	0.00	0.00	
(-) TIF Tax Capacity	543	500	-44	-8.0	City/Town	64.84	62.62	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.59	14.92	26.00	23.48	
(=) Taxable Tax Capacity	2,320	2,402	82	3.5	Special District	1.53	1.51	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	138.65	133.54	26.00	23.48	

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	85,900	84,700	-1.4	1,005	935	-71	-7.0	1.17	1.10	
Res Hmstd:Avg Val	128,800	127,000	-1.4	1,765	1,650	-116	-6.5	1.37	1.3	
Res Hmstd: Hi Val	171,700	169,200	-1.5	2,525	2,363	-162	-6.4	1.47	1.4	
Res Hmstd: Ex-Hi Val	257,600	253,900	-1.4	4,047	3,795	-252	-6.2	1.57	1.49	
Apartment	300,000	356,100	18.7	5,979	6,781	801	13.4	1.99	1.90	
Comm/Ind: Lo Val	150,000	149,500	-0.3	4,686	4,513	-172	-3.7	3.12	3.02	
Comm/Ind: Med Val	300,000	298,900	-0.4	10,803	10,405	-398	-3.7	3.60	3.48	
Comm/Ind: Hi Val	1,000,000	996,300	-0.4	39,350	37,930	-1,420	-3.6	3.94	3.81	

Stearns County	Spring Hill city
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<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	2,582	2,673	92	3.5	25	25	-1	-2.8	0.98	0.92
Res Non-Hm: exis	238	150	-88	-37.1	3	2	-1	-40.6	1.34	1.26
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	185	184	-1	-0.5	2	2	0	-3.5	1.33	1.29
Com/Ind: Lo: exi	190	196	6	2.9	5	5	0	-0.9	2.71	2.61
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	37	44	7	17.7	1	2	0	13.6	3.55	3.43
Ag HGA: Exist	255	255	0	0.0	3	3	0	-6.1	1.11	1.04
Ag Hmstd Land	1,369	1,645	276	20.1	8	9	1	16.5	0.57	0.55
Ag Non-Hmstd	87	8	-79	-90.8	1	0	-1	-91.1	1.17	1.12
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	0.92
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,943	5,168	225	4.5	49	47	-2	-3.3	0.99	0.92

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	36	36	1	2.1	County	55.75	54.58	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	41.01	39.85	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.41	16.38	17.39	14.15	
(=) Taxable Tax Capacity	36	36	1	2.1	Special District	1.53	1.51	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	116.69	112.33	17.39	14.15	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	55,500	57,500	3.6	485	469	-16	-3.3	0.87	0.82
Res Hmstd: Avg Val	83,300	86,300	3.6	770	760	-9	-1.2	0.92	0.88
Res Hmstd: Hi Val	111,000	114,900	3.5	1,170	1,151	-19	-1.6	1.05	1.00
Res Hmstd: Ex-Hi Val	166,600	172,500	3.5	1,974	1,938	-36	-1.8	1.18	1.12

Stearns County	Waite Park city
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<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	179,683	172,662	-7,021	-3.9	2,329	2,250	-79	-3.4	1.30	1.30
Res Non-Hm: exis	25,809	28,241	2,432	9.4	430	483	53	12.3	1.67	1.71
Apartments: exis	74,442	77,018	2,575	3.5	1,433	1,504	71	5.0	1.92	1.95
Low-inc Apts: ex	3,774	3,811	37	1.0	44	45	1	2.5	1.18	1.19
Seasnl Rec: exis	1,850	1,576	-274	-14.8	30	26	-4	-13.4	1.63	1.65
Com/Ind: Lo: exi	44,388	44,400	11	0.0	1,361	1,374	14	1.0	3.07	3.09
Com/Ind Hi: exis	296,564	293,657	-2,907	-1.0	11,979	11,975	-5	0.0	4.04	4.08
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,291	5,298	1,007	23.5	173	216	43	24.7	4.04	4.08
Ag HGA: Exist	1,533	1,793	260	17.0	21	24	3	15.3	1.38	1.36
Ag Hmstd Land	3,274	3,858	584	17.8	21	25	4	16.7	0.64	0.64
Ag Non-Hmstd	5,401	5,932	531	9.8	77	86	9	11.3	1.43	1.45
ResHmstd: NewCon	0	676	676	0.0	0	9	9	0.0	0.00	1.31
All other NewCon	0	3,067	3,067	0.0	0	106	106	0.0	0.00	3.45
Total	641,009	641,990	981	0.2	17,900	18,123	223	1.2	2.79	2.82

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	9,475	9,494	19	0.2	County	55.76	54.56	0.00	0.00	
(-) TIF Tax Capacity	1,387	1,326	-62	-4.5	City/Town	63.29	66.90	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.49	20.04	14.19	14.55	
(=) Taxable Tax Capacity	8,088	8,168	81	1.0	Special District	3.07	3.06	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	142.61	144.56	14.19	14.55	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,300	84,800	-4.0	967	921	-46	-4.7	1.09	1.09
Res Hmstd: Avg Val	132,400	127,200	-3.9	1,715	1,651	-64	-3.7	1.3	1.3
Res Hmstd: Hi Val	176,400	169,500	-3.9	2,461	2,379	-82	-3.3	1.4	1.40
Res Hmstd: Ex-Hi Val	264,700	254,400	-3.9	3,959	3,841	-119	-3.0	1.5	1.51
Apartment	300,000	310,400	3.5	5,774	6,061	287	5.0	1.92	1.95
Comm/Ind: Lo Val	150,000	148,500	-1.0	4,598	4,596	-2	0.0	3.07	3.09
Comm/Ind: Med Val	300,000	297,100	-1.0	10,657	10,641	-16	-0.2	3.55	3.58
Comm/Ind: Hi Val	1,000,000	990,200	-1.0	38,933	38,904	-29	-0.1	3.89	3.93

Stearns County

St. Augusta city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	213,707	209,590	-4,116	-1.9	2,390	2,325	-65	-2.7	1.12	1.11
Res Non-Hm: exis	23,066	23,484	418	1.8	319	319	0	0.0	1.38	1.36
Apartments: exis	345	710	365	105.6	5	10	5	104.2	1.47	1.46
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,263	1,251	-12	-1.0	19	19	0	-1.9	1.51	1.50
Com/Ind: Lo: exi	7,589	7,297	-291	-3.8	192	183	-9	-4.5	2.53	2.51
Com/Ind Hi: exis	22,224	21,949	-275	-1.2	738	724	-14	-1.9	3.32	3.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,298	5,492	194	3.7	175	180	5	2.9	3.30	3.28
Ag HGA: Exist	13,121	12,954	-167	-1.3	139	137	-2	-1.7	1.06	1.05
Ag Hmstd Land	27,312	29,055	1,743	6.4	126	135	8	6.6	0.46	0.46
Ag Non-Hmstd	11,307	12,268	961	8.5	117	126	9	7.6	1.03	1.02
ResHmstd: NewCon	0	1,641	1,641	0.0	0	18	18	0.0	0.00	1.11
All other NewCon	0	5,330	5,330	0.0	0	91	91	0.0	0.00	1.70
Total	325,231	331,021	5,790	1.8	4,219	4,265	46	1.1	1.30	1.29

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,265	3,324	60	1.8	County	55.76	54.56	0.00	0.00
(-) TIF Tax Capacity	90	137	47	52.7	City/Town	29.72	30.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.50	20.06	14.34	14.65
(=) Taxable Tax Capacity	3,175	3,187	12	0.4	Special District	0.65	0.63	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	106.63	105.51	14.34	14.65

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	139,000	136,300	-1.9	1,418	1,374	-43	-3.1	1.02	1.01	
Res Hmstd:Avg Val	208,400	204,400	-1.9	2,324	2,257	-66	-2.9	1.12	1.10	
Res Hmstd: Hi Val	277,800	272,400	-1.9	3,230	3,139	-91	-2.8	1.16	1.15	
Res Hmstd: Ex-Hi Val	416,800	408,800	-1.9	5,042	4,908	-134	-2.7	1.21	1.20	
Apartment	300,000	616,900	105.6	4,429	9,040	4,612	104.1	1.48	1.47	
Comm/Ind: Lo Val	150,000	148,100	-1.3	3,790	3,717	-73	-1.9	2.53	2.51	
Comm/Ind: Med Val	300,000	296,300	-1.2	8,772	8,590	-182	-2.1	2.92	2.9	
Comm/Ind: Hi Val	1,000,000	987,600	-1.2	32,020	31,388	-632	-2.0	3.20	3.18	

Stearns County

Eden Valley city (part)

<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	11,849	11,596	-252	-2.1	187	180	-7	-3.9	1.58	1.55
Res Non-Hm: exis	2,143	2,130	-13	-0.6	47	46	-1	-2.2	2.17	2.14
Apartments: exis	251	247	-4	-1.6	6	6	0	-3.4	2.52	2.47
Low-inc Apts: ex	541	559	18	3.4	8	8	0	1.4	1.54	1.51
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	445	444	-1	-0.3	17	16	0	-1.8	3.77	3.71
Com/Ind Hi: exis	52	51	0	-0.8	3	3	0	-2.2	4.96	4.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	189	214	25	13.4	9	10	1	11.8	4.96	4.89
Ag HGA: Exist	376	373	-3	-0.7	6	6	0	-3.0	1.66	1.63
Ag Hmstd Land	225	241	15	6.7	1	2	0	6.7	0.64	0.64
Ag Non-Hmstd	240	245	5	2.1	4	5	0	0.7	1.86	1.84
ResHmstd: NewCon	0	249	249	0.0	0	4	4	0.0	0.00	1.55
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	16,310	16,350	39	0.2	289	285	-4	-1.3	1.77	1.74

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	136	137	1	0.7	County	55.55	54.38	0.00	0.00
(-) TIF Tax Capacity	3	3	0	4.3	City/Town	95.84	98.71	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.33	29.12	18.81	17.40
(=) Taxable Tax Capacity	133	134	1	0.6	Special District	1.53	1.51	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	186.25	183.72	18.81	17.40

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	70,400	68,900	-2.1	919	879	-40	-4.3	1.31	1.28
Res Hmstd: Avg Val	105,600	103,400	-2.1	1,649	1,566	-82	-5.0	1.56	1.51
Res Hmstd: Hi Val	140,700	137,700	-2.1	2,427	2,313	-115	-4.7	1.73	1.68
Res Hmstd: Ex-Hi Val	211,100	206,600	-2.1	3,989	3,812	-176	-4.4	1.89	1.85
Apartment	300,000	295,100	-1.6	7,549	7,290	-258	-3.4	2.52	2.47
Comm/Ind: Lo Val	150,000	148,800	-0.8	5,649	5,521	-127	-2.3	3.77	3.71
Comm/Ind: Med Val	300,000	297,700	-0.8	13,086	12,788	-299	-2.3	4.36	4.3
Comm/Ind: Hi Val	1,000,000	992,200	-0.8	47,794	46,745	-1,050	-2.2	4.78	4.71

Stearns County

Sartell city (part)

<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	619,068	621,485	2,416	0.4	8,481	8,270	-210	-2.5	1.37	1.33
Res Non-Hm: exis	69,103	64,859	-4,244	-6.1	1,163	1,051	-112	-9.6	1.68	1.62
Apartments: exis	85,349	91,778	6,429	7.5	1,591	1,672	81	5.1	1.86	1.82
Low-inc Apts: ex	5,773	5,455	-317	-5.5	58	54	-4	-6.6	1.00	0.99
Seasnl Rec: exis	1,417	1,416	-2	-0.1	27	26	-1	-2.6	1.88	1.84
Com/Ind: Lo: exi	18,341	18,627	287	1.6	534	535	0	0.1	2.91	2.87
Com/Ind Hi: exis	168,242	167,793	-449	-0.3	6,399	6,296	-103	-1.6	3.80	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,302	5,700	398	7.5	209	221	12	5.9	3.94	3.88
Ag HGA: Exist	251	251	0	0.0	3	3	0	-2.6	1.21	1.18
Ag Hmstd Land	1,121	1,240	120	10.7	7	7	1	9.9	0.60	0.60
Ag Non-Hmstd	6,455	6,216	-239	-3.7	88	84	-4	-4.6	1.36	1.35
ResHmstd: NewCon	0	5,455	5,455	0.0	0	73	73	0.0	0.00	1.33
All other NewCon	0	9,954	9,954	0.0	0	193	193	0.0	0.00	1.94
Total	980,421	1,000,228	19,808	2.0	18,560	18,485	-75	-0.4	1.89	1.85

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	11,159	11,386	226	2.0	County	55.74	54.55	0.00	0.00
(-) TIF Tax Capacity	22	114	92	416.9	City/Town	37.60	37.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.09	37.97	17.30	14.52
(=) Taxable Tax Capacity	11,137	11,272	135	1.2	Special District	2.33	2.32	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	133.77	132.50	17.30	14.52

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	117,600	118,100	0.4	1,420	1,384	-36	-2.5	1.21	1.17
Res Hmstd:Avg Val	176,300	177,000	0.4	2,377	2,320	-57	-2.4	1.35	1.31
Res Hmstd: Hi Val	235,000	235,900	0.4	3,335	3,256	-79	-2.4	1.42	1.38
Res Hmstd: Ex-Hi Val	352,500	353,900	0.4	5,251	5,132	-119	-2.3	1.49	1.45
Apartment	300,000	322,600	7.5	5,535	5,812	277	5.0	1.85	1.80
Comm/Ind: Lo Val	150,000	149,600	-0.3	4,445	4,359	-86	-1.9	2.96	2.91
Comm/Ind: Med Val	300,000	299,200	-0.3	10,285	10,094	-191	-1.9	3.43	3.37
Comm/Ind: Hi Val	1,000,000	997,300	-0.3	37,540	36,876	-664	-1.8	3.75	3.7

Stearns County

St. Cloud city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,564,549	1,528,725	-35,824	-2.3	19,145	18,650	-495	-2.6	1.22	1.22
Res Non-Hm: exis	229,439	226,868	-2,571	-1.1	3,559	3,497	-62	-1.7	1.55	1.54
Apartments: exis	276,268	281,078	4,810	1.7	4,867	4,941	75	1.5	1.76	1.76
Low-inc Apts: ex	27,513	26,665	-847	-3.1	300	290	-10	-3.2	1.09	1.09
Seasnl Rec: exis	3,740	3,740	0	0.0	77	77	0	-0.1	2.05	2.05
Com/Ind: Lo: exi	114,703	111,346	-3,357	-2.9	3,271	3,165	-106	-3.2	2.85	2.84
Com/Ind Hi: exis	733,432	733,697	266	0.0	27,202	27,106	-96	-0.4	3.71	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	45,205	47,724	2,519	5.6	1,684	1,771	87	5.2	3.73	3.71
Ag HGA: Exist	1,561	1,527	-34	-2.2	18	17	0	-2.5	1.15	1.14
Ag Hmstd Land	4,303	5,185	882	20.5	22	28	6	25.0	0.51	0.53
Ag Non-Hmstd	9,494	8,477	-1,017	-10.7	117	104	-13	-11.3	1.24	1.23
ResHmstd: NewCon	0	4,676	4,676	0.0	0	57	57	0.0	0.00	1.22
All other NewCon	0	29,636	29,636	0.0	0	867	867	0.0	0.00	2.92
Total	3,010,207	3,009,343	-863	0.0	60,262	60,570	308	0.5	2.00	2.01

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	36,265	36,470	205	0.6	County	55.72	54.53	0.00	0.00
(-) TIF Tax Capacity	590	635	45	7.6	City/Town	43.85	44.70	7.18	7.52
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.44	19.99	14.19	14.55
(=) Taxable Tax Capacity	35,675	35,835	161	0.4	Special District	3.83	3.76	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	123.84	122.98	21.37	22.08

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	90,500	88,400	-2.3	954	922	-32	-3.3	1.05	1.04	
Res Hmstd: Avg Val	135,700	132,600	-2.3	1,661	1,612	-48	-2.9	1.22	1.22	
Res Hmstd: Hi Val	180,900	176,800	-2.3	2,367	2,302	-65	-2.7	1.31	1.30	
Res Hmstd: Ex-Hi Val	271,400	265,200	-2.3	3,782	3,683	-100	-2.6	1.39	1.39	
Apartment	300,000	305,200	1.7	5,285	5,366	81	1.5	1.76	1.76	
Comm/Ind: Lo Val	150,000	150,100	0.1	4,283	4,273	-10	-0.2	2.86	2.85	
Comm/Ind: Med Val	300,000	300,100	0.0	9,886	9,855	-31	-0.3	3.3	3.28	
Comm/Ind: Hi Val	1,000,000	1,000,400	0.0	36,037	35,917	-119	-0.3	3.60	3.59	

Steele County	Ellendale city
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<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	23,193	22,815	-378	-1.6	357	348	-10	-2.7	1.54	1.52
Res Non-Hm: exis	2,912	3,077	165	5.6	63	66	2	3.9	2.17	2.13
Apartments: exis	1,364	1,437	72	5.3	34	36	1	4.1	2.51	2.49
Low-inc Apts: ex	191	168	-23	-12.2	3	3	0	-13.3	1.53	1.51
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,635	1,634	-1	-0.1	62	61	-1	-0.9	3.78	3.75
Com/Ind Hi: exis	1,369	1,398	29	2.1	68	69	1	1.4	5.00	4.96
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	400	488	89	22.2	20	24	4	21.3	5.00	4.96
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	770	781	11	1.4	9	9	0	-2.7	1.21	1.17
Ag Non-Hmstd	173	162	-11	-6.3	3	3	0	-6.4	1.91	1.91
ResHmstd: NewCon	0	151	151	0.0	0	2	2	0.0	0.00	1.53
All other NewCon	0	222	222	0.0	0	5	5	0.0	0.00	2.38
Total	32,007	32,331	324	1.0	620	626	6	0.9	1.94	1.94

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	288	295	7	2.4	County	63.82	60.42	0.00	0.00
(-) TIF Tax Capacity	12	16	3	27.9	City/Town	111.25	114.06	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.26	16.53	12.31	9.94
(=) Taxable Tax Capacity	276	279	3	1.2	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	191.33	191.02	12.31	9.94

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	66,400	65,300	-1.7	844	813	-31	-3.6	1.27	1.25
Res Hmstd: Avg Val	99,500	97,900	-1.6	1,485	1,424	-61	-4.1	1.49	1.45
Res Hmstd: Hi Val	132,700	130,500	-1.7	2,218	2,135	-83	-3.7	1.67	1.64
Res Hmstd: Ex-Hi Val	199,100	195,900	-1.6	3,685	3,562	-123	-3.3	1.85	1.82
Apartment	300,000	315,900	5.3	7,544	7,857	312	4.1	2.51	2.49
Comm/Ind: Lo Val	150,000	153,100	2.1	5,666	5,772	106	1.9	3.78	3.77
Comm/Ind: Med Val	300,000	306,300	2.1	13,158	13,372	214	1.6	4.39	4.37
Comm/Ind: Hi Val	1,000,000	1,021,000	2.1	48,123	48,827	704	1.5	4.81	4.78

Steele County	Medford city
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<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	52,425	50,809	-1,616	-3.1	704	691	-12	-1.8	1.34	1.36
Res Non-Hm: exis	3,919	3,998	80	2.0	68	70	2	2.8	1.74	1.75
Apartments: exis	435	435	0	0.0	9	9	0	0.7	2.06	2.07
Low-inc Apts: ex	612	612	0	0.0	8	8	0	1.2	1.24	1.25
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,713	2,834	121	4.4	88	92	4	4.6	3.24	3.25
Com/Ind Hi: exis	16,565	16,887	322	1.9	714	726	12	1.7	4.31	4.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	827	863	36	4.3	36	37	1	4.1	4.31	4.30
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	308	389	80	26.1	2	3	1	24.1	0.81	0.79
Ag Non-Hmstd	437	437	0	0.0	7	7	0	-1.6	1.61	1.59
ResHmstd: NewCon	0	356	356	0.0	0	5	5	0.0	0.00	1.36
All other NewCon	0	218	218	0.0	0	8	8	0.0	0.00	3.86
Total	78,240	77,836	-404	-0.5	1,635	1,656	21	1.3	2.09	2.13

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	869	871	2	0.2	County	63.74	60.34	0.00	0.00
(-) TIF Tax Capacity	25	24	-1	-5.9	City/Town	65.57	68.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	31.83	29.63	4.10	8.64
(=) Taxable Tax Capacity	844	847	3	0.4	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	161.14	158.59	4.10	8.64

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	87,100	84,400	-3.1	965	941	-24	-2.5	1.11	1.12
Res Hmstd: Avg Val	130,500	126,500	-3.1	1,746	1,705	-40	-2.3	1.34	1.35
Res Hmstd: Hi Val	174,000	168,600	-3.1	2,527	2,470	-58	-2.3	1.45	1.46
Res Hmstd: Ex-Hi Val	261,100	253,100	-3.1	4,093	4,003	-90	-2.2	1.57	1.58
Apartment	300,000	300,000	0.0	6,166	6,206	41	0.7	2.06	2.07
Comm/Ind: Lo Val	150,000	152,900	1.9	4,863	4,994	131	2.7	3.24	3.27
Comm/Ind: Med Val	300,000	305,800	1.9	11,327	11,568	241	2.1	3.78	3.78
Comm/Ind: Hi Val	1,000,000	1,019,400	1.9	41,490	42,248	758	1.8	4.15	4.14

Steele County	Owatonna city
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<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	1,049,095	1,049,249	154	0.0	14,249	14,238	-11	-0.1	1.36	1.36
Res Non-Hm: exis	107,689	107,244	-445	-0.4	1,838	1,812	-26	-1.4	1.71	1.69
Apartments: exis	63,706	70,961	7,255	11.4	1,241	1,364	124	10.0	1.95	1.92
Low-inc Apts: ex	17,983	19,486	1,503	8.4	215	231	16	7.6	1.20	1.19
Seasnl Rec: exis	1,716	1,716	0	0.0	43	43	-1	-1.3	2.51	2.48
Com/Ind: Lo: exi	72,609	72,711	101	0.1	2,232	2,206	-27	-1.2	3.07	3.03
Com/Ind Hi: exis	229,345	228,569	-775	-0.3	9,216	9,029	-186	-2.0	4.02	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,356	5,333	-23	-0.4	216	211	-5	-2.1	4.03	3.96
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	90	737	646	715.0	0	5	5	0.0	#####	0.65
Ag Non-Hmstd	12,919	12,355	-564	-4.4	183	168	-15	-8.0	1.42	1.36
ResHmstd: NewCon	0	2,708	2,708	0.0	0	37	37	0.0	0.00	1.36
All other NewCon	0	5,457	5,457	0.0	0	154	154	0.0	0.00	2.82
Total	1,560,509	1,576,528	16,019	1.0	29,433	29,498	65	0.2	1.89	1.87

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	16,733	16,932	199	1.2	County	62.50	59.28	0.00	0.00	
(-) TIF Tax Capacity	281	287	6	2.1	City/Town	58.94	58.26	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.41	17.97	17.78	21.98	
(=) Taxable Tax Capacity	16,452	16,645	193	1.2	Special District	0.73	0.72	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	141.59	136.24	17.78	21.98	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	96,900	96,900	0.0	1,141	1,145	4	0.4	1.18	1.18
Res Hmstd: Avg Val	145,300	145,300	0.0	1,974	1,970	-4	-0.2	1.36	1.36
Res Hmstd: Hi Val	193,700	193,700	0.0	2,807	2,795	-12	-0.4	1.45	1.44
Res Hmstd: Ex-Hi Val	290,600	290,600	0.0	4,474	4,447	-28	-0.6	1.54	1.53
Apartment	300,000	334,200	11.4	5,843	6,426	583	10.0	1.95	1.92
Comm/Ind: Lo Val	150,000	149,500	-0.3	4,628	4,551	-77	-1.7	3.09	3.04
Comm/Ind: Med Val	300,000	299,000	-0.3	10,711	10,505	-206	-1.9	3.57	3.51
Comm/Ind: Hi Val	1,000,000	996,600	-0.3	39,095	38,309	-786	-2.0	3.91	3.84

Steele County

Blooming Prairie city (p

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	54,567	56,069	1,502	2.8	820	782	-38	-4.7	1.50	1.39
Res Non-Hm: exis	7,331	7,373	42	0.6	156	144	-11	-7.3	2.12	1.96
Apartments: exis	1,019	1,019	0	0.0	26	24	-2	-7.5	2.51	2.32
Low-inc Apts: ex	1,136	1,136	0	0.0	17	16	-1	-7.7	1.54	1.42
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	6,982	7,237	256	3.7	262	256	-6	-2.4	3.76	3.54
Com/Ind Hi: exis	3,150	3,465	316	10.0	156	161	6	3.7	4.94	4.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	604	622	18	3.0	30	29	-1	-2.9	4.94	4.66
Ag HGA: Exist	76	76	0	0.0	1	1	0	-8.3	1.31	1.20
Ag Hmstd Land	2,857	2,860	3	0.1	52	49	-3	-6.5	1.83	1.71
Ag Non-Hmstd	1,251	870	-381	-30.5	23	15	-8	-35.1	1.85	1.73
ResHmstd: NewCon	0	116	116	0.0	0	2	2	0.0	0.00	1.39
All other NewCon	0	151	151	0.0	0	5	5	0.0	0.00	3.52
Total	78,972	80,996	2,024	2.6	1,543	1,484	-59	-3.8	1.95	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	703	728	25	3.5	County	62.36	59.16	0.00	0.00
(-) TIF Tax Capacity	9	10	0	3.5	City/Town	93.40	88.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.06	23.84	19.87	16.35
(=) Taxable Tax Capacity	694	718	24	3.5	Special District	1.19	0.97	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	185.02	172.80	19.87	16.35

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates		
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	58,300	59,900		2.7	763	719	-44	-5.8	1.31	1.20
Res Hmstd: Avg Val	87,400	89,800		2.7	1,247	1,195	-52	-4.2	1.43	1.33
Res Hmstd: Hi Val	116,600	119,800		2.7	1,894	1,809	-85	-4.5	1.62	1.51
Res Hmstd: Ex-Hi Val	174,900	179,700		2.7	3,186	3,035	-151	-4.7	1.82	1.69
Apartment	300,000	300,000		0.0	7,534	6,971	-564	-7.5	2.51	2.32
Comm/Ind: Lo Val	150,000	165,000		10.0	5,637	6,004	367	6.5	3.76	3.64
Comm/Ind: Med Val	300,000	330,100		10.0	13,053	13,698	645	4.9	4.35	4.15
Comm/Ind: Hi Val	1,000,000	1,100,200		10.0	47,664	49,590	1,927	4.0	4.77	4.51

Stevens County

Alberta city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,639	1,593	-46	-2.8	25	27	2	6.4	1.53	1.67
Res Non-Hm: exis	520	574	53	10.2	11	12	2	16.4	2.03	2.14
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	250	250	0	0.0	9	9	0	2.6	3.43	3.52
Com/Ind Hi: exis	2,757	2,805	48	1.7	119	123	4	3.4	4.32	4.39
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	159	172	12	7.7	7	8	1	9.5	4.32	4.39
Ag HGA: Exist	109	109	0	0.0	2	2	0	7.2	1.69	1.82
Ag Hmstd Land	86	105	19	22.2	1	1	0	18.6	1.26	1.22
Ag Non-Hmstd	44	48	4	9.4	1	1	0	6.1	1.26	1.22
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	2	2	0.0	0	0	0	0.0	0.00	3.52
Total	5,565	5,657	92	1.7	174	182	9	5.0	3.12	3.22

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	80	82	2	2.4	County	45.27	40.94	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	78.57	79.07	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.10	1.31	74.97	89.91
(=) Taxable Tax Capacity	80	82	2	2.4	Special District	1.25	1.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	126.19	122.45	74.97	89.91

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,100	32,200	-2.7	499	526	27	5.5	1.51	1.63
Res Hmstd:Avg Val	49,700	48,300	-2.8	749	789	40	5.4	1.51	1.63
Res Hmstd: Hi Val	66,200	64,300	-2.9	998	1,051	53	5.3	1.51	1.63
Res Hmstd: Ex-Hi Val	99,300	96,500	-2.8	1,640	1,700	59	3.6	1.65	1.76
Comm/Ind: Lo Val	150,000	152,600	1.7	5,140	5,389	249	4.8	3.43	3.53
Comm/Ind: Med Val	300,000	305,200	1.7	11,618	12,087	469	4.0	3.87	3.96
Comm/Ind: Hi Val	1,000,000	1,017,300	1.7	41,849	43,342	1,492	3.6	4.18	4.26

Stevens County

Chokio city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,885	9,716	-169	-1.7	167	174	7	4.4	1.69	1.79
Res Non-Hm: exis	765	941	176	22.9	16	21	5	27.8	2.13	2.22
Apartments: exis	90	90	0	0.0	2	2	0	2.8	2.46	2.53
Low-inc Apts: ex	349	349	0	0.0	6	6	0	4.1	1.59	1.65
Seasnl Rec: exis	6	8	1	23.2	0	0	0	25.5	2.81	2.86
Com/Ind: Lo: exi	901	902	1	0.2	32	33	1	1.6	3.59	3.64
Com/Ind Hi: exis	729	744	14	2.0	33	34	1	2.4	4.53	4.54
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	343	371	27	7.9	16	17	1	8.4	4.52	4.54
Ag HGA: Exist	229	229	0	0.0	4	4	0	5.6	1.80	1.90
Ag Hmstd Land	201	243	42	21.0	1	2	0	22.9	0.70	0.71
Ag Non-Hmstd	23	28	5	20.2	0	0	0	14.6	1.37	1.31
ResHmstd: NewCon	0	11	11	0.0	0	0	0	0.0	0.00	1.79
All other NewCon	0	54	54	0.0	0	2	2	0.0	0.00	3.70
Total	13,522	13,685	163	1.2	278	295	18	6.3	2.05	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	118	120	3	2.3	County	44.22	39.90	0.00	0.00
(-) TIF Tax Capacity	2	2	0	0.0	City/Town	91.58	89.48	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	-0.01	0.17	74.96	89.91
(=) Taxable Tax Capacity	116	119	3	2.3	Special District	1.25	1.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	137.04	130.69	74.96	89.91

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,000	40,300	-1.7	644	678	34	5.3	1.57	1.68
Res Hmstd:Avg Val	61,500	60,500	-1.6	967	1,018	52	5.3	1.57	1.68
Res Hmstd: Hi Val	81,900	80,500	-1.7	1,327	1,384	57	4.3	1.62	1.72
Res Hmstd: Ex-Hi Val	122,900	120,800	-1.7	2,247	2,320	73	3.3	1.83	1.92
Apartment	300,000	300,000	0.0	7,388	7,598	210	2.8	2.46	2.53
Comm/Ind: Lo Val	150,000	153,000	2.0	5,384	5,597	213	4.0	3.59	3.66
Comm/Ind: Med Val	300,000	305,900	2.0	12,187	12,560	373	3.1	4.06	4.11
Comm/Ind: Hi Val	1,000,000	1,019,700	2.0	43,938	45,066	1,128	2.6	4.39	4.42

Stevens County

Donnelly city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,922	4,744	-178	-3.6	54	48	-7	-12.2	1.11	1.01
Res Non-Hm: exis	552	820	268	48.5	9	12	3	34.7	1.62	1.47
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	342	339	-3	-0.9	11	10	-1	-7.8	3.09	2.87
Com/Ind Hi: exis	392	453	61	15.5	16	17	1	7.5	4.04	3.75
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	191	208	17	8.9	8	8	0	1.4	3.96	3.69
Ag HGA: Exist	529	471	-58	-10.9	6	5	-1	-18.8	1.11	1.01
Ag Hmstd Land	3,091	3,954	864	27.9	26	33	7	26.0	0.85	0.84
Ag Non-Hmstd	1,366	1,385	19	1.4	19	17	-2	-8.3	1.38	1.24
ResHmstd: NewCon	0	21	21	0.0	0	0	0	0.0	0.00	1.01
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	11,384	12,395	1,011	8.9	148	150	1	0.9	1.30	1.21

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	90	101	10	11.3	County	44.93	40.69	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	50.37	45.25	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.33	33.22	23.86	22.46
(=) Taxable Tax Capacity	90	101	10	11.3	Special District	5.94	5.25	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	137.57	124.41	23.86	22.46

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	34,700	33,400	-3.7	369	324	-45	-12.2	1.06	0.97
Res Hmstd:Avg Val	52,000	50,100	-3.7	553	486	-67	-12.1	1.06	0.97
Res Hmstd: Hi Val	69,300	66,800	-3.6	737	649	-89	-12.0	1.06	0.97
Res Hmstd: Ex-Hi Val	104,000	100,200	-3.7	1,295	1,120	-175	-13.5	1.25	1.12
Comm/Ind: Lo Val	150,000	173,300	15.5	4,629	5,182	553	11.9	3.09	2.99
Comm/Ind: Med Val	300,000	346,500	15.5	10,682	11,684	1,002	9.4	3.56	3.37
Comm/Ind: Hi Val	1,000,000	1,155,200	15.5	38,929	42,041	3,112	8.0	3.89	3.64

Stevens County

Hancock city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	14,397	14,660	263	1.8	259	263	4	1.4	1.80	1.79
Res Non-Hm: exis	1,305	1,060	-245	-18.7	33	26	-6	-19.5	2.49	2.47
Apartments: exis	436	436	0	0.0	13	13	0	-1.0	3.02	2.99
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,474	1,491	16	1.1	64	64	0	0.2	4.34	4.30
Com/Ind Hi: exis	1,151	1,185	33	2.9	65	67	1	2.0	5.67	5.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	664	682	18	2.8	38	38	1	1.9	5.66	5.61
Ag HGA: Exist	110	110	0	0.0	2	2	0	-1.0	1.95	1.93
Ag Hmstd Land	889	1,048	159	17.9	9	11	2	17.6	1.02	1.02
Ag Non-Hmstd	8	10	2	19.5	0	0	0	18.4	2.15	2.13
ResHmstd: NewCon	0	227	227	0.0	0	4	4	0.0	0.00	1.79
All other NewCon	0	83	83	0.0	0	3	3	0.0	0.00	4.04
Total	20,435	20,991	556	2.7	483	491	8	1.7	2.36	2.34

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	180	185	5	2.7	County	41.56	37.36	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	158.81	158.58	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.92	15.45	33.70	33.29
(=) Taxable Tax Capacity	180	185	5	2.7	Special District	1.25	1.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	214.54	212.52	33.70	33.29

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	39,700	40,400	1.8	645	650	5	0.7	1.62	1.61
Res Hmstd:Avg Val	59,500	60,600	1.8	966	974	8	0.8	1.62	1.61
Res Hmstd: Hi Val	79,300	80,700	1.8	1,323	1,347	24	1.8	1.67	1.67
Res Hmstd: Ex-Hi Val	119,000	121,200	1.8	2,385	2,420	35	1.5	2.00	2
Apartment	300,000	300,000	0.0	9,056	8,968	-88	-1.0	3.02	2.99
Comm/Ind: Lo Val	150,000	154,300	2.9	6,508	6,694	186	2.9	4.34	4.34
Comm/Ind: Med Val	300,000	308,700	2.9	15,018	15,378	360	2.4	5.01	4.98
Comm/Ind: Hi Val	1,000,000	1,028,900	2.9	54,729	55,885	1,156	2.1	5.47	5.43

Stevens County

Morris city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	132,686	131,427	-1,259	-0.9	1,852	1,709	-143	-7.7	1.40	1.30
Res Non-Hm: exis	29,666	30,417	751	2.5	510	485	-25	-4.8	1.72	1.59
Apartments: exis	8,491	8,491	0	0.0	173	160	-12	-7.1	2.03	1.89
Low-inc Apts: ex	2,637	2,637	0	0.0	33	31	-2	-7.0	1.26	1.17
Seasnl Rec: exis	278	278	0	0.0	8	7	0	-6.0	2.72	2.56
Com/Ind: Lo: exi	20,249	18,195	-2,054	-10.1	623	534	-90	-14.4	3.08	2.93
Com/Ind Hi: exis	21,350	23,571	2,220	10.4	723	788	64	8.9	3.39	3.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,185	4,326	141	3.4	170	167	-4	-2.2	4.07	3.85
Ag HGA: Exist	341	251	-91	-26.5	5	4	-1	-28.1	1.52	1.48
Ag Hmstd Land	436	488	53	12.1	5	6	1	10.4	1.17	1.16
Ag Non-Hmstd	640	757	117	18.3	9	10	1	9.6	1.42	1.31
ResHmstd: NewCon	0	511	511	0.0	0	7	7	0.0	0.00	1.30
All other NewCon	0	4,908	4,908	0.0	0	149	149	0.0	0.00	3.04
Total	220,959	226,257	5,298	2.4	4,112	4,056	-56	-1.4	1.86	1.79

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,236	2,344	109	4.9	County	44.05	39.83	0.00	0.00
(-) TIF Tax Capacity	90	90	0	0.0	City/Town	57.66	54.80	2.39	2.41
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	37.11	33.70	23.86	22.46
(=) Taxable Tax Capacity	2,146	2,255	109	5.1	Special District	2.89	2.95	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	141.72	131.28	26.25	24.87

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,300	79,500	-1.0	923	846	-77	-8.3	1.15	1.06
Res Hmstd: Avg Val	120,400	119,300	-0.9	1,648	1,515	-133	-8.1	1.37	1.27
Res Hmstd: Hi Val	160,500	159,000	-0.9	2,373	2,182	-191	-8.1	1.48	1.37
Res Hmstd: Ex-Hi Val	240,900	238,600	-1.0	3,826	3,519	-307	-8.0	1.59	1.47
Apartment	300,000	300,000	0.0	6,102	5,669	-433	-7.1	2.03	1.89
Comm/Ind: Lo Val	150,000	165,600	10.4	4,758	5,109	350	7.4	3.17	3.09
Comm/Ind: Med Val	300,000	331,200	10.4	10,972	11,593	621	5.7	3.66	3.50
Comm/Ind: Hi Val	1,000,000	1,104,000	10.4	39,967	41,850	1,883	4.7	4	3.79

Swift County

Appleton city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	19,397	19,674	276	1.4	316	352	36	11.5	1.63	1.79
Res Non-Hm: exis	4,761	4,885	124	2.6	121	137	16	13.3	2.54	2.81
Apartments: exis	620	712	92	14.8	18	23	5	27.5	2.96	3.29
Low-inc Apts: ex	1,052	960	-92	-8.7	19	19	0	0.8	1.83	2.02
Seasnl Rec: exis	78	78	0	0.0	3	3	0	10.9	3.72	4.12
Com/Ind: Lo: exi	4,395	4,413	18	0.4	188	206	18	9.8	4.28	4.68
Com/Ind Hi: exis	19,503	19,472	-31	-0.2	1,092	1,197	104	9.6	5.60	6.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,694	1,828	134	7.9	95	112	17	18.4	5.60	6.14
Ag HGA: Exist	10	10	0	0.0	0	0	0	10.4	2.43	2.69
Ag Hmstd Land	331	357	26	7.9	4	4	1	22.9	1.06	1.21
Ag Non-Hmstd	543	593	50	9.1	12	14	3	24.3	2.12	2.42
ResHmstd: NewCon	0	22	22	0.0	0	0	0	0.0	0.00	1.79
All other NewCon	0	38	38	0.0	0	2	2	0.0	0.00	5.87
Total	52,384	53,040	656	1.3	1,868	2,072	204	10.9	3.57	3.91

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	684	693	9	1.3	County	43.40	38.04	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	163.87	196.50	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.34	6.16	31.52	27.26
(=) Taxable Tax Capacity	684	693	9	1.3	Special District	0.36	0.86	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	211.96	241.56	31.52	27.26

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	29,900	30,300	1.3	474	522	47	10.0	1.59	1.72
Res Hmstd:Avg Val	44,800	45,400	1.3	711	782	71	10.0	1.59	1.72
Res Hmstd: Hi Val	59,700	60,500	1.3	947	1,042	94	10.0	1.59	1.72
Res Hmstd: Ex-Hi Val	89,600	90,900	1.5	1,563	1,742	178	11.4	1.74	1.92
Apartment	300,000	344,400	14.8	8,894	11,338	2,444	27.5	2.96	3.29
Comm/Ind: Lo Val	150,000	149,800	-0.1	6,418	7,006	588	9.2	4.28	4.68
Comm/Ind: Med Val	300,000	299,500	-0.2	14,817	16,202	1,385	9.3	4.94	5.41
Comm/Ind: Hi Val	1,000,000	998,400	-0.2	54,015	59,149	5,134	9.5	5.40	5.92

Swift County

Benson city

<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	91,622	90,894	-727	-0.8	1,030	1,072	43	4.1	1.12	1.18
Res Non-Hm: exis	13,272	14,307	1,034	7.8	193	213	20	10.5	1.45	1.49
Apartments: exis	4,070	4,037	-33	-0.8	71	72	0	0.4	1.75	1.77
Low-inc Apts: ex	1,831	1,831	0	0.0	20	20	1	2.6	1.08	1.11
Seasnl Rec: exis	76	76	0	0.0	2	2	0	0.5	2.39	2.41
Com/Ind: Lo: exi	12,280	11,518	-762	-6.2	345	324	-22	-6.3	2.81	2.81
Com/Ind Hi: exis	34,484	35,257	774	2.2	1,285	1,302	17	1.3	3.73	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,447	1,283	-164	-11.3	54	47	-7	-12.2	3.73	3.69
Ag HGA: Exist	0	10	10	0.0	0	0	0	0.0	0.00	1.48
Ag Hmstd Land	1,610	1,939	329	20.4	13	17	3	23.1	0.84	0.86
Ag Non-Hmstd	81	89	8	10.3	1	1	0	4.3	1.24	1.17
ResHmstd: NewCon	0	64	64	0.0	0	1	1	0.0	0.00	1.18
All other NewCon	0	1,483	1,483	0.0	0	40	40	0.0	0.00	2.69
Total	160,773	162,789	2,016	1.3	3,014	3,111	96	3.2	1.87	1.91

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,792	1,824	32	1.8	County	45.63	37.76	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.60	72.48	4.50	4.44
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.34	6.03	15.92	26.55
(=) Taxable Tax Capacity	1,792	1,824	32	1.8	Special District	0.36	0.86	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	123.93	117.13	20.41	31.00

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,900	60,400	-0.8	577	612	35	6.0	0.95	1.01
Res Hmstd:Avg Val	91,400	90,700	-0.8	960	1,003	43	4.5	1.05	1.11
Res Hmstd: Hi Val	121,800	120,800	-0.8	1,432	1,480	48	3.4	1.18	1.23
Res Hmstd: Ex-Hi Val	182,800	181,300	-0.8	2,381	2,440	59	2.5	1.30	1.35
Apartment	300,000	297,600	-0.8	5,260	5,280	20	0.4	1.75	1.77
Comm/Ind: Lo Val	150,000	153,400	2.3	4,270	4,397	127	3.0	2.85	2.87
Comm/Ind: Med Val	300,000	306,700	2.2	9,862	10,059	197	2.0	3.29	3.28
Comm/Ind: Hi Val	1,000,000	1,022,400	2.2	35,958	36,494	536	1.5	3.6	3.57

Swift County

Clontarf city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,197	3,989	-208	-5.0	40	38	-2	-6.0	0.96	0.95
Res Non-Hm: exis	108	165	58	53.6	1	2	1	46.5	1.30	1.24
Apartments: exis	32	32	0	0.0	1	0	0	-5.8	1.57	1.47
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	546	552	5	1.0	14	14	-1	-4.2	2.63	2.50
Com/Ind Hi: exis	594	591	-4	-0.6	21	19	-1	-6.8	3.45	3.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	114	130	16	14.0	4	4	0	7.0	3.45	3.24
Ag HGA: Exist	189	188	-1	-0.5	2	2	0	-1.6	1.00	0.98
Ag Hmstd Land	1,646	2,155	509	30.9	10	12	1	12.7	0.64	0.55
Ag Non-Hmstd	1,287	1,701	414	32.1	14	16	2	13.6	1.13	0.97
ResHmstd: NewCon	0	11	11	0.0	0	0	0	0.0	0.00	0.95
All other NewCon	0	249	249	0.0	0	6	6	0.0	0.00	2.61
Total	8,714	9,763	1,049	12.0	108	114	6	5.9	1.24	1.17

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	78	88	11	13.6	County	46.64	38.56	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	57.87	50.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.64	6.33	15.91	26.55
(=) Taxable Tax Capacity	78	88	11	13.6	Special District	0.36	0.86	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	112.51	96.69	15.91	26.55

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	51,800	49,200	-5.0	432	416	-16	-3.7	0.83	0.85
Res Hmstd:Avg Val	77,700	73,800	-5.0	658	624	-33	-5.1	0.85	0.85
Res Hmstd: Hi Val	103,600	98,500	-4.9	1,016	940	-77	-7.6	0.98	0.95
Res Hmstd: Ex-Hi Val	155,400	147,700	-5.0	1,734	1,589	-145	-8.4	1.12	1.08
Apartment	300,000	300,000	0.0	4,697	4,422	-274	-5.8	1.57	1.47
Comm/Ind: Lo Val	150,000	149,100	-0.6	3,946	3,723	-224	-5.7	2.63	2.5
Comm/Ind: Med Val	300,000	298,200	-0.6	9,128	8,547	-581	-6.4	3.04	2.87
Comm/Ind: Hi Val	1,000,000	994,100	-0.6	33,311	31,097	-2,213	-6.6	3.33	3.13

Swift County	Danvers city
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<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	3,010	3,016	7	0.2	29	30	1	4.8	0.95	0.99
Res Non-Hm: exis	231	225	-7	-2.8	3	3	0	-1.6	1.28	1.30
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	745	745	0	0.0	19	19	0	-1.1	2.60	2.57
Com/Ind Hi: exis	689	689	0	0.0	23	23	-1	-2.2	3.41	3.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	132	144	12	8.9	5	5	0	6.5	3.41	3.34
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	561	750	189	33.7	6	8	1	23.0	1.10	1.01
Ag Non-Hmstd	409	499	90	22.0	5	5	1	12.3	1.10	1.01
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	0.99
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,777	6,068	292	5.0	90	92	3	3.2	1.55	1.52

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	61	64	3	4.9	County	46.43	38.36	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	56.01	56.10	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.42	6.11	15.92	26.55
(=) Taxable Tax Capacity	61	64	3	4.9	Special District	0.36	0.86	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	110.21	101.43	15.92	26.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,500	52,600	0.2	431	460	29	6.7	0.82	0.87
Res Hmstd: Avg Val	78,600	78,800	0.3	659	703	44	6.7	0.84	0.89
Res Hmstd: Hi Val	104,800	105,000	0.2	1,015	1,062	47	4.6	0.97	1.01
Res Hmstd: Ex-Hi Val	157,300	157,600	0.2	1,730	1,783	54	3.1	1.1	1.13
Comm/Ind: Lo Val	150,000	150,000	0.0	3,894	3,852	-43	-1.1	2.6	2.57
Comm/Ind: Med Val	300,000	300,000	0.0	9,007	8,854	-153	-1.7	3.00	2.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,867	32,200	-667	-2.0	3.29	3.22

Swift County	De Graff city
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<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	2,231	2,332	101	4.5	16	18	1	9.3	0.73	0.76
Res Non-Hm: exis	636	572	-64	-10.1	7	6	-1	-10.9	1.05	1.04
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	209	209	0	0.0	5	5	0	-3.2	2.28	2.20
Com/Ind Hi: exis	286	286	0	0.0	9	8	0	-4.4	2.98	2.85
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	259	283	24	9.1	8	8	0	4.3	2.98	2.85
Ag HGA: Exist	156	156	0	0.0	1	1	0	0.8	0.92	0.92
Ag Hmstd Land	1,409	1,824	416	29.5	8	10	1	16.0	0.60	0.54
Ag Non-Hmstd	89	97	8	8.6	1	1	0	-5.6	0.89	0.77
ResHmstd: NewCon	0	27	27	0.0	0	0	0	0.0	0.00	0.76
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,275	5,787	512	9.7	55	57	2	3.9	1.03	0.98

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	47	51	4	8.7	County	46.63	38.51	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.21	31.47	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.64	6.33	15.91	26.56
(=) Taxable Tax Capacity	47	51	4	8.7	Special District	0.36	0.86	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	88.84	77.17	15.91	26.56

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	33,800	35,300	4.4	234	257	23	9.9	0.69	0.73
Res Hmstd: Avg Val	50,700	53,000	4.5	351	386	35	10.0	0.69	0.73
Res Hmstd: Hi Val	67,600	70,700	4.6	468	515	47	10.1	0.69	0.73
Res Hmstd: Ex-Hi Val	101,400	106,000	4.5	812	886	73	9.0	0.80	0.84
Comm/Ind: Lo Val	150,000	150,000	0.0	3,414	3,306	-108	-3.2	2.28	2.20
Comm/Ind: Med Val	300,000	300,000	0.0	7,885	7,581	-305	-3.9	2.63	2.53
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	28,754	27,531	-1,223	-4.3	2.88	2.75

Swift County

Holloway city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,748	1,734	-15	-0.8	18	16	-2	-12.1	1.06	0.94
Res Non-Hm: exis	282	297	15	5.3	4	4	0	-7.4	1.57	1.38
Apartments: exis	128	128	0	0.0	2	2	0	-11.8	1.86	1.64
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	431	405	-26	-6.1	13	11	-2	-14.3	2.95	2.69
Com/Ind Hi: exis	11,070	11,097	27	0.2	424	388	-36	-8.4	3.83	3.50
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	373	519	145	38.9	14	18	4	26.9	3.83	3.50
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	215	287	72	33.6	3	3	0	18.2	1.18	1.04
Ag Non-Hmstd	1,361	1,809	447	32.9	17	20	3	17.6	1.23	1.09
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	0.94
All other NewCon	0	759	759	0.0	0	26	26	0.0	0.00	3.39
Total	15,608	17,034	1,426	9.1	495	488	-7	-1.5	3.17	2.86

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	266	289	23	8.7	County	46.59	38.51	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	69.23	63.68	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.16	6.13	31.52	27.26
(=) Taxable Tax Capacity	266	289	23	8.7	Special District	0.36	0.86	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	123.33	109.18	31.52	27.26

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	27,800	27,600	-0.7	293	256	-37	-12.7	1.06	0.93	
Res Hmstd:Avg Val	41,600	41,200	-1.0	439	382	-57	-12.9	1.06	0.93	
Res Hmstd: Hi Val	55,500	55,000	-0.9	586	510	-75	-12.9	1.06	0.93	
Res Hmstd: Ex-Hi Val	83,300	82,600	-0.8	923	802	-121	-13.2	1.11	0.97	
Apartment	300,000	300,000	0.0	5,571	4,912	-658	-11.8	1.86	1.64	
Comm/Ind: Lo Val	150,000	150,400	0.3	4,424	4,051	-373	-8.4	2.95	2.69	
Comm/Ind: Med Val	300,000	300,700	0.2	10,164	9,307	-857	-8.4	3.39	3.1	
Comm/Ind: Hi Val	1,000,000	1,002,400	0.2	36,954	33,848	-3,106	-8.4	3.7	3.38	

Swift County

Kerkhoven city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	21,673	21,393	-280	-1.3	301	258	-43	-14.4	1.39	1.20
Res Non-Hm: exis	2,175	2,427	252	11.6	40	40	-1	-1.6	1.85	1.63
Apartments: exis	1,029	948	-81	-7.8	23	19	-4	-17.6	2.22	1.98
Low-inc Apts: ex	232	216	-16	-7.0	3	3	-1	-17.8	1.36	1.20
Seasnl Rec: exis	11	11	0	0.0	0	0	0	-9.9	2.62	2.36
Com/Ind: Lo: exi	2,233	2,233	0	0.0	76	70	-6	-7.7	3.40	3.14
Com/Ind Hi: exis	718	718	0	0.0	32	30	-2	-6.9	4.46	4.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	625	681	56	9.0	28	28	0	1.5	4.46	4.16
Ag HGA: Exist	203	204	2	0.8	3	2	0	-12.5	1.37	1.19
Ag Hmstd Land	343	365	22	6.5	4	5	1	22.7	1.28	1.48
Ag Non-Hmstd	391	616	225	57.5	6	9	3	48.4	1.60	1.51
ResHmstd: NewCon	0	136	136	0.0	0	2	2	0.0	0.00	1.21
All other NewCon	0	116	116	0.0	0	2	2	0.0	0.00	1.62
Total	29,633	30,065	432	1.5	517	468	-49	-9.5	1.74	1.56

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	265	270	6	2.2	County	45.86	37.97	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	100.24	97.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.76	14.23	21.45	9.54
(=) Taxable Tax Capacity	265	270	6	2.2	Special District	0.36	0.86	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	160.22	150.96	21.45	9.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,100	59,300	-1.3	707	594	-113	-16.0	1.18	1.00
Res Hmstd: Avg Val	90,100	88,900	-1.3	1,170	985	-185	-15.8	1.3	1.11
Res Hmstd: Hi Val	120,100	118,500	-1.3	1,758	1,501	-257	-14.6	1.46	1.27
Res Hmstd: Ex-Hi Val	180,200	177,900	-1.3	2,937	2,535	-402	-13.7	1.63	1.42
Apartment	300,000	276,500	-7.8	6,652	5,481	-1,170	-17.6	2.22	1.98
Comm/Ind: Lo Val	150,000	150,000	0.0	5,102	4,711	-391	-7.7	3.40	3.14
Comm/Ind: Med Val	300,000	300,000	0.0	11,799	10,945	-854	-7.2	3.93	3.65
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,047	40,035	-3,012	-7.0	4.30	4.00

Swift County

Murdock city

<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	5,815	5,562	-253	-4.3	52	43	-10	-18.5	0.90	0.77
Res Non-Hm: exis	563	822	259	46.0	7	9	2	29.2	1.25	1.10
Apartments: exis	276	276	0	0.0	4	4	0	-9.9	1.50	1.35
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	8	8	0	0.0	0	0	0	-8.8	1.76	1.60
Com/Ind: Lo: exi	868	868	0	0.0	22	21	-1	-6.3	2.54	2.38
Com/Ind Hi: exis	6,794	6,794	0	0.0	225	213	-12	-5.2	3.31	3.14
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	326	349	23	7.0	11	11	0	1.5	3.32	3.15
Ag HGA: Exist	0	1	1	0.0	0	0	0	0.0	0.00	1.10
Ag Hmstd Land	519	670	152	29.2	4	5	1	24.5	0.77	0.75
Ag Non-Hmstd	237	348	111	46.7	2	3	1	43.3	1.03	1.00
ResHmstd: NewCon	0	27	27	0.0	0	0	0	0.0	0.00	0.77
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	15,406	15,725	319	2.1	328	309	-19	-5.7	2.13	1.97

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	210	213	4	1.8	County	46.49	38.40	0.00	0.00
(-) TIF Tax Capacity	3	3	0	0.0	City/Town	42.36	47.08	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.68	14.15	21.45	9.54
(=) Taxable Tax Capacity	206	210	4	1.9	Special District	0.36	0.86	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	102.90	100.49	21.45	9.54

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	40,100	38,400	-4.2	334	268	-65	-19.6	0.83	0.7
Res Hmstd:Avg Val	60,200	57,600	-4.3	501	402	-99	-19.7	0.83	0.7
Res Hmstd: Hi Val	80,200	76,700	-4.4	688	539	-149	-21.7	0.86	0.70
Res Hmstd: Ex-Hi Val	120,400	115,200	-4.3	1,225	998	-228	-18.6	1.02	0.87
Apartment	300,000	300,000	0.0	4,502	4,055	-447	-9.9	1.50	1.35
Comm/Ind: Lo Val	150,000	150,000	0.0	3,813	3,575	-237	-6.2	2.54	2.38
Comm/Ind: Med Val	300,000	300,000	0.0	8,789	8,295	-495	-5.6	2.93	2.76
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,013	30,319	-1,694	-5.3	3.20	3.03

Todd County

Bertha city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,691	6,405	-286	-4.3	87	79	-8	-9.3	1.30	1.23
Res Non-Hm: exis	2,124	2,342	218	10.2	43	45	2	4.7	2.02	1.91
Apartments: exis	82	102	19	23.7	2	2	0	18.0	2.43	2.32
Low-inc Apts: ex	604	584	-19	-3.2	9	8	-1	-7.7	1.49	1.42
Seasnl Rec: exis	0	1	0	33.3	0	0	0	27.3	2.87	2.74
Com/Ind: Lo: exi	1,569	1,625	56	3.6	57	57	0	-0.1	3.65	3.52
Com/Ind Hi: exis	53	88	35	65.0	3	4	2	59.1	4.80	4.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	478	494	16	3.4	23	23	0	-0.5	4.77	4.59
Ag HGA: Exist	86	84	-2	-2.1	1	1	0	-7.8	1.38	1.29
Ag Hmstd Land	251	269	18	7.3	2	2	0	2.6	0.80	0.77
Ag Non-Hmstd	248	207	-40	-16.3	4	4	-1	-19.8	1.77	1.70
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.23
All other NewCon	0	12	12	0.0	0	0	0	0.0	0.00	1.89
Total	12,186	12,216	30	0.2	231	225	-6	-2.5	1.90	1.84

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	107	109	2	1.8	County	63.02	60.52	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	77.28	75.92	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.91	33.35	20.90	19.16
(=) Taxable Tax Capacity	107	109	2	1.8	Special District	0.12	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	177.33	169.91	20.90	19.16

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,400	32,000		-4.2	425	388	-38	-8.9	1.27	1.21
Res Hmstd: Avg Val	50,100	48,000		-4.2	638	581	-56	-8.9	1.27	1.21
Res Hmstd: Hi Val	66,800	63,900		-4.3	850	774	-76	-9.0	1.27	1.21
Res Hmstd: Ex-Hi Val	100,200	95,900		-4.3	1,486	1,327	-159	-10.7	1.48	1.38
Apartment	300,000	371,000		23.7	7,277	8,590	1,314	18.1	2.43	2.32
Comm/Ind: Lo Val	150,000	247,500		65.0	5,479	9,797	4,317	78.8	3.65	3.96
Comm/Ind: Med Val	300,000	494,900		65.0	12,681	21,253	8,573	67.6	4.23	4.29
Comm/Ind: Hi Val	1,000,000	1,649,700		65.0	46,287	74,731	28,444	61.5	4.63	4.53

Todd County	Browerville city
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<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	15,588	13,914	-1,674	-10.7	176	165	-12	-6.6	1.13	1.18
Res Non-Hm: exis	3,163	2,548	-615	-19.4	54	47	-8	-14.3	1.72	1.83
Apartments: exis	584	583	-1	-0.1	12	13	1	6.3	2.08	2.21
Low-inc Apts: ex	275	275	0	0.0	3	4	0	6.6	1.26	1.34
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,477	2,418	-59	-2.4	79	81	2	2.2	3.19	3.34
Com/Ind Hi: exis	2,183	2,137	-45	-2.1	94	97	2	2.4	4.32	4.52
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	670	664	-6	-0.9	29	30	1	3.7	4.30	4.50
Ag HGA: Exist	146	4	-142	-97.1	2	0	-2	-96.4	1.44	1.79
Ag Hmstd Land	41	38	-3	-6.3	0	0	0	0.0	#####	0.65
Ag Non-Hmstd	70	74	5	6.4	1	1	0	12.6	1.60	1.70
ResHmstd: NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.19
All other NewCon	0	19	19	0.0	0	0	0	0.0	0.00	1.82
Total	25,197	22,684	-2,513	-10.0	452	437	-14	-3.2	1.79	1.93

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	240	218	-22	-9.3	County	65.15	62.62	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	77.72	87.09	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.41	19.85	7.22	8.99
(=) Taxable Tax Capacity	240	218	-22	-9.3	Special District	0.12	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	160.41	169.68	7.22	8.99

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	48,300	43,100	-10.8	500	478	-22	-4.4	1.03	1.11
Res Hmstd:Avg Val	72,500	64,700	-10.8	750	717	-33	-4.4	1.03	1.11
Res Hmstd: Hi Val	96,600	86,200	-10.8	1,161	1,040	-121	-10.5	1.20	1.21
Res Hmstd: Ex-Hi Val	145,000	129,400	-10.8	2,043	1,878	-165	-8.1	1.41	1.45
Apartment	300,000	299,700	-0.1	6,232	6,626	395	6.3	2.08	2.21
Comm/Ind: Lo Val	150,000	146,900	-2.1	4,893	5,018	125	2.6	3.26	3.42
Comm/Ind: Med Val	300,000	293,800	-2.1	11,382	11,630	249	2.2	3.79	3.96
Comm/Ind: Hi Val	1,000,000	979,300	-2.1	41,660	42,647	987	2.4	4.17	4.35

Todd County	Burtrum city
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<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	1,882	1,968	86	4.5	22	23	1	4.9	1.15	1.16
Res Non-Hm: exis	658	642	-16	-2.4	12	11	0	-4.3	1.77	1.74
Apartments: exis	50	50	0	0.0	1	1	0	-1.8	2.16	2.12
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	13	14	1	9.4	0	0	0	7.7	1.68	1.66
Com/Ind: Lo: exi	221	206	-16	-7.0	7	7	-1	-8.4	3.34	3.30
Com/Ind Hi: exis	4	4	0	7.5	0	0	0	5.9	4.40	4.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	114	113	-1	-1.2	5	5	0	-2.7	4.40	4.34
Ag HGA: Exist	377	389	12	3.1	5	5	0	3.4	1.20	1.20
Ag Hmstd Land	333	364	31	9.3	1	1	0	16.1	0.33	0.36
Ag Non-Hmstd	21	23	2	7.5	0	0	0	5.6	1.60	1.57
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.17
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,674	3,778	105	2.8	53	53	0	0.5	1.45	1.42

Tax Base

Tax Rates

					Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter		
Total Tax Capacity	29	30	1	2.7	County	63.45	60.91	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.64	68.77	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.34	26.88	16.66	16.45	
(=) Taxable Tax Capacity	29	30	1	2.7	Special District	0.12	0.13	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	159.55	156.68	16.66	16.45	

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	33,000	34,500	4.5	371	381	10	2.8	1.12	1.10
Res Hmstd:Avg Val	49,500	51,800	4.6	556	572	16	2.9	1.12	1.10
Res Hmstd: Hi Val	66,000	69,000	4.5	742	762	20	2.8	1.12	1.10
Res Hmstd: Ex-Hi Val	99,100	103,600	4.5	1,294	1,356	62	4.8	1.31	1.31
Apartment	300,000	300,000	0.0	6,483	6,369	-114	-1.8	2.16	2.12
Comm/Ind: Lo Val	150,000	161,300	7.5	5,016	5,434	418	8.3	3.34	3.37
Comm/Ind: Med Val	300,000	322,500	7.5	11,620	12,429	809	7.0	3.87	3.85
Comm/Ind: Hi Val	1,000,000	1,075,000	7.5	42,441	45,082	2,641	6.2	4.24	4.19

Todd County

Clarissa city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	13,687	12,594	-1,093	-8.0	171	155	-17	-9.8	1.25	1.23
Res Non-Hm: exis	1,651	1,795	144	8.7	30	33	3	8.8	1.83	1.83
Apartments: exis	1,376	1,376	0	0.0	30	30	0	0.7	2.16	2.18
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	90	93	2	2.8	2	2	0	3.4	2.03	2.05
Com/Ind: Lo: exi	2,132	1,953	-179	-8.4	70	64	-6	-8.0	3.27	3.29
Com/Ind Hi: exis	548	594	46	8.4	24	26	2	9.1	4.38	4.41
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	415	419	4	1.0	18	18	0	1.7	4.36	4.39
Ag HGA: Exist	370	146	-224	-60.5	5	2	-3	-58.1	1.44	1.53
Ag Hmstd Land	255	184	-71	-27.8	1	1	0	-29.1	0.48	0.47
Ag Non-Hmstd	108	221	114	106.0	2	4	2	109.7	1.57	1.59
ResHmstd: NewCon	0	17	17	0.0	0	0	0	0.0	0.00	1.23
All other NewCon	0	72	72	0.0	0	2	2	0.0	0.00	2.69
Total	20,632	19,466	-1,166	-5.7	353	337	-16	-4.6	1.71	1.73

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	183	174	-9	-5.0	County	59.41	56.57	0.00	0.00
(-) TIF Tax Capacity	7	7	0	1.3	City/Town	89.17	97.08	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.82	5.56	20.63	18.55
(=) Taxable Tax Capacity	176	167	-9	-5.2	Special District	0.12	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	156.53	159.35	20.63	18.55

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,700	41,100		-8.1	512	469	-43	-8.4	1.15	1.14
Res Hmstd:Avg Val	66,900	61,600		-7.9	766	703	-63	-8.2	1.15	1.14
Res Hmstd: Hi Val	89,200	82,100		-8.0	1,123	985	-138	-12.3	1.26	1.2
Res Hmstd: Ex-Hi Val	133,900	123,200		-8.0	1,978	1,775	-203	-10.3	1.48	1.44
Apartment	300,000	300,000		0.0	6,489	6,532	43	0.7	2.16	2.18
Comm/Ind: Lo Val	150,000	162,500		8.3	5,007	5,586	579	11.6	3.34	3.44
Comm/Ind: Med Val	300,000	325,100		8.4	11,580	12,763	1,182	10.2	3.86	3.93
Comm/Ind: Hi Val	1,000,000	1,083,600		8.4	42,255	46,239	3,984	9.4	4.23	4.27

Todd County	Eagle Bend city
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<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	9,766	8,687	-1,079	-11.1	138	122	-16	-11.7	1.42	1.41
Res Non-Hm: exis	2,208	1,955	-253	-11.4	48	43	-5	-9.9	2.18	2.22
Apartments: exis	304	282	-22	-7.2	8	7	0	-5.6	2.60	2.64
Low-inc Apts: ex	320	342	22	6.9	5	6	0	8.5	1.59	1.61
Seasnl Rec: exis	6	3	-3	-56.9	0	0	0	-55.7	2.00	2.06
Com/Ind: Lo: exi	2,271	2,238	-33	-1.4	88	88	0	0.0	3.86	3.92
Com/Ind Hi: exis	123	120	-2	-2.0	6	6	0	-0.4	5.08	5.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	510	515	5	0.9	26	27	1	2.5	5.07	5.15
Ag HGA: Exist	500	448	-52	-10.4	7	6	-1	-13.8	1.48	1.43
Ag Hmstd Land	419	476	57	13.7	3	4	1	21.9	0.71	0.76
Ag Non-Hmstd	121	94	-27	-22.2	2	2	0	-20.0	1.91	1.97
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.41
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	16,546	15,166	-1,381	-8.3	332	311	-21	-6.4	2.01	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	144	133	-11	-7.9	County	59.28	56.21	0.00	0.00
(-) TIF Tax Capacity	2	2	0	-1.1	City/Town	125.17	136.04	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.82	4.31	20.63	18.55
(=) Taxable Tax Capacity	142	131	-11	-8.0	Special District	0.12	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	191.39	196.69	20.63	18.55

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	38,900	34,600	-11.1	527	473	-54	-10.3	1.35	1.37
Res Hmstd:Avg Val	58,400	51,900	-11.1	791	709	-82	-10.4	1.35	1.37
Res Hmstd: Hi Val	77,800	69,200	-11.1	1,071	945	-126	-11.7	1.38	1.37
Res Hmstd: Ex-Hi Val	116,700	103,800	-11.1	1,963	1,685	-277	-14.1	1.68	1.62
Apartment	300,000	278,300	-7.2	7,796	7,359	-438	-5.6	2.6	2.64
Comm/Ind: Lo Val	150,000	147,100	-1.9	5,792	5,761	-30	-0.5	3.86	3.92
Comm/Ind: Med Val	300,000	294,100	-2.0	13,411	13,311	-100	-0.7	4.47	4.53
Comm/Ind: Hi Val	1,000,000	980,400	-2.0	48,967	48,727	-240	-0.5	4.9	4.97

Todd County	Grey Eagle city
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<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	9,979	9,624	-355	-3.6	137	129	-7	-5.4	1.37	1.34
Res Non-Hm: exis	1,132	1,401	268	23.7	21	25	4	20.5	1.84	1.79
Apartments: exis	307	325	18	6.0	7	7	0	3.3	2.24	2.19
Low-inc Apts: ex	583	559	-24	-4.1	8	7	-1	-6.5	1.37	1.34
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,621	1,827	205	12.7	56	62	6	10.3	3.44	3.37
Com/Ind Hi: exis	149	144	-5	-3.2	7	6	0	-5.2	4.53	4.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	180	178	-2	-1.2	8	8	0	-3.2	4.53	4.44
Ag HGA: Exist	49	48	-1	-2.0	1	1	0	-4.4	1.16	1.13
Ag Hmstd Land	151	169	18	12.1	1	1	0	14.1	0.71	0.73
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	69	69	0.0	0	1	1	0.0	0.00	1.35
All other NewCon	0	97	97	0.0	0	2	2	0.0	0.00	1.73
Total	14,152	14,442	290	2.1	245	249	4	1.8	1.73	1.73

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	124	129	5	4.2	County	64.22	61.71	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	75.14	71.72	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.13	27.65	16.66	16.46
(=) Taxable Tax Capacity	124	129	5	4.2	Special District	0.59	0.60	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	166.09	161.69	16.66	16.46

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,700	55,600	-3.6	671	631	-40	-6.0	1.16	1.13
Res Hmstd: Avg Val	86,600	83,500	-3.6	1,094	1,007	-87	-7.9	1.26	1.21
Res Hmstd: Hi Val	115,400	111,300	-3.6	1,663	1,543	-120	-7.2	1.44	1.39
Res Hmstd: Ex-Hi Val	173,100	166,900	-3.6	2,804	2,614	-190	-6.8	1.62	1.57
Apartment	300,000	318,100	6.0	6,728	6,952	224	3.3	2.24	2.19
Comm/Ind: Lo Val	150,000	145,300	-3.1	5,163	4,898	-265	-5.1	3.44	3.37
Comm/Ind: Med Val	300,000	290,500	-3.2	11,963	11,293	-670	-5.6	3.99	3.89
Comm/Ind: Hi Val	1,000,000	968,500	-3.2	43,699	41,392	-2,307	-5.3	4.37	4.27

Todd County	Hewitt city
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<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	4,357	4,337	-20	-0.5	60	59	-1	-1.9	1.38	1.36
Res Non-Hm: exis	1,046	1,234	188	18.0	23	26	3	13.2	2.17	2.08
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	31	31	0	0.0	1	1	0	-2.9	1.98	1.93
Com/Ind: Lo: exi	397	401	4	1.0	15	15	0	-1.9	3.84	3.73
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	304	302	-2	-0.7	15	15	-1	-3.5	5.03	4.89
Ag HGA: Exist	706	781	75	10.6	11	12	1	5.5	1.59	1.51
Ag Hmstd Land	1,002	1,131	129	12.9	8	8	1	7.5	0.77	0.73
Ag Non-Hmstd	338	356	18	5.2	6	7	0	1.9	1.90	1.84
ResHmstd: NewCon	0	5	5	0.0	0	0	0	0.0	0.00	1.37
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	8,181	8,577	397	4.9	139	142	2	1.8	1.70	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	64	68	4	6.2	County	60.52	58.25	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	94.27	93.90	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	34.63	31.29	20.90	19.16
(=) Taxable Tax Capacity	64	68	4	6.2	Special District	0.12	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	189.53	183.57	20.90	19.16

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	35,000	34,800	-0.6	471	450	-21	-4.5	1.35	1.29
Res Hmstd:Avg Val	52,500	52,300	-0.4	707	676	-30	-4.3	1.35	1.29
Res Hmstd: Hi Val	69,900	69,600	-0.4	941	900	-41	-4.4	1.35	1.29
Res Hmstd: Ex-Hi Val	104,900	104,400	-0.5	1,681	1,605	-75	-4.5	1.60	1.54

Todd County

Long Prairie city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	65,569	62,316	-3,254	-5.0	777	717	-60	-7.7	1.18	1.15
Res Non-Hm: exis	14,231	14,595	365	2.6	233	234	1	0.4	1.64	1.60
Apartments: exis	5,127	5,239	113	2.2	100	100	0	0.2	1.95	1.92
Low-inc Apts: ex	3,011	2,984	-27	-0.9	36	35	-1	-2.8	1.20	1.17
Seasnl Rec: exis	474	582	108	22.7	10	11	1	15.4	2.03	1.91
Com/Ind: Lo: exi	12,578	12,571	-7	-0.1	385	378	-6	-1.6	3.06	3.01
Com/Ind Hi: exis	14,303	14,210	-93	-0.7	562	556	-7	-1.2	3.93	3.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,979	2,015	36	1.8	81	81	0	0.2	4.07	4.00
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	3	3	0	13.3	0	0	0	11.1	0.71	0.70
Ag Non-Hmstd	329	334	6	1.8	5	5	0	-0.2	1.43	1.40
ResHmstd: NewCon	0	202	202	0.0	0	2	2	0.0	0.00	1.15
All other NewCon	0	2,606	2,606	0.0	0	99	99	0.0	0.00	3.80
Total	117,603	117,659	55	0.0	2,188	2,218	30	1.4	1.86	1.89

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,212	1,242	30	2.5	County	65.15	62.63	0.00	0.00
(-) TIF Tax Capacity	32	83	51	159.9	City/Town	50.62	48.81	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.03	28.51	16.66	16.45
(=) Taxable Tax Capacity	1,180	1,159	-21	-1.8	Special District	0.12	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	142.92	140.08	16.66	16.45

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	60,300	57,300	-5.0	618	576	-42	-6.7	1.02	1.01	
Res Hmstd: Avg Val	90,400	85,900	-5.0	1,027	931	-95	-9.3	1.14	1.08	
Res Hmstd: Hi Val	120,500	114,500	-5.0	1,546	1,415	-131	-8.5	1.28	1.24	
Res Hmstd: Ex-Hi Val	180,800	171,800	-5.0	2,586	2,384	-201	-7.8	1.43	1.39	
Apartment	300,000	306,600	2.2	5,859	5,873	14	0.2	1.95	1.92	
Comm/Ind: Lo Val	150,000	149,000	-0.7	4,641	4,539	-102	-2.2	3.09	3.05	
Comm/Ind: Med Val	300,000	298,000	-0.7	10,747	10,501	-246	-2.3	3.58	3.52	
Comm/Ind: Hi Val	1,000,000	993,500	-0.7	39,239	38,371	-868	-2.2	3.92	3.86	

Todd County

West Union city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,220	2,210	-10	-0.5	23	22	-1	-3.5	1.03	1.00
Res Non-Hm: exis	234	265	32	13.6	3	4	0	8.4	1.44	1.37
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	188	203	15	8.1	5	6	0	3.7	2.82	2.71
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	258	286	28	10.9	9	10	1	6.3	3.59	3.44
Ag HGA: Exist	81	83	3	3.2	1	1	0	5.4	0.90	0.92
Ag Hmstd Land	265	319	53	20.1	2	2	0	16.3	0.75	0.72
Ag Non-Hmstd	94	112	18	19.7	1	1	0	13.3	1.30	1.23
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	10	10	0.0	0	0	0	0.0	0.00	2.71
Total	3,339	3,488	149	4.4	45	46	1	2.4	1.34	1.31

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	29	31	2	6.6	County	65.16	62.59	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	34.89	32.72	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.57	22.49	16.78	17.23
(=) Taxable Tax Capacity	29	31	2	6.6	Special District	1.00	0.99	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	125.62	118.80	16.78	17.23

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,900	52,700	-0.4	487	466	-21	-4.3	0.92	0.89
Res Hmstd:Avg Val	79,300	78,900	-0.5	751	715	-36	-4.8	0.95	0.91
Res Hmstd: Hi Val	105,700	105,200	-0.5	1,157	1,101	-56	-4.8	1.09	1.05
Res Hmstd: Ex-Hi Val	158,600	157,900	-0.4	1,970	1,874	-96	-4.9	1.24	1.19

Todd County	Swanville city (part)
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<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	128	129	2	1.2	2	2	0	-4.7	1.42	1.34
Res Non-Hm: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	10	10	0	4.1	0	0	0	-0.1	1.59	1.53
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: 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	0	20	20	0.0	0	0	0	0.0	0.00	1.44
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	137	160	22	16.2	2	2	0	10.6	1.43	1.36

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1	1	0	20.1	County	65.00	62.62	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	56.47	55.30	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.66	25.52	21.86	18.57
(=) Taxable Tax Capacity	1	1	0	20.1	Special District	0.12	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	150.26	143.56	21.86	18.57

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,100	86,100	1.2	1,020	973	-48	-4.7	1.2	1.13
Res Hmstd:Avg Val	127,600	129,100	1.2	1,809	1,725	-84	-4.6	1.42	1.34
Res Hmstd: Hi Val	170,100	172,100	1.2	2,598	2,478	-120	-4.6	1.53	1.44
Res Hmstd: Ex-Hi Val	255,200	258,200	1.2	4,178	3,985	-193	-4.6	1.64	1.54
Seas Rec: Lo Val	75,000	78,100	4.1	1,193	1,195	1	0.1	1.59	1.53
Seas Rec: Hi Val	200,000	208,200	4.1	3,347	3,356	10	0.3	1.67	1.61

Todd County	Osakis city (part)
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<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	9,305	8,860	-445	-4.8	134	130	-5	-3.5	1.44	1.46
Res Non-Hm: exis	1,785	1,161	-624	-35.0	29	19	-10	-33.9	1.64	1.67
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	12,567	13,170	602	4.8	212	221	9	4.3	1.69	1.68
Com/Ind: Lo: exi	341	388	47	13.9	11	13	2	14.3	3.22	3.23
Com/Ind Hi: exis	41	39	-2	-5.3	2	2	0	-5.3	4.28	4.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	101	107	5	5.1	4	5	0	5.2	4.28	4.28
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	15	17	1	7.8	0	0	0	6.6	1.60	1.58
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	437	437	0.0	0	8	8	0.0	0.00	1.72
Total	24,156	24,179	22	0.1	393	397	4	0.9	1.63	1.64

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	231	231	1	0.3	County	64.73	62.19	0.00	0.00
(-) TIF Tax Capacity	16	0	-16	-100.0	City/Town	57.99	60.98	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.94	33.60	3.73	8.06
(=) Taxable Tax Capacity	214	231	17	7.9	Special District	1.00	0.99	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	159.66	157.77	3.73	8.06

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	117,100	111,500	-4.8	1,487	1,420	-67	-4.5	1.27	1.27
Res Hmstd:Avg Val	175,600	167,200	-4.8	2,527	2,422	-105	-4.1	1.44	1.45
Res Hmstd: Hi Val	234,000	222,800	-4.8	3,565	3,423	-142	-4.0	1.52	1.54
Res Hmstd: Ex-Hi Val	351,100	334,300	-4.8	5,647	5,431	-216	-3.8	1.61	1.62
Seas Rec: Lo Val	75,000	78,600	4.8	1,264	1,315	51	4.0	1.69	1.67
Seas Rec: Hi Val	200,000	209,600	4.8	3,535	3,677	142	4.0	1.77	1.75
Comm/Ind: Lo Val	150,000	142,000	-5.3	4,824	4,584	-241	-5.0	3.22	3.23
Comm/Ind: Med Val	300,000	284,000	-5.3	11,238	10,573	-665	-5.9	3.75	3.72
Comm/Ind: Hi Val	1,000,000	946,700	-5.3	41,169	38,917	-2,253	-5.5	4.12	4.11

Todd County

Staples city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	36,612	33,158	-3,454	-9.4	440	395	-45	-10.2	1.20	1.19
Res Non-Hm: exis	11,839	11,294	-545	-4.6	214	206	-8	-3.9	1.81	1.82
Apartments: exis	2,225	2,237	13	0.6	49	49	1	1.5	2.19	2.21
Low-inc Apts: ex	372	348	-23	-6.3	5	5	0	-5.4	1.33	1.34
Seasnl Rec: exis	43	42	-1	-1.6	1	1	0	-0.6	2.60	2.62
Com/Ind: Lo: exi	8,468	8,395	-73	-0.9	286	286	-1	-0.2	3.38	3.40
Com/Ind Hi: exis	4,895	5,110	214	4.4	218	230	11	5.1	4.46	4.49
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	619	780	161	26.0	28	35	7	26.8	4.46	4.49
Ag HGA: Exist	0	12	12	0.0	0	0	0	0.0	0.00	1.79
Ag Hmstd Land	0	8	8	0.0	0	0	0	0.0	0.00	0.83
Ag Non-Hmstd	19	20	1	3.1	0	0	0	4.4	1.64	1.66
ResHmstd: NewCon	0	58	58	0.0	0	1	1	0.0	0.00	1.20
All other NewCon	0	26	26	0.0	0	1	1	0.0	0.00	3.55
Total	65,092	61,489	-3,604	-5.5	1,241	1,208	-33	-2.6	1.91	1.97

Tax Base

Tax Rates

	Tax Rates				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	627	603	-25	-3.9	County	61.99	59.32	0.00	0.00
(-) TIF Tax Capacity	4	4	0	1.8	City/Town	94.49	96.09	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.44	10.55	13.63	13.21
(=) Taxable Tax Capacity	624	599	-25	-4.0	Special District	0.12	0.13	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	164.04	166.09	13.63	13.21

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,000	39,800	-9.5	493	449	-44	-8.9	1.12	1.13
Res Hmstd:Avg Val	65,900	59,700	-9.4	738	674	-65	-8.8	1.12	1.13
Res Hmstd: Hi Val	87,900	79,600	-9.4	1,081	928	-153	-14.2	1.23	1.17
Res Hmstd: Ex-Hi Val	131,800	119,400	-9.4	1,925	1,701	-225	-11.7	1.46	1.42
Apartment	300,000	301,700	0.6	6,561	6,662	101	1.5	2.19	2.21
Comm/Ind: Lo Val	150,000	156,600	4.4	5,071	5,403	332	6.5	3.38	3.45
Comm/Ind: Med Val	300,000	313,100	4.4	11,765	12,437	672	5.7	3.92	3.97
Comm/Ind: Hi Val	1,000,000	1,043,800	4.4	43,002	45,282	2,279	5.3	4.30	4.34

Traverse County

Browns Valley city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	6,233	6,137	-96	-1.5	132	128	-4	-3.4	2.12	2.08
Res Non-Hm: exis	1,683	1,748	65	3.9	57	58	1	2.4	3.38	3.34
Apartments: exis	125	125	0	0.0	5	5	0	-1.4	4.00	3.94
Low-inc Apts: ex	524	524	0	0.0	13	13	0	-1.5	2.46	2.42
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,239	1,235	-3	-0.3	68	67	-1	-1.5	5.51	5.44
Com/Ind Hi: exis	308	382	74	24.0	22	27	5	22.4	7.21	7.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	110	120	10	9.1	8	9	1	7.8	7.21	7.12
Ag HGA: Exist	135	135	0	0.0	3	3	0	-1.6	2.13	2.09
Ag Hmstd Land	193	310	117	60.6	2	4	2	90.2	1.01	1.20
Ag Non-Hmstd	132	62	-70	-52.9	4	2	-2	-53.5	2.88	2.85
ResHmstd: NewCon	0	37	37	0.0	0	1	1	0.0	0.00	2.10
All other NewCon	0	9	9	0.0	0	0	0	0.0	0.00	3.34
Total	10,682	10,825	143	1.3	314	316	2	0.6	2.94	2.92

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	90	92	2	2.1	County	31.73	26.15	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	254.51	256.81	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.03	0.01	39.52	38.43
(=) Taxable Tax Capacity	90	92	2	2.1	Special District	2.16	1.79	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	288.44	284.75	39.52	38.43

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	24,300	23,900	-1.6	517	500	-16	-3.2	2.13	2.09
Res Hmstd:Avg Val	36,400	35,800	-1.6	774	749	-25	-3.2	2.13	2.09
Res Hmstd: Hi Val	48,600	47,900	-1.4	1,033	1,002	-31	-3.0	2.13	2.09
Res Hmstd: Ex-Hi Val	72,900	71,800	-1.5	1,550	1,503	-47	-3.0	2.13	2.09
Apartment	300,000	300,000	0.0	12,002	11,831	-171	-1.4	4.00	3.94
Comm/Ind: Lo Val	150,000	185,900	23.9	8,259	10,711	2,452	29.7	5.51	5.76
Comm/Ind: Med Val	300,000	371,900	24.0	19,072	23,955	4,882	25.6	6.36	6.44
Comm/Ind: Hi Val	1,000,000	1,239,600	24.0	69,537	85,738	16,201	23.3	6.95	6.92

Traverse County

Dumont city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,064	1,139	75	7.0	15	16	0	2.4	1.44	1.38
Res Non-Hm: exis	206	136	-70	-34.1	4	3	-1	-33.8	2.06	2.07
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	475	461	-14	-2.9	17	16	-1	-6.8	3.60	3.46
Com/Ind Hi: exis	586	586	0	0.0	27	26	-1	-4.1	4.64	4.45
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	216	233	17	7.7	10	10	0	3.3	4.64	4.45
Ag HGA: Exist	170	172	2	1.2	2	2	0	-3.0	1.41	1.35
Ag Hmstd Land	939	977	38	4.1	12	11	-1	-4.4	1.27	1.17
Ag Non-Hmstd	534	534	0	-0.1	8	8	0	-5.9	1.56	1.47
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.38
All other NewCon	0	64	64	0.0	0	1	1	0.0	0.00	2.00
Total	4,191	4,308	117	2.8	97	94	-3	-2.8	2.30	2.18

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	46	47	1	1.8	County	38.49	32.74	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	108.68	106.80	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.20	2.38	47.13	46.71
(=) Taxable Tax Capacity	46	47	1	1.8	Special District	5.94	5.29	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	156.31	147.20	47.13	46.71

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	19,200	20,500	6.8	271	277	6	2.3	1.41	1.35
Res Hmstd:Avg Val	28,800	30,800	6.9	406	416	10	2.5	1.41	1.35
Res Hmstd: Hi Val	38,300	41,000	7.0	540	554	14	2.6	1.41	1.35
Res Hmstd: Ex-Hi Val	57,500	61,500	7.0	810	830	20	2.5	1.41	1.35
Comm/Ind: Lo Val	150,000	150,000	0.0	5,400	5,184	-216	-4.0	3.6	3.46
Comm/Ind: Med Val	300,000	300,000	0.0	12,364	11,863	-501	-4.1	4.12	3.95
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	44,863	43,029	-1,834	-4.1	4.49	4.30

Traverse County

Tintah city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	373	359	-14	-3.8	6	5	-1	-14.5	1.49	1.32
Res Non-Hm: exis	223	237	14	6.1	5	4	0	-8.6	2.06	1.78
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	39	39	0	0.0	1	1	0	-11.5	3.48	3.08
Com/Ind Hi: exis	212	311	99	46.8	9	12	3	29.1	4.41	3.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	62	58	-3	-5.4	3	2	0	-16.7	4.41	3.88
Ag HGA: Exist	59	61	1	2.4	1	1	0	-8.8	1.48	1.32
Ag Hmstd Land	995	1,216	222	22.3	7	7	0	-1.9	0.72	0.58
Ag Non-Hmstd	287	341	54	18.7	4	4	0	-4.2	1.34	1.08
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,250	2,622	372	16.5	35	36	1	1.5	1.58	1.37

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	20	23	4	19.1	County	43.38	32.77	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	77.49	65.07	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.58	5.33	67.55	66.82
(=) Taxable Tax Capacity	20	23	4	19.1	Special District	5.94	5.29	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	134.39	108.45	67.55	66.82

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	14,600	14,000	-4.1	216	185	-32	-14.7	1.48	1.32	
Res Hmstd:Avg Val	22,000	21,200	-3.6	326	280	-46	-14.2	1.48	1.32	
Res Hmstd: Hi Val	29,300	28,200	-3.8	434	372	-62	-14.3	1.48	1.32	
Res Hmstd: Ex-Hi Val	43,900	42,200	-3.9	651	557	-94	-14.4	1.48	1.32	
Comm/Ind: Lo Val	150,000	220,200	46.8	5,213	7,336	2,123	40.7	3.48	3.33	
Comm/Ind: Med Val	300,000	440,300	46.8	11,826	15,873	4,047	34.2	3.94	3.60	
Comm/Ind: Hi Val	1,000,000	1,467,700	46.8	42,686	55,719	13,033	30.5	4.27	3.8	

Traverse County

Wheaton city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	30,932	28,001	-2,932	-9.5	519	469	-51	-9.8	1.68	1.67
Res Non-Hm: exis	4,121	4,017	-104	-2.5	92	90	-2	-2.0	2.23	2.24
Apartments: exis	2,084	2,084	0	0.0	55	55	0	0.6	2.63	2.64
Low-inc Apts: ex	316	316	0	0.0	5	5	0	0.5	1.65	1.66
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	6,240	5,924	-316	-5.1	240	229	-11	-4.7	3.84	3.86
Com/Ind Hi: exis	3,538	3,574	35	1.0	176	178	3	1.5	4.97	4.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,853	1,989	136	7.3	90	98	7	8.0	4.88	4.91
Ag HGA: Exist	45	41	-4	-9.0	1	1	0	-8.7	1.51	1.51
Ag Hmstd Land	798	1,218	420	52.6	7	11	4	49.7	0.91	0.89
Ag Non-Hmstd	679	533	-146	-21.5	12	9	-2	-20.8	1.73	1.74
ResHmstd: NewCon	0	486	486	0.0	0	8	8	0.0	0.00	1.68
All other NewCon	0	105	105	0.0	0	4	4	0.0	0.00	3.33
Total	50,606	48,287	-2,319	-4.6	1,197	1,156	-41	-3.4	2.37	2.39

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	499	480	-19	-3.8	County	35.83	30.01	0.00	0.00
(-) TIF Tax Capacity	10	10	0	0.0	City/Town	130.85	138.92	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	0.02	-0.01	47.14	46.71
(=) Taxable Tax Capacity	489	470	-19	-3.9	Special District	5.94	5.29	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	172.63	174.20	47.14	46.71

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	40,400	36,600	-9.4	609	554	-55	-9.1	1.51	1.51
Res Hmstd:Avg Val	60,600	54,900	-9.4	913	830	-83	-9.1	1.51	1.51
Res Hmstd: Hi Val	80,700	73,100	-9.4	1,256	1,106	-150	-12.0	1.56	1.51
Res Hmstd: Ex-Hi Val	121,100	109,600	-9.5	2,207	1,944	-262	-11.9	1.82	1.77
Apartment	300,000	300,000	0.0	7,888	7,934	46	0.6	2.63	2.64
Comm/Ind: Lo Val	150,000	151,500	1.0	5,767	5,866	99	1.7	3.84	3.87
Comm/Ind: Med Val	300,000	303,000	1.0	13,221	13,430	209	1.6	4.41	4.43
Comm/Ind: Hi Val	1,000,000	1,009,900	1.0	48,005	48,720	715	1.5	4.80	4.82

Wabasha County

Elgin city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	45,835	44,279	-1,556	-3.4	647	584	-63	-9.8	1.41	1.32
Res Non-Hm: exis	5,475	6,725	1,251	22.8	94	108	14	14.5	1.72	1.61
Apartments: exis	1,720	1,719	-1	0.0	35	33	-2	-5.8	2.04	1.92
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	3,231	2,676	-555	-17.2	103	82	-21	-20.7	3.20	3.07
Com/Ind Hi: exis	1,250	1,922	672	53.7	53	78	25	47.8	4.22	4.05
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	977	1,023	46	4.7	41	41	0	0.6	4.22	4.05
Ag HGA: Exist	179	179	0	0.0	3	2	0	-6.5	1.49	1.39
Ag Hmstd Land	836	613	-223	-26.7	12	8	-4	-30.4	1.43	1.36
Ag Non-Hmstd	11	338	326	#####	0	5	5	#####	1.51	1.45
ResHmstd: NewCon	0	191	191	0.0	0	3	3	0.0	0.00	1.32
All other NewCon	0	1,432	1,432	0.0	0	47	47	0.0	0.00	3.30
Total	59,515	61,098	1,583	2.7	989	992	3	0.3	1.66	1.62

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	563	595	32	5.6	County	49.98	49.51	0.00	0.00
(-) TIF Tax Capacity	120	98	-23	-19.0	City/Town	81.36	77.95	6.49	4.34
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.10	17.34	8.88	6.42
(=) Taxable Tax Capacity	443	498	55	12.3	Special District	0.48	0.45	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	150.92	145.26	15.37	10.76

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	95,500	92,300	-3.4	1,156	1,020	-136	-11.8	1.21	1.10	
Res Hmstd: Avg Val	143,200	138,300	-3.4	2,014	1,798	-216	-10.7	1.41	1.3	
Res Hmstd: Hi Val	190,900	184,400	-3.4	2,872	2,577	-295	-10.3	1.50	1.4	
Res Hmstd: Ex-Hi Val	286,400	276,700	-3.4	4,590	4,138	-452	-9.8	1.60	1.5	
Apartment	300,000	299,900	0.0	6,121	5,768	-353	-5.8	2.04	1.92	
Comm/Ind: Lo Val	150,000	230,600	53.7	4,802	7,868	3,066	63.8	3.20	3.41	
Comm/Ind: Med Val	300,000	461,200	53.7	11,128	17,216	6,088	54.7	3.71	3.73	
Comm/Ind: Hi Val	1,000,000	1,537,400	53.7	40,651	60,844	20,193	49.7	4.07	3.96	

Wabasha County

Hammond city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,059	3,174	115	3.8	33	34	1	3.2	1.09	1.08
Res Non-Hm: exis	947	630	-317	-33.5	14	10	-4	-30.9	1.50	1.56
Apartments: exis	255	252	-3	-1.0	5	5	0	-0.6	1.80	1.81
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	178	169	-9	-5.1	5	5	0	-4.8	2.92	2.93
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	81	81	0	0.2	3	3	0	0.7	3.86	3.87
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	72	74	2	2.6	1	1	0	4.1	1.34	1.36
ResHmstd: NewCon	0	174	174	0.0	0	2	2	0.0	0.00	1.08
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,591	4,553	-37	-0.8	61	60	-2	-2.7	1.33	1.31

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	40	39	-1	-2.8	County	50.07	49.57	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	62.35	64.14	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.57	22.23	12.29	10.58
(=) Taxable Tax Capacity	40	39	-1	-2.8	Special District	0.48	0.45	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	134.47	136.39	12.29	10.58

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	60,000	62,300	3.8	558	576	18	3.2	0.93	0.92
Res Hmstd:Avg Val	90,000	93,400	3.8	929	979	51	5.4	1.03	1.05
Res Hmstd: Hi Val	119,900	124,400	3.8	1,404	1,473	69	4.9	1.17	1.18
Res Hmstd: Ex-Hi Val	179,900	186,700	3.8	2,357	2,465	108	4.6	1.31	1.32
Apartment	300,000	297,000	-1.0	5,411	5,378	-33	-0.6	1.80	1.81

Wabasha County

Kellogg city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	20,458	20,085	-373	-1.8	276	276	0	0.1	1.35	1.37
Res Non-Hm: exis	1,986	2,594	608	30.6	35	46	11	31.1	1.75	1.76
Apartments: exis	369	369	0	0.0	8	8	0	2.0	2.05	2.09
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	243	153	-90	-36.9	4	3	-1	-35.3	1.62	1.66
Com/Ind: Lo: exi	1,415	1,410	-5	-0.4	45	46	0	1.0	3.20	3.25
Com/Ind Hi: exis	623	644	20	3.3	26	28	1	4.8	4.22	4.28
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	247	248	1	0.3	10	11	0	1.7	4.22	4.28
Ag HGA: Exist	390	388	-2	-0.5	6	6	0	1.4	1.52	1.55
Ag Hmstd Land	177	191	14	7.9	1	1	0	14.9	0.59	0.63
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	48	48	0.0	0	1	1	0.0	0.00	1.38
All other NewCon	0	178	178	0.0	0	3	3	0.0	0.00	1.76
Total	25,908	26,309	401	1.5	411	427	16	3.9	1.59	1.62

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	231	236	5	2.2	County	49.91	49.43	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	89.32	92.67	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.15	10.53	17.30	17.29
(=) Taxable Tax Capacity	231	236	5	2.2	Special District	0.48	0.45	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	149.86	153.09	17.30	17.29

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	80,400	78,900	-1.9	894	883	-11	-1.3	1.11	1.12
Res Hmstd:Avg Val	120,600	118,400	-1.8	1,620	1,610	-10	-0.6	1.34	1.36
Res Hmstd: Hi Val	160,700	157,800	-1.8	2,345	2,336	-9	-0.4	1.46	1.48
Res Hmstd: Ex-Hi Val	241,100	236,700	-1.8	3,797	3,789	-8	-0.2	1.57	1.60
Apartment	300,000	300,000	0.0	6,139	6,260	121	2.0	2.05	2.09
Comm/Ind: Lo Val	150,000	154,900	3.3	4,807	5,085	277	5.8	3.20	3.28
Comm/Ind: Med Val	300,000	309,800	3.3	11,130	11,708	577	5.2	3.71	3.78
Comm/Ind: Hi Val	1,000,000	1,032,700	3.3	40,638	42,617	1,979	4.9	4.06	4.13

Wabasha County

Mazeppa city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	36,880	37,353	473	1.3	523	577	54	10.3	1.42	1.54
Res Non-Hm: exis	5,348	4,953	-395	-7.4	93	94	1	1.2	1.74	1.90
Apartments: exis	394	391	-3	-0.8	8	8	1	8.2	1.97	2.15
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	48	48	0	0.0	1	1	0	9.6	1.44	1.58
Com/Ind: Lo: exi	1,923	1,941	18	0.9	59	64	5	7.7	3.09	3.30
Com/Ind Hi: exis	519	515	-4	-0.8	21	22	1	5.9	4.03	4.30
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	556	555	-2	-0.3	22	24	1	6.5	4.02	4.29
Ag HGA: Exist	446	288	-158	-35.5	7	5	-2	-27.5	1.53	1.72
Ag Hmstd Land	667	704	38	5.7	4	5	1	22.1	0.62	0.71
Ag Non-Hmstd	175	188	12	6.9	2	3	0	17.7	1.35	1.49
ResHmstd: NewCon	0	547	547	0.0	0	8	8	0.0	0.00	1.55
All other NewCon	0	37	37	0.0	0	1	1	0.0	0.00	1.89
Total	46,957	47,520	563	1.2	740	812	72	9.7	1.58	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	433	438	5	1.2	County	49.23	48.75	0.00	0.00
(-) TIF Tax Capacity	12	12	0	0.2	City/Town	70.15	81.23	4.56	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.22	18.24	23.64	28.97
(=) Taxable Tax Capacity	421	426	5	1.2	Special District	0.48	0.45	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	135.08	148.68	28.20	28.97

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	96,700	97,900	1.2	1,193	1,316	123	10.3	1.23	1.34
Res Hmstd:Avg Val	144,900	146,800	1.3	2,039	2,251	212	10.4	1.41	1.53
Res Hmstd: Hi Val	193,200	195,700	1.3	2,886	3,185	298	10.3	1.49	1.63
Res Hmstd: Ex-Hi Val	289,900	293,600	1.3	4,583	5,055	472	10.3	1.58	1.72
Apartment	300,000	297,700	-0.8	5,912	6,395	483	8.2	1.97	2.15
Comm/Ind: Lo Val	150,000	148,700	-0.9	4,638	4,908	270	5.8	3.09	3.30
Comm/Ind: Med Val	300,000	297,500	-0.8	10,682	11,300	618	5.8	3.56	3.8
Comm/Ind: Hi Val	1,000,000	991,500	-0.9	38,884	41,172	2,288	5.9	3.89	4.15

Wabasha County

Millville city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	7,022	7,145	123	1.8	62	59	-2	-3.9	0.88	0.83
Res Non-Hm: exis	537	543	6	1.2	6	6	0	-3.9	1.09	1.03
Apartments: exis	219	211	-8	-3.6	3	3	0	-8.2	1.34	1.27
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,206	1,281	75	6.2	29	29	1	2.9	2.37	2.29
Com/Ind Hi: exis	51	64	13	25.6	2	2	0	22.0	3.13	3.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	67	67	0	0.3	2	2	0	-2.6	3.13	3.04
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	8	8	0.0	0	0	0	0.0	0.00	0.83
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	9,102	9,319	217	2.4	103	101	-2	-1.7	1.13	1.08

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	84	87	2	2.9	County	50.06	49.60	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	29.71	28.88	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.49	17.68	8.88	6.42
(=) Taxable Tax Capacity	84	87	2	2.9	Special District	0.48	0.45	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	99.74	96.62	8.88	6.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	80,900	82,300	1.7	580	560	-20	-3.5	0.72	0.68
Res Hmstd: Avg Val	121,300	123,400	1.7	1,055	1,019	-36	-3.4	0.87	0.83
Res Hmstd: Hi Val	161,600	164,400	1.7	1,529	1,477	-52	-3.4	0.95	0.9
Res Hmstd: Ex-Hi Val	242,500	246,800	1.8	2,480	2,398	-83	-3.3	1.02	0.97
Apartment	300,000	289,100	-3.6	4,007	3,677	-330	-8.2	1.34	1.27
Comm/Ind: Lo Val	150,000	188,500	25.7	3,553	4,611	1,057	29.8	2.37	2.45
Comm/Ind: Med Val	300,000	376,900	25.6	8,247	10,334	2,087	25.3	2.75	2.74
Comm/Ind: Hi Val	1,000,000	1,256,400	25.6	30,149	37,050	6,900	22.9	3.01	2.95

Wabasha County

Plainview city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	137,418	132,082	-5,335	-3.9	1,895	1,767	-128	-6.7	1.38	1.34
Res Non-Hm: exis	12,641	11,786	-855	-6.8	219	201	-18	-8.3	1.73	1.71
Apartments: exis	3,418	3,292	-127	-3.7	70	67	-3	-5.0	2.05	2.02
Low-inc Apts: ex	2,826	2,703	-123	-4.4	35	33	-2	-5.9	1.24	1.22
Seasnl Rec: exis	269	459	190	70.9	5	10	5	106.6	1.88	2.27
Com/Ind: Lo: exi	12,838	12,793	-45	-0.4	414	409	-5	-1.3	3.22	3.19
Com/Ind Hi: exis	13,615	13,633	18	0.1	581	578	-4	-0.6	4.27	4.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,681	4,292	611	16.6	157	182	25	15.7	4.27	4.24
Ag HGA: Exist	807	767	-40	-5.0	12	11	-1	-8.3	1.44	1.39
Ag Hmstd Land	2,290	2,723	433	18.9	18	21	4	20.5	0.77	0.78
Ag Non-Hmstd	1,005	899	-107	-10.6	16	14	-2	-10.7	1.57	1.57
ResHmstd: NewCon	0	729	729	0.0	0	10	10	0.0	0.00	1.34
All other NewCon	0	45	45	0.0	0	2	2	0.0	0.00	3.51
Total	190,807	186,201	-4,606	-2.4	3,422	3,304	-118	-3.5	1.79	1.77

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,898	1,852	-46	-2.4	County	49.11	48.70	0.00	0.00
(-) TIF Tax Capacity	64	61	-3	-5.4	City/Town	87.88	89.97	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.33	17.52	8.88	6.42
(=) Taxable Tax Capacity	1,834	1,791	-42	-2.3	Special District	0.48	0.45	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	156.81	156.64	8.88	6.42

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,800	89,200		-3.9	1,085	997	-88	-8.1	1.17	1.12
Res Hmstd: Avg Val	139,100	133,700		-3.9	1,917	1,785	-132	-6.9	1.38	1.34
Res Hmstd: Hi Val	185,500	178,300		-3.9	2,751	2,575	-176	-6.4	1.48	1.44
Res Hmstd: Ex-Hi Val	278,300	267,500		-3.9	4,420	4,156	-264	-6.0	1.59	1.55
Apartment	300,000	288,900		-3.7	6,147	5,842	-305	-5.0	2.05	2.02
Comm/Ind: Lo Val	150,000	150,200		0.1	4,837	4,800	-37	-0.8	3.22	3.2
Comm/Ind: Med Val	300,000	300,400		0.1	11,243	11,166	-77	-0.7	3.75	3.72
Comm/Ind: Hi Val	1,000,000	1,001,400		0.1	41,135	40,875	-260	-0.6	4.11	4.08

Wabasha County

Wabasha city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	126,401	125,883	-517	-0.4	1,689	1,676	-12	-0.7	1.34	1.33
Res Non-Hm: exis	35,574	32,567	-3,007	-8.5	564	513	-51	-9.1	1.58	1.57
Apartments: exis	3,771	3,803	32	0.9	69	70	0	0.6	1.84	1.84
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	11,029	12,129	1,100	10.0	171	187	17	9.7	1.55	1.54
Com/Ind: Lo: exi	15,923	15,735	-188	-1.2	471	464	-7	-1.5	2.96	2.95
Com/Ind Hi: exis	15,830	15,802	-28	-0.2	615	612	-3	-0.5	3.89	3.87
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,370	3,356	-14	-0.4	130	129	-1	-0.9	3.87	3.85
Ag HGA: Exist	1,405	1,327	-78	-5.6	19	18	-1	-5.9	1.37	1.37
Ag Hmstd Land	2,767	3,081	314	11.4	16	19	3	16.9	0.59	0.62
Ag Non-Hmstd	4,205	5,019	814	19.4	56	67	11	19.0	1.33	1.33
ResHmstd: NewCon	0	811	811	0.0	0	11	11	0.0	0.00	1.33
All other NewCon	0	1,020	1,020	0.0	0	21	21	0.0	0.00	2.02
Total	220,274	220,533	258	0.1	3,801	3,787	-14	-0.4	1.73	1.72

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,330	2,328	-2	-0.1	County	48.98	48.58	0.00	0.00
(-) TIF Tax Capacity	261	250	-12	-4.4	City/Town	73.82	73.49	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.12	10.49	17.30	17.29
(=) Taxable Tax Capacity	2,069	2,078	9	0.5	Special District	0.48	0.45	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	133.41	133.01	17.30	17.29

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	112,400	111,900	-0.4	1,332	1,321	-12	-0.9	1.19	1.18
Res Hmstd:Avg Val	168,500	167,800	-0.4	2,245	2,228	-17	-0.8	1.33	1.33
Res Hmstd: Hi Val	224,600	223,700	-0.4	3,158	3,135	-23	-0.7	1.41	1.40
Res Hmstd: Ex-Hi Val	336,900	335,500	-0.4	4,985	4,949	-36	-0.7	1.48	1.48
Apartment	300,000	302,600	0.9	5,522	5,554	33	0.6	1.84	1.84
Seas Rec: Lo Val	75,000	82,500	10.0	1,067	1,181	114	10.7	1.42	1.43
Seas Rec: Hi Val	200,000	219,900	10.0	3,010	3,319	309	10.3	1.50	1.51
Comm/Ind: Lo Val	150,000	149,700	-0.2	4,437	4,415	-22	-0.5	2.96	2.95
Comm/Ind: Med Val	300,000	299,500	-0.2	10,267	10,215	-51	-0.5	3.42	3.41
Comm/Ind: Hi Val	1,000,000	998,200	-0.2	37,471	37,285	-186	-0.5	3.75	3.74

Wabasha County

Zumbro Falls city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,209	8,487	277	3.4	112	117	5	4.1	1.37	1.38
Res Non-Hm: exis	1,990	1,449	-540	-27.2	33	25	-9	-26.2	1.67	1.69
Apartments: exis	246	245	-2	-0.7	5	5	0	-0.2	1.93	1.94
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	157	62	-95	-60.6	4	1	-2	-67.4	2.34	1.94
Com/Ind: Lo: exi	1,027	1,131	103	10.1	31	35	3	10.4	3.06	3.07
Com/Ind Hi: exis	5	2	-2	-50.0	0	0	0	-49.9	4.02	4.03
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	204	204	0	0.0	8	8	0	0.3	4.02	4.03
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	4	5	1	14.3	0	0	0	14.9	0.70	0.70
Ag Non-Hmstd	450	531	81	17.9	6	7	1	18.5	1.39	1.40
ResHmstd: NewCon	0	395	395	0.0	0	5	5	0.0	0.00	1.38
All other NewCon	0	120	120	0.0	0	2	2	0.0	0.00	1.69
Total	12,294	12,631	337	2.7	200	205	5	2.6	1.63	1.62

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	120	122	2	2.0	County	50.06	49.55	0.00	0.00
(-) TIF Tax Capacity	36	41	5	14.4	City/Town	70.94	73.80	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.53	15.94	19.50	19.55
(=) Taxable Tax Capacity	84	81	-3	-3.2	Special District	0.49	0.46	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	139.02	139.76	19.50	19.55

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	92,800	95,900		3.3	1,069	1,128	58	5.5	1.15	1.18
Res Hmstd: Avg Val	139,100	143,800		3.4	1,861	1,951	90	4.8	1.34	1.36
Res Hmstd: Hi Val	185,500	191,800		3.4	2,655	2,776	121	4.6	1.43	1.45
Res Hmstd: Ex-Hi Val	278,300	287,700		3.4	4,242	4,425	183	4.3	1.52	1.54
Apartment	300,000	298,000		-0.7	5,798	5,789	-10	-0.2	1.93	1.94
Comm/Ind: Lo Val	150,000	75,000		-50.0	4,596	2,305	-2,292	-49.9	3.06	3.07
Comm/Ind: Med Val	300,000	150,000		-50.0	10,627	4,609	-6,018	-56.6	3.54	3.07
Comm/Ind: Hi Val	1,000,000	500,000		-50.0	38,772	18,720	-20,052	-51.7	3.88	3.74

Wabasha County

Bellechester city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,801	1,934	133	7.4	18	17	0	-1.4	0.98	0.90
Res Non-Hm: exis	296	188	-108	-36.4	4	2	-2	-41.7	1.24	1.13
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	14	14	0	0.7	0	0	0	-4.7	3.38	3.20
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	123	148	25	20.6	1	2	0	12.1	1.10	1.03
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,234	2,285	51	2.3	23	21	-2	-7.1	1.03	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	18	19	0	1.4	County	50.09	49.59	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	38.53	37.32	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.71	14.74	13.14	10.71
(=) Taxable Tax Capacity	18	19	0	1.4	Special District	1.05	0.96	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	110.39	102.61	13.14	10.71

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	75,100	80,700	7.5	596	607	11	1.8	0.79	0.75
Res Hmstd:Avg Val	112,600	120,900	7.4	1,092	1,100	8	0.7	0.97	0.91
Res Hmstd: Hi Val	150,100	161,200	7.4	1,592	1,593	1	0.1	1.06	0.99
Res Hmstd: Ex-Hi Val	225,200	241,900	7.4	2,595	2,582	-12	-0.5	1.15	1.07

Wabasha County

Lake City city (part)

<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	204,898	202,907	-1,991	-1.0	2,691	2,708	17	0.6	1.31	1.33
Res Non-Hm: exis	51,684	47,787	-3,896	-7.5	845	788	-57	-6.8	1.64	1.65
Apartments: exis	3,305	3,280	-25	-0.8	61	62	1	1.0	1.85	1.88
Low-inc Apts: ex	1,153	1,111	-42	-3.6	13	13	0	-2.0	1.14	1.16
Seasnl Rec: exis	21,770	21,836	66	0.3	328	336	8	2.4	1.51	1.54
Com/Ind: Lo: exi	17,979	17,683	-297	-1.7	523	520	-2	-0.5	2.91	2.94
Com/Ind Hi: exis	30,860	30,244	-616	-2.0	1,034	1,027	-7	-0.6	3.35	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	3,104	3,140	36	1.2	119	122	3	2.4	3.84	3.89
Ag HGA: Exist	166	165	-1	-0.5	2	2	0	1.1	1.34	1.36
Ag Hmstd Land	132	151	19	14.7	1	1	0	19.1	0.48	0.49
Ag Non-Hmstd	1,142	1,207	65	5.7	15	16	1	7.8	1.32	1.35
ResHmstd: NewCon	0	464	464	0.0	0	6	6	0.0	0.00	1.34
All other NewCon	0	251	251	0.0	0	6	6	0.0	0.00	2.59
Total	336,191	330,225	-5,966	-1.8	5,632	5,608	-24	-0.4	1.68	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	3,438	3,367	-71	-2.1	County	49.20	48.80	0.00	0.00
(-) TIF Tax Capacity	141	134	-7	-5.1	City/Town	64.77	69.41	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.79	16.18	19.50	19.55
(=) Taxable Tax Capacity	3,297	3,233	-64	-1.9	Special District	0.48	0.45	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	132.24	134.83	19.50	19.55

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	100,800	99,800	-1.0	1,157	1,160	3	0.2	1.15	1.16
Res Hmstd:Avg Val	151,100	149,600	-1.0	1,980	1,989	9	0.4	1.31	1.33
Res Hmstd: Hi Val	201,500	199,500	-1.0	2,805	2,820	15	0.5	1.39	1.41
Res Hmstd: Ex-Hi Val	302,300	299,400	-1.0	4,454	4,484	29	0.7	1.47	1.5
Apartment	300,000	297,700	-0.8	5,544	5,600	56	1.0	1.85	1.88
Seas Rec: Lo Val	75,000	75,200	0.3	1,058	1,082	24	2.2	1.41	1.44
Seas Rec: Hi Val	200,000	200,600	0.3	2,986	3,055	69	2.3	1.49	1.52
Comm/Ind: Lo Val	150,000	147,000	-2.0	4,444	4,408	-36	-0.8	2.96	3
Comm/Ind: Med Val	300,000	294,000	-2.0	10,271	10,162	-109	-1.1	3.42	3.46
Comm/Ind: Hi Val	1,000,000	980,000	-2.0	37,467	37,144	-322	-0.9	3.75	3.79

Wabasha County

Minneiska city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,998	3,905	-92	-2.3	38	37	0	-1.0	0.95	0.96
Res Non-Hm: exis	279	278	-1	-0.4	3	3	0	0.5	1.12	1.14
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	463	461	-2	-0.4	4	4	0	-1.9	0.96	0.95
Com/Ind: Lo: exi	85	80	-5	-6.0	2	2	0	-6.0	2.28	2.28
Com/Ind Hi: exis	252	285	32	12.8	7	8	1	12.4	2.94	2.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	48	48	0	0.2	1	1	0	-0.1	2.94	2.93
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	60	63	2	3.6	0	0	0	1.5	0.81	0.79
ResHmstd: NewCon	0	111	111	0.0	0	1	1	0.0	0.00	0.97
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,186	5,231	45	0.9	57	58	1	2.5	1.09	1.11

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	49	49	1	1.6	County	50.09	49.61	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.18	13.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.20	15.98	27.83	30.62
(=) Taxable Tax Capacity	49	49	1	1.6	Special District	0.48	0.45	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	80.96	79.25	27.83	30.62

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	98,800	96,500	-2.3	845	834	-11	-1.3	0.86	0.86
Res Hmstd: Avg Val	148,100	144,700	-2.3	1,418	1,398	-20	-1.4	0.96	0.97
Res Hmstd: Hi Val	197,400	192,800	-2.3	1,990	1,961	-29	-1.5	1.01	1.02
Res Hmstd: Ex-Hi Val	296,100	289,300	-2.3	3,136	3,090	-46	-1.5	1.06	1.07
Seas Rec: Lo Val	75,000	74,700	-0.4	674	659	-14	-2.1	0.9	0.88
Seas Rec: Hi Val	200,000	199,200	-0.4	1,961	1,926	-35	-1.8	0.98	0.97
Comm/Ind: Lo Val	150,000	169,200	12.8	3,415	3,977	562	16.4	2.28	2.35
Comm/Ind: Med Val	300,000	338,400	12.8	7,829	8,938	1,109	14.2	2.61	2.64
Comm/Ind: Hi Val	1,000,000	1,128,000	12.8	28,429	32,092	3,664	12.9	2.84	2.85

Wadena County

Aldrich city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,053	1,098	45	4.3	10	11	1	10.8	0.92	0.98
Res Non-Hm: exis	463	458	-4	-1.0	7	7	0	4.6	1.50	1.58
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4	4	0	0.0	0	0	0	6.8	1.36	1.45
Com/Ind: Lo: exi	213	202	-10	-4.8	6	6	0	-0.5	2.83	2.96
Com/Ind Hi: exis	226	260	34	15.0	8	10	2	20.4	3.73	3.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	158	156	-2	-1.3	6	6	0	3.3	3.73	3.90
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	33	30	-2	-6.7	0	0	0	-0.1	0.64	0.68
Ag Non-Hmstd	144	136	-9	-6.0	2	2	0	0.7	1.27	1.36
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	9	9	0.0	0	0	0	0.0	0.00	1.58
Total	2,293	2,354	61	2.6	39	42	3	8.7	1.70	1.81

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	24	25	1	3.0	County	95.52	89.86	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	20.86	32.38	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.79	14.04	13.64	13.21
(=) Taxable Tax Capacity	24	25	1	3.0	Special District	0.13	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	127.30	136.41	13.64	13.21

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	35,100	36,600		4.3	316	348	32	10.1	0.90	0.95
Res Hmstd:Avg Val	52,600	54,900		4.4	474	522	48	10.2	0.90	0.95
Res Hmstd: Hi Val	70,200	73,200		4.3	632	696	64	10.1	0.90	0.95
Res Hmstd: Ex-Hi Val	105,300	109,800		4.3	1,131	1,270	139	12.3	1.07	1.16
Comm/Ind: Lo Val	150,000	172,600		15.1	4,245	5,320	1,075	25.3	2.83	3.08
Comm/Ind: Med Val	300,000	345,100		15.0	9,836	12,050	2,214	22.5	3.28	3.49
Comm/Ind: Hi Val	1,000,000	1,150,400		15.0	35,930	43,467	7,537	21.0	3.59	3.78

Wadena County

Menahga city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	28,986	29,268	283	1.0	415	444	29	7.1	1.43	1.52
Res Non-Hm: exis	6,663	6,879	216	3.2	143	155	12	8.6	2.14	2.25
Apartments: exis	336	370	35	10.3	9	10	1	15.8	2.55	2.67
Low-inc Apts: ex	1,465	1,601	135	9.2	22	26	3	15.0	1.53	1.62
Seasnl Rec: exis	2,961	2,882	-79	-2.7	64	65	1	1.1	2.17	2.26
Com/Ind: Lo: exi	4,829	4,860	31	0.6	185	193	8	4.4	3.83	3.97
Com/Ind Hi: exis	706	763	58	8.2	36	40	4	12.0	5.09	5.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,160	1,153	-7	-0.6	59	61	2	2.9	5.07	5.25
Ag HGA: Exist	71	72	1	1.3	1	1	0	7.6	1.25	1.32
Ag Hmstd Land	190	189	-1	-0.5	2	2	0	3.1	0.84	0.87
Ag Non-Hmstd	557	525	-32	-5.8	11	11	0	-0.5	1.97	2.08
ResHmstd: NewCon	0	152	152	0.0	0	2	2	0.0	0.00	1.52
All other NewCon	0	176	176	0.0	0	5	5	0.0	0.00	3.10
Total	47,923	48,890	967	2.0	946	1,015	69	7.3	1.97	2.08

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	433	442	10	2.2	County	93.44	87.84	0.00	0.00
(-) TIF Tax Capacity	2	2	0	-1.0	City/Town	81.43	94.11	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	25.09	25.50	4.42	7.77
(=) Taxable Tax Capacity	431	440	10	2.2	Special District	0.13	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	200.09	207.58	4.42	7.77

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	51,200	51,700		1.0	637	684	47	7.3	1.24	1.32
Res Hmstd:Avg Val	76,800	77,500		0.9	964	1,041	77	8.0	1.25	1.34
Res Hmstd: Hi Val	102,400	103,400		1.0	1,533	1,647	113	7.4	1.5	1.59
Res Hmstd: Ex-Hi Val	153,600	155,100		1.0	2,673	2,857	184	6.9	1.74	1.84
Apartment	300,000	330,900		10.3	7,636	8,843	1,207	15.8	2.55	2.67
Seas Rec: Lo Val	75,000	73,000		-2.7	1,567	1,581	14	0.9	2.09	2.17
Seas Rec: Hi Val	200,000	194,700		-2.7	4,343	4,378	35	0.8	2.17	2.25
Comm/Ind: Lo Val	150,000	162,300		8.2	5,744	6,607	862	15.0	3.83	4.07
Comm/Ind: Med Val	300,000	324,600		8.2	13,381	15,161	1,779	13.3	4.46	4.67
Comm/Ind: Hi Val	1,000,000	1,082,000		8.2	49,020	55,079	6,058	12.4	4.90	5.09

Wadena County

Nimrod city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,791	1,789	-2	-0.1	23	21	-2	-6.7	1.27	1.19
Res Non-Hm: exis	352	392	40	11.3	7	7	0	4.6	1.87	1.76
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	691	701	10	1.4	12	12	0	-2.2	1.72	1.66
Com/Ind: Lo: exi	125	108	-18	-14.0	4	4	-1	-17.7	3.45	3.30
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	119	118	-1	-0.9	5	5	0	-4.8	4.52	4.35
Ag HGA: Exist	70	70	0	0.1	1	1	0	-7.0	1.20	1.11
Ag Hmstd Land	135	145	10	7.4	1	1	0	11.4	0.45	0.46
Ag Non-Hmstd	349	336	-12	-3.6	6	5	0	-7.3	1.63	1.57
ResHmstd: NewCon	0	4	4	0.0	0	0	0	0.0	0.00	1.19
All other NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.38
Total	3,632	3,668	36	1.0	58	55	-3	-4.8	1.60	1.51

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	31	31	0	0.8	County	95.53	89.88	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	59.97	59.47	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.31	7.23	22.01	17.15
(=) Taxable Tax Capacity	31	31	0	0.8	Special District	0.13	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	162.94	156.70	22.01	17.15

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	39,600	39,500	-0.3	474	439	-35	-7.4	1.2	1.11	
Res Hmstd:Avg Val	59,400	59,300	-0.2	711	659	-52	-7.3	1.2	1.11	
Res Hmstd: Hi Val	79,200	79,100	-0.1	974	903	-71	-7.3	1.23	1.14	
Res Hmstd: Ex-Hi Val	118,800	118,600	-0.2	1,765	1,646	-119	-6.7	1.49	1.39	
Seas Rec: Lo Val	75,000	76,000	1.3	1,288	1,260	-29	-2.2	1.72	1.66	
Seas Rec: Hi Val	200,000	202,700	1.4	3,600	3,531	-69	-1.9	1.80	1.74	

Wadena County

Sebeka city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,178	11,196	2,017	22.0	164	196	33	20.0	1.78	1.75
Res Non-Hm: exis	2,130	2,424	293	13.8	61	67	6	9.7	2.87	2.77
Apartments: exis	975	1,140	165	17.0	33	38	4	13.2	3.41	3.30
Low-inc Apts: ex	346	593	246	71.1	7	12	5	65.1	2.08	2.01
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,894	2,642	-252	-8.7	140	124	-15	-11.1	4.83	4.71
Com/Ind Hi: exis	671	565	-106	-15.8	43	35	-8	-17.8	6.37	6.22
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	693	693	0	0.0	44	43	-1	-2.3	6.37	6.22
Ag HGA: Exist	329	386	57	17.5	6	7	1	14.3	1.96	1.91
Ag Hmstd Land	838	723	-114	-13.7	9	8	-2	-17.4	1.12	1.08
Ag Non-Hmstd	185	263	78	42.4	5	7	2	39.7	2.55	2.50
ResHmstd: NewCon	0	49	49	0.0	0	1	1	0.0	0.00	1.77
All other NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.52
Total	18,238	20,676	2,438	13.4	513	538	26	5.0	2.81	2.60

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	172	189	17	9.7	County	90.18	84.97	0.00	0.00
(-) TIF Tax Capacity	11	14	2	21.4	City/Town	161.50	161.60	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	3.57	3.79	22.01	17.15
(=) Taxable Tax Capacity	161	175	14	8.8	Special District	0.13	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	255.38	250.49	22.01	17.15

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	29,400	35,900	22.1	515	601	86	16.7	1.75	1.67	
Res Hmstd: Avg Val	44,000	53,700	22.0	771	899	128	16.6	1.75	1.67	
Res Hmstd: Hi Val	58,700	71,600	22.0	1,029	1,199	170	16.5	1.75	1.67	
Res Hmstd: Ex-Hi Val	88,100	107,500	22.0	1,695	2,187	491	29.0	1.92	2.03	
Apartment	300,000	350,900	17.0	10,237	11,589	1,352	13.2	3.41	3.30	
Comm/Ind: Lo Val	150,000	126,300	-15.8	7,252	5,948	-1,304	-18.0	4.83	4.71	
Comm/Ind: Med Val	300,000	252,600	-15.8	16,811	13,448	-3,363	-20.0	5.60	5.32	
Comm/Ind: Hi Val	1,000,000	841,900	-15.8	61,422	50,117	-11,305	-18.4	6.14	5.95	

Wadena County

Verndale city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,950	9,848	898	10.0	122	132	10	8.2	1.37	1.35
Res Non-Hm: exis	2,150	2,150	0	0.0	47	45	-2	-5.2	2.21	2.09
Apartments: exis	270	238	-31	-11.5	7	6	-1	-16.1	2.71	2.57
Low-inc Apts: ex	209	234	25	12.0	3	4	0	6.4	1.63	1.55
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,122	2,053	-69	-3.3	85	79	-6	-7.5	4.03	3.85
Com/Ind Hi: exis	839	917	77	9.2	45	47	2	4.3	5.35	5.11
Publ U: Elec Gen	774	768	-6	-0.7	33	31	-2	-6.2	4.31	4.07
Publ U: Other	673	666	-8	-1.1	35	33	-2	-5.5	5.14	4.91
Ag HGA: Exist	297	296	-2	-0.5	4	4	0	10.7	1.21	1.35
Ag Hmstd Land	440	462	22	5.0	4	4	0	-1.9	0.91	0.85
Ag Non-Hmstd	202	211	9	4.3	4	4	0	-1.9	2.13	2.00
ResHmstd: NewCon	0	33	33	0.0	0	0	0	0.0	0.00	1.35
All other NewCon	0	19	19	0.0	0	1	1	0.0	0.00	3.54
Total	16,927	17,894	967	5.7	391	390	-1	-0.1	2.31	2.18

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	165	174	8	5.1	County	94.44	88.85	0.00	0.00
(-) TIF Tax Capacity	6	7	0	6.0	City/Town	91.55	81.50	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.69	29.77	4.99	6.59
(=) Taxable Tax Capacity	159	167	8	5.1	Special District	0.13	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	212.81	200.24	4.99	6.59

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	38,300	42,100	9.9	508	534	25	5.0	1.33	1.27
Res Hmstd:Avg Val	57,400	63,200	10.1	762	801	39	5.2	1.33	1.27
Res Hmstd: Hi Val	76,500	84,200	10.1	1,020	1,148	127	12.5	1.33	1.36
Res Hmstd: Ex-Hi Val	114,800	126,300	10.0	1,928	2,094	167	8.6	1.68	1.66
Apartment	300,000	265,400	-11.5	8,130	6,818	-1,312	-16.1	2.71	2.57
Comm/Ind: Lo Val	150,000	163,800	9.2	6,039	6,481	442	7.3	4.03	3.96
Comm/Ind: Med Val	300,000	327,600	9.2	14,066	14,854	788	5.6	4.69	4.53
Comm/Ind: Hi Val	1,000,000	1,092,100	9.2	51,525	53,934	2,409	4.7	5.15	4.94

Wadena County

Staples city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	17,079	17,027	-53	-0.3	279	277	-2	-0.9	1.63	1.62
Res Non-Hm: exis	1,840	1,868	28	1.5	42	42	0	1.1	2.26	2.26
Apartments: exis	3,017	3,543	526	17.4	79	92	13	16.9	2.61	2.60
Low-inc Apts: ex	1,246	1,504	258	20.7	20	24	4	20.1	1.59	1.58
Seasnl Rec: exis	64	59	-5	-8.2	2	2	0	-8.6	3.10	3.09
Com/Ind: Lo: exi	1,687	1,678	-9	-0.5	63	62	-1	-0.9	3.73	3.71
Com/Ind Hi: exis	1,081	895	-186	-17.2	56	46	-10	-17.6	5.14	5.11
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,968	2,315	348	17.7	101	118	17	17.2	5.14	5.11
Ag HGA: Exist	73	74	1	1.0	1	1	0	0.5	1.32	1.32
Ag Hmstd Land	248	245	-3	-1.4	2	2	0	-2.0	0.88	0.87
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	190	190	0.0	0	3	3	0.0	0.00	1.63
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	28,303	29,398	1,095	3.9	644	669	25	3.9	2.27	2.28

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	284	297	13	4.6	County	93.65	88.08	0.00	0.00
(-) TIF Tax Capacity	18	21	3	17.5	City/Town	94.71	96.30	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.24	12.54	13.64	13.21
(=) Taxable Tax Capacity	266	276	10	3.7	Special District	0.13	0.12	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	197.73	197.05	13.64	13.21

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	71,700	71,500	-0.3	948	940	-9	-0.9	1.32	1.31
Res Hmstd:Avg Val	107,500	107,200	-0.3	1,727	1,710	-17	-1.0	1.61	1.6
Res Hmstd: Hi Val	143,300	142,900	-0.3	2,548	2,524	-23	-0.9	1.78	1.77
Res Hmstd: Ex-Hi Val	215,000	214,300	-0.3	4,191	4,152	-39	-0.9	1.95	1.94
Apartment	300,000	352,300	17.4	7,824	9,143	1,319	16.9	2.61	2.6
Comm/Ind: Lo Val	150,000	124,200	-17.2	5,829	4,805	-1,025	-17.6	3.89	3.87
Comm/Ind: Med Val	300,000	248,400	-17.2	13,534	10,835	-2,698	-19.9	4.51	4.36
Comm/Ind: Hi Val	1,000,000	828,000	-17.2	49,487	40,477	-9,010	-18.2	4.95	4.89

Wadena County

Wadena city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	81,231	81,297	66	0.1	1,094	1,011	-82	-7.5	1.35	1.24
Res Non-Hm: exis	16,808	18,536	1,728	10.3	333	338	5	1.5	1.98	1.82
Apartments: exis	6,372	6,641	269	4.2	147	141	-5	-3.6	2.30	2.13
Low-inc Apts: ex	1,841	1,749	-92	-5.0	26	23	-3	-12.3	1.41	1.30
Seasnl Rec: exis	343	336	-7	-2.1	10	10	-1	-8.3	3.05	2.86
Com/Ind: Lo: exi	18,957	18,766	-190	-1.0	643	599	-44	-6.8	3.39	3.19
Com/Ind Hi: exis	22,490	23,409	918	4.1	800	785	-15	-1.9	3.56	3.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,141	1,189	49	4.3	52	52	-1	-1.7	4.60	4.34
Ag HGA: Exist	177	182	5	2.9	3	3	0	-5.9	1.55	1.42
Ag Hmstd Land	337	325	-12	-3.5	2	2	0	-12.9	0.67	0.61
Ag Non-Hmstd	446	433	-12	-2.7	7	7	-1	-9.2	1.67	1.56
ResHmstd: NewCon	0	341	341	0.0	0	4	4	0.0	0.00	1.25
All other NewCon	0	747	747	0.0	0	19	19	0.0	0.00	2.60
Total	150,141	153,951	3,810	2.5	3,117	2,994	-124	-4.0	2.08	1.94

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,482	1,531	49	3.3	County	93.62	88.04	0.00	0.00
(-) TIF Tax Capacity	7	8	0	2.3	City/Town	47.84	42.35	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.56	22.54	21.42	17.95
(=) Taxable Tax Capacity	1,474	1,524	49	3.3	Special District	2.90	2.88	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	166.93	155.81	21.42	17.95

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	50,300	50,300	0.0	612	561	-51	-8.3	1.22	1.11
Res Hmstd:Avg Val	75,400	75,500	0.1	917	841	-75	-8.2	1.22	1.11
Res Hmstd: Hi Val	100,500	100,600	0.1	1,422	1,309	-113	-8.0	1.42	1.30
Res Hmstd: Ex-Hi Val	150,800	150,900	0.1	2,445	2,253	-192	-7.8	1.62	1.49
Apartment	300,000	312,700	4.2	6,903	6,651	-251	-3.6	2.30	2.13
Comm/Ind: Lo Val	150,000	156,100	4.1	5,253	5,211	-43	-0.8	3.50	3.34
Comm/Ind: Med Val	300,000	312,300	4.1	12,150	11,985	-166	-1.4	4.05	3.84
Comm/Ind: Hi Val	1,000,000	1,040,800	4.1	44,337	43,578	-759	-1.7	4.43	4.19

Waseca County

Janesville city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	92,783	87,495	-5,288	-5.7	1,405	1,292	-113	-8.0	1.51	1.48
Res Non-Hm: exis	10,458	9,818	-640	-6.1	199	184	-15	-7.5	1.90	1.88
Apartments: exis	1,932	1,927	-5	-0.3	41	41	-1	-1.6	2.15	2.12
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	70	64	-6	-8.0	2	1	0	-9.2	2.15	2.12
Com/Ind: Lo: exi	4,119	4,147	28	0.7	135	135	-1	-0.4	3.28	3.25
Com/Ind Hi: exis	828	817	-11	-1.3	35	34	-1	-2.4	4.25	4.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	661	642	-18	-2.7	28	27	-1	-3.8	4.25	4.21
Ag HGA: Exist	59	59	0	0.0	1	1	0	-1.2	1.23	1.21
Ag Hmstd Land	642	793	151	23.5	4	5	1	22.8	0.67	0.67
Ag Non-Hmstd	525	669	144	27.4	7	9	2	25.6	1.41	1.39
ResHmstd: NewCon	0	414	414	0.0	0	6	6	0.0	0.00	1.48
All other NewCon	0	325	325	0.0	0	8	8	0.0	0.00	2.36
Total	112,076	107,170	-4,906	-4.4	1,858	1,744	-114	-6.1	1.66	1.63

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	983	932	-52	-5.2	County	55.78	50.89	0.00	0.00
(-) TIF Tax Capacity	33	34	0	1.3	City/Town	71.23	76.87	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.26	11.46	37.87	37.62
(=) Taxable Tax Capacity	950	898	-52	-5.5	Special District	0.19	0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	141.46	139.39	37.87	37.62

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	85,000	80,200	-5.6	1,106	1,001	-105	-9.5	1.30	1.25
Res Hmstd:Avg Val	127,400	120,100	-5.7	1,920	1,758	-162	-8.5	1.51	1.46
Res Hmstd: Hi Val	169,800	160,100	-5.7	2,734	2,516	-219	-8.0	1.61	1.57
Res Hmstd: Ex-Hi Val	254,700	240,200	-5.7	4,365	4,034	-331	-7.6	1.71	1.68
Apartment	300,000	299,200	-0.3	6,441	6,339	-102	-1.6	2.15	2.12
Comm/Ind: Lo Val	150,000	148,000	-1.3	4,927	4,807	-120	-2.4	3.28	3.25
Comm/Ind: Med Val	300,000	296,100	-1.3	11,306	11,016	-291	-2.6	3.77	3.72
Comm/Ind: Hi Val	1,000,000	986,900	-1.3	41,077	40,064	-1,013	-2.5	4.11	4.06

Waseca County

New Richland city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	34,154	30,855	-3,299	-9.7	412	365	-47	-11.4	1.21	1.18
Res Non-Hm: exis	4,622	4,672	50	1.1	77	78	1	1.8	1.66	1.67
Apartments: exis	926	926	0	0.0	19	19	0	1.4	2.00	2.03
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,988	2,964	-24	-0.8	95	95	0	0.3	3.16	3.20
Com/Ind Hi: exis	654	651	-3	-0.4	27	28	0	0.9	4.18	4.23
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	880	935	55	6.2	37	40	3	7.6	4.18	4.23
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	107	142	34	32.0	1	2	0	35.6	1.13	1.16
Ag Non-Hmstd	37	46	8	22.0	1	1	0	25.4	1.50	1.55
ResHmstd: NewCon	0	381	381	0.0	0	5	5	0.0	0.00	1.18
All other NewCon	0	45	45	0.0	0	1	1	0.0	0.00	1.67
Total	44,369	41,617	-2,753	-6.2	668	632	-36	-5.4	1.50	1.52

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	382	356	-25	-6.6	County	55.06	50.13	0.00	0.00	
(-) TIF Tax Capacity	16	15	-1	-6.6	City/Town	88.59	96.40	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.55	7.84	12.31	9.94	
(=) Taxable Tax Capacity	365	341	-24	-6.6	Special District	0.19	0.16	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	150.39	154.54	12.31	9.94	

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,500	55,600	-9.6	631	571	-60	-9.5	1.03	1.03	
Res Hmstd:Avg Val	92,300	83,400	-9.6	1,067	912	-154	-14.5	1.16	1.09	
Res Hmstd: Hi Val	123,000	111,100	-9.7	1,608	1,406	-201	-12.5	1.31	1.27	
Res Hmstd: Ex-Hi Val	184,500	166,700	-9.6	2,691	2,398	-293	-10.9	1.46	1.44	
Apartment	300,000	300,000	0.0	6,009	6,093	85	1.4	2.00	2.03	
Comm/Ind: Lo Val	150,000	149,400	-0.4	4,744	4,778	34	0.7	3.16	3.2	
Comm/Ind: Med Val	300,000	298,900	-0.4	11,008	11,098	89	0.8	3.67	3.71	
Comm/Ind: Hi Val	1,000,000	996,200	-0.4	40,241	40,602	361	0.9	4.02	4.08	

Waseca County

Waldorf city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	5,724	5,394	-330	-5.8	81	74	-6	-7.9	1.41	1.38
Res Non-Hm: exis	1,169	1,512	343	29.3	23	29	6	25.7	1.95	1.90
Apartments: exis	16	17	1	5.0	0	0	0	2.3	2.31	2.25
Low-inc Apts: ex	118	117	-1	-0.7	2	2	0	-3.1	1.44	1.41
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	733	894	161	22.0	26	30	5	19.4	3.48	3.41
Com/Ind Hi: exis	445	471	26	5.7	20	21	1	3.5	4.52	4.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	130	130	0	0.2	6	6	0	-1.9	4.52	4.42
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	565	745	180	31.9	9	11	2	28.1	1.55	1.50
Ag Non-Hmstd	166	204	38	23.0	3	3	0	19.4	1.55	1.50
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.90
Total	9,065	9,496	431	4.7	168	177	8	4.9	1.86	1.86

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	81	87	6	8.0	County	53.96	49.23	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	88.14	91.05	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.43	9.82	37.87	37.62
(=) Taxable Tax Capacity	81	87	6	8.0	Special District	0.19	0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	154.73	150.26	37.87	37.62

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	49,600	46,700	-5.8	648	597	-52	-8.0	1.31	1.28
Res Hmstd:Avg Val	74,300	70,000	-5.8	971	894	-77	-7.9	1.31	1.28
Res Hmstd: Hi Val	99,100	93,400	-5.8	1,470	1,322	-149	-10.1	1.48	1.41
Res Hmstd: Ex-Hi Val	148,700	140,100	-5.8	2,495	2,262	-233	-9.3	1.68	1.61
Apartment	300,000	314,900	5.0	6,938	7,100	161	2.3	2.31	2.25
Comm/Ind: Lo Val	150,000	158,600	5.7	5,225	5,497	272	5.2	3.48	3.47
Comm/Ind: Med Val	300,000	317,200	5.7	12,003	12,511	508	4.2	4.00	3.94
Comm/Ind: Hi Val	1,000,000	1,057,300	5.7	43,632	45,243	1,610	3.7	4.36	4.28

Waseca County

Waseca city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	278,073	276,619	-1,454	-0.5	3,901	3,684	-217	-5.6	1.40	1.33
Res Non-Hm: exis	46,775	48,794	2,020	4.3	857	847	-10	-1.2	1.83	1.74
Apartments: exis	16,473	16,648	175	1.1	348	335	-13	-3.8	2.11	2.01
Low-inc Apts: ex	5,723	5,746	23	0.4	74	71	-3	-4.6	1.30	1.24
Seasnl Rec: exis	720	694	-26	-3.6	19	18	-1	-7.9	2.64	2.52
Com/Ind: Lo: exi	26,995	26,144	-851	-3.2	882	823	-59	-6.7	3.27	3.15
Com/Ind Hi: exis	52,720	49,297	-3,423	-6.5	2,258	2,037	-220	-9.8	4.28	4.13
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,881	6,708	-173	-2.5	295	277	-17	-5.9	4.28	4.13
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	784	1,322	538	68.7	12	19	7	62.2	1.52	1.47
ResHmstd: NewCon	0	639	639	0.0	0	9	9	0.0	0.00	1.33
All other NewCon	0	1,587	1,587	0.0	0	58	58	0.0	0.00	3.63
Total	435,142	434,198	-944	-0.2	8,646	8,178	-468	-5.4	1.99	1.88

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,532	4,501	-32	-0.7	County	54.52	51.15	0.00	0.00
(-) TIF Tax Capacity	183	186	3	1.4	City/Town	75.27	75.44	3.77	3.82
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.83	17.94	17.19	14.39
(=) Taxable Tax Capacity	4,349	4,315	-34	-0.8	Special District	1.79	1.99	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	152.42	146.53	20.96	18.21

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	79,500	79,100	-0.5	920	862	-58	-6.3	1.16	1.09
Res Hmstd:Avg Val	119,200	118,600	-0.5	1,663	1,565	-98	-5.9	1.39	1.32
Res Hmstd: Hi Val	158,800	158,000	-0.5	2,403	2,266	-138	-5.7	1.51	1.43
Res Hmstd: Ex-Hi Val	238,300	237,100	-0.5	3,891	3,673	-218	-5.6	1.63	1.55
Apartment	300,000	303,200	1.1	6,344	6,106	-239	-3.8	2.11	2.01
Comm/Ind: Lo Val	150,000	140,300	-6.5	4,920	4,435	-485	-9.9	3.28	3.16
Comm/Ind: Med Val	300,000	280,500	-6.5	11,375	10,162	-1,212	-10.7	3.79	3.62
Comm/Ind: Hi Val	1,000,000	935,100	-6.5	41,497	37,354	-4,143	-10.0	4.15	3.99

Waseca County

Elysian city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	115	115	0	0.0	1	1	0	-1.1	1.16	1.15
Res Non-Hm: exis	217	217	0	0.0	3	3	0	-0.9	1.45	1.44
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	334	334	0	0.0	2	2	0	-0.9	0.71	0.71
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: 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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	666	666	0	0.0	7	7	0	-0.9	1.03	1.02

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5	5	0	0.0	County	55.18	50.26	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.16	59.97	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.90	3.37	29.43	27.84
(=) Taxable Tax Capacity	5	5	0	0.0	Special District	0.19	0.16	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	113.44	113.77	29.43	27.84

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	76,400	76,400	0.0	747	736	-11	-1.4	0.98	0.96
Res Hmstd:Avg Val	114,600	114,600	0.0	1,332	1,317	-15	-1.1	1.16	1.15
Res Hmstd: Hi Val	152,800	152,800	0.0	1,916	1,897	-20	-1.0	1.25	1.24
Res Hmstd: Ex-Hi Val	229,200	229,200	0.0	3,086	3,057	-29	-0.9	1.35	1.33
Seas Rec: Lo Val	75,000	75,000	0.0	917	921	4	0.4	1.22	1.23
Seas Rec: Hi Val	200,000	200,000	0.0	2,610	2,624	14	0.5	1.31	1.31

Washington County

Afton city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	350,222	351,449	1,227	0.4	3,814	4,027	213	5.6	1.09	1.15
Res Non-Hm: exis	60,495	62,834	2,340	3.9	708	766	58	8.2	1.17	1.22
Apartments: exis	1,682	1,970	288	17.1	25	29	4	16.6	1.46	1.45
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,518	2,545	28	1.1	28	28	0	1.0	1.11	1.11
Com/Ind: Lo: exi	3,602	3,634	32	0.9	96	101	5	5.4	2.66	2.78
Com/Ind Hi: exis	21,206	21,189	-17	-0.1	740	768	29	3.9	3.49	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	8,654	8,792	138	1.6	303	319	17	5.5	3.50	3.63
Ag HGA: Exist	13,559	13,565	6	0.0	150	155	5	3.4	1.11	1.15
Ag Hmstd Land	21,393	24,208	2,815	13.2	95	109	14	14.3	0.44	0.45
Ag Non-Hmstd	30,949	31,199	249	0.8	287	286	0	-0.1	0.93	0.92
ResHmstd: NewCon	0	2,861	2,861	0.0	0	33	33	0.0	0.00	1.15
All other NewCon	0	1,053	1,053	0.0	0	13	13	0.0	0.00	1.19
Total	514,279	525,299	11,020	2.1	6,244	6,635	390	6.3	1.21	1.26

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	5,401	5,509	108	2.0	County	34.20	32.75	0.19	0.45
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	30.10	30.14	0.00	0.00
(-) FD Contrib Tax Cap	234	243	9	3.8	School District	23.08	24.03	16.83	22.66
(=) Taxable Tax Capacity	5,167	5,266	99	1.9	Special District	5.07	4.84	0.00	0.00
FD Distrib Tax Cap	158	159	2	1.1	Total	92.45	91.75	17.02	23.11

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	248,500	249,400		0.4	2,583	2,729	146	5.7	1.04	1.09
Res Hmstd: Avg Val	372,500	373,800		0.3	4,043	4,260	217	5.4	1.09	1.14
Res Hmstd: Hi Val	496,500	498,200		0.3	5,435	5,722	287	5.3	1.09	1.15
Res Hmstd: Ex-Hi Val	745,000	747,600		0.3	8,722	9,155	433	5.0	1.17	1.22
Apartment	300,000	351,400		17.1	3,977	4,842	865	21.7	1.33	1.38
Comm/Ind: Lo Val	150,000	149,900		-0.1	4,005	4,176	171	4.3	2.67	2.79
Comm/Ind: Med Val	300,000	299,800		-0.1	9,260	9,628	367	4.0	3.09	3.21
Comm/Ind: Hi Val	1,000,000	999,200		-0.1	33,784	35,067	1,283	3.8	3.38	3.51

Washington County

Bayport city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	122,022	133,883	11,861	9.7	1,341	1,541	200	15.0	1.10	1.15
Res Non-Hm: exis	34,106	31,046	-3,061	-9.0	434	400	-34	-7.9	1.27	1.29
Apartments: exis	12,936	13,804	868	6.7	186	203	17	9.1	1.44	1.47
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,227	2,249	22	1.0	31	32	1	2.1	1.39	1.40
Com/Ind: Lo: exi	5,705	5,694	-11	-0.2	156	161	4	2.8	2.74	2.82
Com/Ind Hi: exis	34,263	34,157	-107	-0.3	1,234	1,259	26	2.1	3.60	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,544	2,552	8	0.3	92	94	3	2.7	3.60	3.69
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	2,570	2,570	0.0	0	30	30	0.0	0.00	1.15
All other NewCon	0	434	434	0.0	0	6	6	0.0	0.00	1.46
Total	213,804	226,388	12,585	5.9	3,473	3,726	253	7.3	1.62	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	2,493	2,616	122	4.9	County	31.18	30.04	0.19	0.45
(-) TIF Tax Capacity	148	159	11	7.6	City/Town	43.84	41.59	0.00	0.00
(-) FD Contrib Tax Cap	278	275	-3	-1.2	School District	22.00	23.11	16.58	22.67
(=) Taxable Tax Capacity	2,067	2,182	115	5.5	Special District	4.85	4.63	0.00	0.00
FD Distrib Tax Cap	624	575	-49	-7.8	Total	101.87	99.38	16.77	23.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	133,000	145,900	9.7	1,321	1,548	227	17.2	0.99	1.06
Res Hmstd:Avg Val	199,400	218,800	9.7	2,169	2,506	337	15.5	1.09	1.15
Res Hmstd: Hi Val	265,800	291,600	9.7	3,018	3,463	445	14.7	1.14	1.19
Res Hmstd: Ex-Hi Val	398,800	437,600	9.7	4,718	5,360	643	13.6	1.18	1.22
Apartment	300,000	320,100	6.7	4,323	4,716	393	9.1	1.44	1.47
Comm/Ind: Lo Val	150,000	149,500	-0.3	4,113	4,221	108	2.6	2.74	2.82
Comm/Ind: Med Val	300,000	299,100	-0.3	9,513	9,732	219	2.3	3.17	3.25
Comm/Ind: Hi Val	1,000,000	996,900	-0.3	34,714	35,461	747	2.2	3.47	3.56

Washington County

Birchwood Village city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	106,211	103,867	-2,344	-2.2	1,316	1,271	-45	-3.4	1.24	1.22
Res Non-Hm: exis	11,512	13,292	1,781	15.5	151	172	21	13.9	1.31	1.30
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,538	2,351	-187	-7.4	31	28	-3	-9.1	1.23	1.21
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	431	434	3	0.7	14	14	0	-0.5	3.26	3.23
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	42	42	0.0	0	1	1	0.0	0.00	1.22
All other NewCon	0	122	122	0.0	0	2	2	0.0	0.00	1.30
Total	120,691	120,108	-583	-0.5	1,513	1,488	-25	-1.6	1.25	1.24

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,217	1,208	-9	-0.7	County	34.20	32.75	0.19	0.45
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.61	27.01	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	28.53	28.55	26.38	27.31
(=) Taxable Tax Capacity	1,217	1,208	-9	-0.7	Special District	7.36	7.02	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	97.70	95.33	26.57	27.75

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	220,600	215,700	-2.2	2,572	2,485	-87	-3.4	1.17	1.15	
Res Hmstd: Avg Val	330,700	323,400	-2.2	4,037	3,903	-134	-3.3	1.22	1.21	
Res Hmstd: Hi Val	440,900	431,200	-2.2	5,479	5,308	-172	-3.1	1.24	1.23	
Res Hmstd: Ex-Hi Val	661,500	646,900	-2.2	8,615	8,313	-302	-3.5	1.30	1.29	

Washington County

Scandia city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	381,230	344,524	-36,706	-9.6	4,366	3,949	-417	-9.6	1.15	1.15
Res Non-Hm: exis	71,764	65,883	-5,881	-8.2	908	840	-68	-7.5	1.26	1.27
Apartments: exis	448	394	-54	-12.1	6	6	-1	-10.6	1.42	1.45
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	34,647	29,528	-5,119	-14.8	415	364	-51	-12.3	1.20	1.23
Com/Ind: Lo: exi	5,104	4,991	-113	-2.2	140	141	1	0.5	2.74	2.82
Com/Ind Hi: exis	9,249	9,820	571	6.2	334	365	31	9.4	3.61	3.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,907	4,954	48	1.0	177	184	7	4.1	3.60	3.71
Ag HGA: Exist	16,059	15,537	-521	-3.2	178	173	-5	-2.7	1.11	1.11
Ag Hmstd Land	23,160	26,374	3,214	13.9	96	117	21	21.9	0.42	0.44
Ag Non-Hmstd	24,062	21,541	-2,522	-10.5	240	223	-17	-7.3	1.00	1.03
ResHmstd: NewCon	0	1,214	1,214	0.0	0	14	14	0.0	0.00	1.15
All other NewCon	0	386	386	0.0	0	5	5	0.0	0.00	1.20
Total	570,629	525,145	-45,484	-8.0	6,860	6,380	-480	-7.0	1.20	1.21

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	5,690	5,178	-512	-9.0	County	34.20	32.75	0.19	0.45
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.27	40.92	0.00	0.00
(-) FD Contrib Tax Cap	128	137	10	7.5	School District	22.79	24.38	16.67	14.32
(=) Taxable Tax Capacity	5,562	5,041	-521	-9.4	Special District	6.62	6.52	0.00	0.00
FD Distrib Tax Cap	274	290	16	5.9	Total	100.88	104.57	16.86	14.77

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	199,500	180,300		-9.6	2,154	1,932	-222	-10.3	1.08	1.07
Res Hmstd: Avg Val	299,100	270,300		-9.6	3,417	3,091	-327	-9.6	1.14	1.14
Res Hmstd: Hi Val	398,700	360,300		-9.6	4,680	4,249	-431	-9.2	1.17	1.18
Res Hmstd: Ex-Hi Val	598,200	540,600		-9.6	7,290	6,558	-733	-10.1	1.22	1.21
Apartment	300,000	263,700		-12.1	4,289	3,836	-452	-10.5	1.43	1.45
Seas Rec: Lo Val	75,000	63,900		-14.8	823	726	-97	-11.8	1.1	1.14
Seas Rec: Hi Val	200,000	170,400		-14.8	2,359	2,064	-295	-12.5	1.18	1.21
Comm/Ind: Lo Val	150,000	159,300		6.2	4,118	4,579	461	11.2	2.75	2.87
Comm/Ind: Med Val	300,000	318,500		6.2	9,525	10,491	966	10.1	3.17	3.29
Comm/Ind: Hi Val	1,000,000	1,061,700		6.2	34,756	38,091	3,336	9.6	3.48	3.59

Washington County

Dellwood city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	233,655	218,193	-15,462	-6.6	2,722	2,610	-112	-4.1	1.17	1.20
Res Non-Hm: exis	47,887	50,058	2,171	4.5	579	625	45	7.8	1.21	1.25
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	6,738	6,701	-37	-0.5	86	89	3	3.8	1.28	1.33
Com/Ind: Lo: exi	708	708	0	0.0	19	20	0	2.6	2.69	2.76
Com/Ind Hi: exis	10,835	10,855	20	0.2	382	393	11	2.9	3.53	3.62
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,285	1,295	10	0.7	45	47	2	3.5	3.53	3.62
Ag HGA: Exist	463	463	0	0.0	5	5	0	3.1	1.09	1.12
Ag Hmstd Land	73	74	1	1.4	0	0	0	9.0	0.37	0.39
Ag Non-Hmstd	2,628	2,474	-155	-5.9	24	23	0	-1.2	0.90	0.95
ResHmstd: NewCon	0	107	107	0.0	0	1	1	0.0	0.00	1.20
All other NewCon	0	120	120	0.0	0	2	2	0.0	0.00	1.25
Total	304,273	291,048	-13,225	-4.3	3,863	3,816	-47	-1.2	1.27	1.31

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	3,444	3,287	-157	-4.6	County	34.20	32.75	0.19	0.45
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	11.64	15.23	0.00	0.00
(-) FD Contrib Tax Cap	99	96	-3	-3.0	School District	37.09	39.75	18.22	16.87
(=) Taxable Tax Capacity	3,345	3,191	-154	-4.6	Special District	7.36	7.02	0.00	0.00
FD Distrib Tax Cap	34	35	1	2.8	Total	90.29	94.75	18.42	17.32

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	447,100	417,500	-6.6	4,860	4,679	-181	-3.7	1.09	1.12
Res Hmstd:Avg Val	670,300	625,900	-6.6	7,671	7,313	-358	-4.7	1.14	1.17
Res Hmstd: Hi Val	893,500	834,400	-6.6	10,601	10,143	-458	-4.3	1.19	1.22
Res Hmstd: Ex-Hi Val	1,340,700	1,252,000	-6.6	16,472	15,812	-659	-4.0	1.23	1.26
Comm/Ind: Lo Val	150,000	150,300	0.2	4,037	4,153	116	2.9	2.69	2.76
Comm/Ind: Med Val	300,000	300,500	0.2	9,328	9,597	269	2.9	3.11	3.19
Comm/Ind: Hi Val	1,000,000	1,001,800	0.2	34,020	35,014	995	2.9	3.40	3.5

Washington County

Forest Lake city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,072,292	1,124,008	51,715	4.8	12,512	13,042	530	4.2	1.17	1.16
Res Non-Hm: exis	174,847	194,508	19,661	11.2	2,315	2,537	221	9.6	1.32	1.30
Apartments: exis	45,430	50,073	4,643	10.2	696	760	64	9.2	1.53	1.52
Low-inc Apts: ex	16,364	14,597	-1,766	-10.8	155	136	-19	-12.0	0.95	0.93
Seasnl Rec: exis	20,326	20,353	27	0.1	287	288	1	0.3	1.41	1.41
Com/Ind: Lo: exi	41,276	39,604	-1,672	-4.1	1,182	1,142	-40	-3.4	2.86	2.88
Com/Ind Hi: exis	198,196	194,642	-3,554	-1.8	7,454	7,388	-66	-0.9	3.76	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,017	11,065	48	0.4	413	419	6	1.4	3.75	3.79
Ag HGA: Exist	9,139	9,011	-128	-1.4	107	104	-3	-3.1	1.18	1.15
Ag Hmstd Land	10,818	12,386	1,569	14.5	46	56	10	21.6	0.42	0.45
Ag Non-Hmstd	17,436	18,006	570	3.3	185	193	8	4.5	1.06	1.07
ResHmstd: NewCon	0	4,086	4,086	0.0	0	47	47	0.0	0.00	1.16
All other NewCon	0	7,955	7,955	0.0	0	178	178	0.0	0.00	2.23
Total	1,617,141	1,700,295	83,154	5.1	25,353	26,290	937	3.7	1.57	1.55

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	17,663	18,563	900	5.1	County	34.20	32.75	0.19	0.45
(-) TIF Tax Capacity	1,091	734	-357	-32.8	City/Town	43.48	44.45	0.00	0.00
(-) FD Contrib Tax Cap	1,968	1,844	-124	-6.3	School District	21.99	23.84	17.39	14.62
(=) Taxable Tax Capacity	14,604	15,985	1,382	9.5	Special District	8.91	8.36	0.00	0.00
FD Distrib Tax Cap	2,158	2,145	-13	-0.6	Total	108.58	109.41	17.58	15.07

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	138,800	145,500	4.8	1,482	1,547	65	4.4	1.07	1.06
Res Hmstd:Avg Val	208,100	218,100	4.8	2,424	2,522	98	4.0	1.16	1.16
Res Hmstd: Hi Val	277,400	290,800	4.8	3,366	3,499	132	3.9	1.21	1.20
Res Hmstd: Ex-Hi Val	416,200	436,300	4.8	5,251	5,431	180	3.4	1.26	1.24
Apartment	300,000	330,700	10.2	4,599	5,021	422	9.2	1.53	1.52
Comm/Ind: Lo Val	150,000	147,300	-1.8	4,297	4,249	-48	-1.1	2.86	2.88
Comm/Ind: Med Val	300,000	294,600	-1.8	9,938	9,815	-123	-1.2	3.31	3.33
Comm/Ind: Hi Val	1,000,000	982,100	-1.8	36,263	35,909	-353	-1.0	3.63	3.66

Washington County

Hugo city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	923,060	939,324	16,264	1.8	10,984	11,230	246	2.2	1.19	1.20
Res Non-Hm: exis	128,645	138,012	9,367	7.3	1,741	1,838	97	5.6	1.35	1.33
Apartments: exis	2,675	2,736	61	2.3	42	43	1	1.7	1.57	1.56
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	2,919	2,923	4	0.1	50	50	0	-0.2	1.71	1.71
Com/Ind: Lo: exi	17,470	16,987	-483	-2.8	504	497	-8	-1.5	2.89	2.93
Com/Ind Hi: exis	91,079	91,024	-54	-0.1	3,445	3,486	41	1.2	3.78	3.83
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	16,764	17,099	335	2.0	629	650	21	3.4	3.75	3.80
Ag HGA: Exist	14,095	14,271	176	1.3	152	154	2	1.0	1.08	1.08
Ag Hmstd Land	21,279	23,683	2,404	11.3	79	90	11	13.7	0.37	0.38
Ag Non-Hmstd	32,532	33,030	498	1.5	323	327	5	1.4	0.99	0.99
ResHmstd: NewCon	0	16,410	16,410	0.0	0	196	196	0.0	0.00	1.20
All other NewCon	0	8,301	8,301	0.0	0	192	192	0.0	0.00	2.32
Total	1,250,517	1,303,800	53,283	4.3	17,949	18,753	804	4.5	1.44	1.44

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	12,837	13,411	574	4.5	County	34.20	32.75	0.19	0.45	
(-) TIF Tax Capacity	82	82	0	0.0	City/Town	35.73	35.63	0.00	0.00	
(-) FD Contrib Tax Cap	962	955	-7	-0.7	School District	27.93	28.45	24.29	24.98	
(=) Taxable Tax Capacity	11,793	12,374	581	4.9	Special District	5.74	5.57	0.00	0.00	
FD Distrib Tax Cap	1,494	1,484	-10	-0.7	Total	103.60	102.41	24.48	25.43	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	138,700	141,100		1.7	1,520	1,552	32	2.1	1.1	1.10
Res Hmstd:Avg Val	207,900	211,600		1.8	2,471	2,519	48	1.9	1.19	1.19
Res Hmstd: Hi Val	277,200	282,100		1.8	3,423	3,485	62	1.8	1.23	1.24
Res Hmstd: Ex-Hi Val	415,800	423,100		1.8	5,325	5,409	83	1.6	1.28	1.28
Apartment	300,000	306,800		2.3	4,619	4,707	88	1.9	1.54	1.53
Comm/Ind: Lo Val	150,000	149,900		-0.1	4,321	4,379	59	1.4	2.88	2.92
Comm/Ind: Med Val	300,000	299,800		-0.1	9,959	10,090	131	1.3	3.32	3.37
Comm/Ind: Hi Val	1,000,000	999,400		-0.1	36,271	36,747	476	1.3	3.63	3.68

Washington County

Lake Elmo city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	769,785	769,131	-654	-0.1	8,274	8,616	342	4.1	1.07	1.12
Res Non-Hm: exis	106,658	107,149	491	0.5	1,241	1,292	51	4.1	1.16	1.21
Apartments: exis	1,244	1,244	0	0.0	16	17	1	4.3	1.27	1.33
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,525	1,512	-12	-0.8	18	18	0	1.5	1.19	1.22
Com/Ind: Lo: exi	19,224	19,204	-20	-0.1	513	538	24	4.7	2.67	2.80
Com/Ind Hi: exis	94,394	89,140	-5,254	-5.6	3,346	3,287	-59	-1.8	3.54	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	11,917	12,161	244	2.0	416	444	28	6.8	3.49	3.65
Ag HGA: Exist	5,949	5,844	-105	-1.8	63	64	1	1.7	1.06	1.10
Ag Hmstd Land	8,790	9,940	1,151	13.1	32	37	5	15.9	0.36	0.37
Ag Non-Hmstd	28,452	33,677	5,225	18.4	261	315	54	20.6	0.92	0.93
ResHmstd: NewCon	0	10,500	10,500	0.0	0	118	118	0.0	0.00	1.12
All other NewCon	0	4,913	4,913	0.0	0	59	59	0.0	0.00	1.19
Total	1,047,936	1,064,414	16,478	1.6	14,181	14,805	624	4.4	1.35	1.39

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	11,639	11,746	107	0.9	County	31.52	30.19	0.19	0.45
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	27.79	27.75	0.00	0.00
(-) FD Contrib Tax Cap	900	929	28	3.2	School District	25.38	27.55	16.67	20.51
(=) Taxable Tax Capacity	10,739	10,817	79	0.7	Special District	6.96	6.55	0.00	0.00
FD Distrib Tax Cap	655	580	-75	-11.4	Total	91.65	92.04	16.86	20.95

Tax Burdens on Hypothetical Properties

Hypothetical Properties	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	236,000	235,800	-200	-0.1	2,414	2,517	103	4.3	1.02	1.07
Res Hmstd: Avg Val	353,900	353,600	-300	-0.1	3,791	3,946	155	4.1	1.07	1.12
Res Hmstd: Hi Val	471,700	471,300	-400	-0.1	5,118	5,325	207	4.0	1.09	1.13
Res Hmstd: Ex-Hi Val	707,800	707,200	-600	-0.1	8,157	8,468	311	3.8	1.15	1.2
Apartment	300,000	300,000	0	0.0	3,943	4,080	137	3.5	1.31	1.36
Comm/Ind: Lo Val	150,000	141,700	-8,300	-5.5	4,010	3,966	-44	-1.1	2.67	2.8
Comm/Ind: Med Val	300,000	283,300	-16,700	-5.6	9,272	9,080	-192	-2.1	3.09	3.20
Comm/Ind: Hi Val	1,000,000	944,300	-55,700	-5.6	33,828	33,285	-543	-1.6	3.38	3.52

Washington County

Lakeland Shores city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	42,249	37,265	-4,984	-11.8	432	410	-22	-5.2	1.02	1.10
Res Non-Hm: exis	8,691	10,070	1,379	15.9	94	117	23	24.2	1.09	1.17
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	900	891	-9	-1.0	23	25	1	6.3	2.61	2.80
Com/Ind Hi: exis	1,320	1,066	-254	-19.2	45	39	-6	-13.7	3.42	3.66
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	198	197	-1	-0.4	7	7	0	6.5	3.42	3.66
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	62	62	0.0	0	1	1	0.0	0.00	1.10
All other NewCon	0	62	62	0.0	0	1	1	0.0	0.00	1.17
Total	53,358	49,614	-3,744	-7.0	602	600	-2	-0.4	1.13	1.21

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	577	529	-48	-8.3	County	34.20	32.75	0.19	0.45
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	23.40	26.42	0.00	0.00
(-) FD Contrib Tax Cap	17	17	0	-2.0	School District	22.00	23.11	16.58	22.67
(=) Taxable Tax Capacity	560	512	-48	-8.5	Special District	3.15	3.12	0.00	0.00
FD Distrib Tax Cap	17	19	2	11.4	Total	82.75	85.40	16.77	23.12

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	261,000	230,200	-11.8	2,484	2,357	-127	-5.1	0.95	1.02
Res Hmstd:Avg Val	391,200	345,100	-11.8	3,877	3,692	-184	-4.8	0.99	1.07
Res Hmstd: Hi Val	521,500	460,000	-11.8	5,235	4,992	-243	-4.6	1.00	1.09
Res Hmstd: Ex-Hi Val	782,500	690,200	-11.8	8,372	7,896	-476	-5.7	1.07	1.14
Comm/Ind: Lo Val	150,000	121,200	-19.2	3,915	3,397	-518	-13.2	2.61	2.80
Comm/Ind: Med Val	300,000	242,300	-19.2	9,051	7,583	-1,468	-16.2	3.02	3.13
Comm/Ind: Hi Val	1,000,000	807,700	-19.2	33,021	28,280	-4,741	-14.4	3.30	3.50

Washington County

Mahtomedi city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	717,035	712,088	-4,947	-0.7	9,255	9,285	30	0.3	1.29	1.30
Res Non-Hm: exis	69,951	72,603	2,652	3.8	979	1,020	41	4.2	1.40	1.40
Apartments: exis	19,130	19,813	683	3.6	306	321	15	5.0	1.60	1.62
Low-inc Apts: ex	12,115	11,982	-133	-1.1	120	120	0	0.0	0.99	1.00
Seasnl Rec: exis	785	784	0	0.0	10	11	0	2.3	1.31	1.34
Com/Ind: Lo: exi	7,846	7,982	136	1.7	228	237	9	4.0	2.90	2.97
Com/Ind Hi: exis	42,946	41,825	-1,121	-2.6	1,636	1,631	-5	-0.3	3.81	3.90
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	6,296	6,638	343	5.4	240	259	19	8.0	3.81	3.90
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	44	42	-2	-4.1	0	0	0	-1.9	0.57	0.58
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	6,265	6,265	0.0	0	82	82	0.0	0.00	1.30
All other NewCon	0	2,004	2,004	0.0	0	28	28	0.0	0.00	1.40
Total	876,147	882,026	5,879	0.7	12,774	12,993	220	1.7	1.46	1.47

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	9,202	9,243	41	0.4	County	34.20	32.75	0.19	0.45
(-) TIF Tax Capacity	77	84	7	9.4	City/Town	34.62	36.37	0.00	0.00
(-) FD Contrib Tax Cap	432	425	-7	-1.6	School District	37.09	39.75	18.22	16.87
(=) Taxable Tax Capacity	8,693	8,733	41	0.5	Special District	7.29	6.93	0.00	0.00
FD Distrib Tax Cap	658	644	-14	-2.2	Total	113.20	115.80	18.42	17.32

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	199,700	198,300	-0.7	2,410	2,415	5	0.2	1.21	1.22
Res Hmstd:Avg Val	299,400	297,300	-0.7	3,824	3,836	12	0.3	1.28	1.29
Res Hmstd: Hi Val	399,100	396,300	-0.7	5,238	5,258	20	0.4	1.31	1.33
Res Hmstd: Ex-Hi Val	598,800	594,700	-0.7	8,161	8,191	31	0.4	1.36	1.38
Apartment	300,000	310,700	3.6	4,797	5,036	238	5.0	1.6	1.62
Comm/Ind: Lo Val	150,000	146,100	-2.6	4,355	4,337	-18	-0.4	2.90	2.97
Comm/Ind: Med Val	300,000	292,200	-2.6	10,069	9,998	-70	-0.7	3.36	3.42
Comm/Ind: Hi Val	1,000,000	973,900	-2.6	36,734	36,585	-149	-0.4	3.67	3.76

Washington County

Marine on St. Croix city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	86,286	79,942	-6,344	-7.4	1,122	1,120	-2	-0.2	1.30	1.40
Res Non-Hm: exis	23,366	25,224	1,858	7.9	329	378	49	15.0	1.41	1.50
Apartments: exis	284	194	-90	-31.6	5	3	-1	-26.6	1.61	1.73
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	3,683	2,923	-761	-20.7	50	42	-9	-17.3	1.37	1.42
Com/Ind: Lo: exi	1,593	1,578	-15	-1.0	45	48	3	6.0	2.85	3.05
Com/Ind Hi: exis	4,049	3,606	-442	-10.9	152	144	-8	-5.1	3.75	4.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,546	1,558	12	0.7	58	62	4	7.4	3.75	4.00
Ag HGA: Exist	221	221	0	0.0	3	3	0	8.4	1.23	1.33
Ag Hmstd Land	905	905	0	0.0	5	5	0	4.2	0.53	0.55
Ag Non-Hmstd	1,999	2,158	159	8.0	23	26	3	12.1	1.15	1.20
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.40
All other NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.50
Total	123,932	118,318	-5,614	-4.5	1,792	1,832	40	2.2	1.45	1.55

Tax Base

Tax Rates

	Market Value				Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,302	1,236	-66	-5.1	County	34.20	32.75	0.19	0.45
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	53.05	57.74	0.00	0.00
(-) FD Contrib Tax Cap	41	48	7	18.3	School District	22.00	23.11	16.58	22.67
(=) Taxable Tax Capacity	1,261	1,188	-74	-5.9	Special District	6.14	6.17	0.00	0.00
FD Distrib Tax Cap	38	38	0	-0.6	Total	115.39	119.78	16.77	23.12

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	219,000	202,900	-7.4	2,692	2,672	-20	-0.7	1.23	1.32
Res Hmstd:Avg Val	328,400	304,300	-7.3	4,252	4,230	-21	-0.5	1.29	1.39
Res Hmstd: Hi Val	437,700	405,500	-7.4	5,785	5,786	1	0.0	1.32	1.43
Res Hmstd: Ex-Hi Val	656,800	608,500	-7.4	9,133	9,020	-113	-1.2	1.39	1.48
Apartment	300,000	205,200	-31.6	4,830	3,547	-1,284	-26.6	1.61	1.73
Comm/Ind: Lo Val	150,000	133,600	-10.9	4,280	4,080	-199	-4.7	2.85	3.05
Comm/Ind: Med Val	300,000	267,200	-10.9	9,902	9,263	-638	-6.4	3.30	3.47
Comm/Ind: Hi Val	1,000,000	890,800	-10.9	36,138	34,177	-1,962	-5.4	3.61	3.84

Washington County

Newport city

<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	153,229	146,156	-7,073	-4.6	2,361	2,212	-149	-6.3	1.54	1.51
Res Non-Hm: exis	22,923	23,730	807	3.5	415	423	8	1.9	1.81	1.78
Apartments: exis	14,146	15,773	1,627	11.5	300	330	30	10.0	2.12	2.09
Low-inc Apts: ex	3,503	3,493	-11	-0.3	46	45	-1	-1.5	1.30	1.29
Seasnl Rec: exis	27	27	0	0.0	0	0	0	-1.6	1.61	1.58
Com/Ind: Lo: exi	10,736	10,412	-324	-3.0	353	345	-8	-2.3	3.29	3.32
Com/Ind Hi: exis	55,188	55,392	204	0.4	2,381	2,408	27	1.1	4.31	4.35
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	20,553	21,184	631	3.1	885	919	34	3.9	4.31	4.34
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	4,819	4,903	84	1.7	73	73	0	-0.1	1.52	1.49
ResHmstd: NewCon	0	212	212	0.0	0	3	3	0.0	0.00	1.51
All other NewCon	0	1,061	1,061	0.0	0	42	42	0.0	0.00	3.98
Total	285,124	282,342	-2,783	-1.0	6,815	6,802	-13	-0.2	2.39	2.41

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	3,498	3,489	-9	-0.3	County	34.20	32.75	0.19	0.45	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	70.80	71.89	0.00	0.00	
(-) FD Contrib Tax Cap	584	587	3	0.5	School District	41.24	39.11	21.90	22.28	
(=) Taxable Tax Capacity	2,914	2,902	-12	-0.4	Special District	5.62	5.39	0.00	0.00	
FD Distrib Tax Cap	445	465	21	4.6	Total	151.87	149.14	22.09	22.73	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	112,600	107,400	-4.6	1,547	1,435	-112	-7.3	1.37	1.34
Res Hmstd: Avg Val	168,800	161,000	-4.6	2,602	2,428	-174	-6.7	1.54	1.51
Res Hmstd: Hi Val	225,000	214,600	-4.6	3,656	3,421	-235	-6.4	1.62	1.59
Res Hmstd: Ex-Hi Val	337,500	321,900	-4.6	5,767	5,409	-357	-6.2	1.71	1.68
Apartment	300,000	334,500	11.5	6,358	6,996	639	10.0	2.12	2.09
Comm/Ind: Lo Val	150,000	150,600	0.4	4,937	5,002	65	1.3	3.29	3.32
Comm/Ind: Med Val	300,000	301,100	0.4	11,409	11,545	136	1.2	3.80	3.83
Comm/Ind: Hi Val	1,000,000	1,003,700	0.4	41,613	42,090	477	1.1	4.16	4.19

Washington County

St. Paul Park city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	206,796	214,503	7,707	3.7	2,789	2,722	-67	-2.4	1.35	1.27
Res Non-Hm: exis	31,425	34,437	3,011	9.6	536	538	2	0.4	1.70	1.56
Apartments: exis	5,027	5,003	-24	-0.5	98	90	-8	-8.2	1.95	1.80
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,593	1,593	0	0.0	33	31	-2	-7.3	2.09	1.94
Com/Ind: Lo: exi	9,268	9,266	-2	0.0	293	288	-6	-1.9	3.16	3.10
Com/Ind Hi: exis	28,323	28,120	-203	-0.7	1,174	1,143	-31	-2.7	4.14	4.06
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,265	5,896	630	12.0	217	238	21	9.9	4.12	4.04
Ag HGA: Exist	362	362	0	0.0	6	5	0	-7.4	1.59	1.47
Ag Hmstd Land	2,137	2,466	329	15.4	20	21	1	4.6	0.95	0.87
Ag Non-Hmstd	439	439	0	0.0	6	6	-1	-9.1	1.39	1.26
ResHmstd: NewCon	0	961	961	0.0	0	12	12	0.0	0.00	1.27
All other NewCon	0	364	364	0.0	0	6	6	0.0	0.00	1.55
Total	290,635	303,409	12,774	4.4	5,172	5,099	-72	-1.4	1.78	1.68

Tax Base

Tax Rates

	Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	2,936	3,078	142	4.8	County	34.20	32.75		0.19	0.45
(-) TIF Tax Capacity	255	0	-255	-100.0	City/Town	57.45	48.66		0.00	0.00
(-) FD Contrib Tax Cap	292	304	13	4.4	School District	41.24	39.11		21.90	22.28
(=) Taxable Tax Capacity	2,390	2,774	384	16.1	Special District	5.62	5.39		0.00	0.00
FD Distrib Tax Cap	1,009	1,032	23	2.3	Total	138.51	125.91		22.09	22.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	90,300	93,700	3.8	1,047	1,030	-17	-1.6	1.16	1.1
Res Hmstd:Avg Val	135,300	140,300	3.7	1,826	1,776	-50	-2.8	1.35	1.27
Res Hmstd: Hi Val	180,400	187,100	3.7	2,606	2,524	-82	-3.2	1.44	1.35
Res Hmstd: Ex-Hi Val	270,700	280,800	3.7	4,169	4,023	-146	-3.5	1.54	1.43
Apartment	300,000	298,600	-0.5	5,857	5,378	-479	-8.2	1.95	1.80
Comm/Ind: Lo Val	150,000	148,900	-0.7	4,745	4,622	-123	-2.6	3.16	3.10
Comm/Ind: Med Val	300,000	297,900	-0.7	10,961	10,666	-296	-2.7	3.65	3.58
Comm/Ind: Hi Val	1,000,000	992,800	-0.7	39,971	38,901	-1,070	-2.7	4	3.92

Washington County

Landfall city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Res Non-Hm: exis	142	123	-19	-13.2	2	2	0	-5.5	1.31	1.42
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	451	451	0	0.0	13	14	1	5.7	2.88	3.04
Com/Ind Hi: exis	6,162	6,108	-53	-0.9	233	245	12	5.0	3.78	4.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	733	737	4	0.5	28	30	2	6.4	3.78	4.00
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	7,488	7,420	-68	-0.9	276	290	14	5.1	3.68	3.90

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	146	145	-1	-0.8	County	34.20	32.75	0.19	0.45
(-) TIF Tax Capacity	61	66	5	8.0	City/Town	37.70	47.80	0.00	0.00
(-) FD Contrib Tax Cap	53	53	1	1.2	School District	32.51	37.54	16.66	15.05
(=) Taxable Tax Capacity	32	25	-7	-21.1	Special District	9.58	8.88	0.00	0.00
FD Distrib Tax Cap	698	649	-49	-7.0	Total	113.99	126.97	16.85	15.50

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base
Comm/Ind: Lo Val	150,000	148,700	-0.9	4,318	4,524	205	4.8	2.88	3.04
Comm/Ind: Med Val	300,000	297,400	-0.9	9,992	10,466	474	4.7	3.33	3.52
Comm/Ind: Hi Val	1,000,000	991,300	-0.9	36,467	38,253	1,786	4.9	3.65	3.86

Washington County

Stillwater city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,221,121	1,216,208	-4,912	-0.4	15,790	16,110	320	2.0	1.29	1.32
Res Non-Hm: exis	191,835	193,233	1,398	0.7	2,746	2,814	67	2.5	1.43	1.46
Apartments: exis	27,688	26,044	-1,644	-5.9	469	446	-23	-4.9	1.69	1.71
Low-inc Apts: ex	31,500	32,496	996	3.2	328	345	17	5.3	1.04	1.06
Seasnl Rec: exis	5,561	6,033	472	8.5	90	98	7	8.2	1.63	1.62
Com/Ind: Lo: exi	37,821	37,681	-140	-0.4	1,122	1,147	25	2.2	2.97	3.04
Com/Ind Hi: exis	233,770	233,246	-525	-0.2	9,115	9,286	171	1.9	3.90	3.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	12,072	12,155	84	0.7	471	484	13	2.8	3.90	3.98
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	626	622	-4	-0.6	7	7	0	-3.3	1.10	1.07
ResHmstd: NewCon	0	6,938	6,938	0.0	0	92	92	0.0	0.00	1.33
All other NewCon	0	3,755	3,755	0.0	0	65	65	0.0	0.00	1.72
Total	1,761,993	1,768,412	6,419	0.4	30,137	30,892	755	2.5	1.71	1.75

Tax Base

Tax Rates

	Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	19,386	19,444	58	0.3	County	31.19	30.04		0.19	0.45
(-) TIF Tax Capacity	2,017	1,204	-813	-40.3	City/Town	61.53	58.25		0.00	0.00
(-) FD Contrib Tax Cap	2,139	2,080	-59	-2.8	School District	22.00	23.11		16.58	22.67
(=) Taxable Tax Capacity	15,230	16,160	930	6.1	Special District	7.32	7.11		0.00	0.00
FD Distrib Tax Cap	1,897	1,973	77	4.0	Total	122.04	118.52		16.77	23.12

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	147,800	147,200	-0.4	1,759	1,801	41	2.3	1.19	1.22
Res Hmstd:Avg Val	221,600	220,700	-0.4	2,865	2,920	55	1.9	1.29	1.32
Res Hmstd: Hi Val	295,400	294,200	-0.4	3,970	4,039	69	1.7	1.34	1.37
Res Hmstd: Ex-Hi Val	443,200	441,400	-0.4	6,152	6,252	100	1.6	1.39	1.42
Apartment	300,000	282,200	-5.9	5,079	4,833	-246	-4.9	1.69	1.71
Comm/Ind: Lo Val	150,000	149,700	-0.2	4,449	4,556	107	2.4	2.97	3.04
Comm/Ind: Med Val	300,000	299,300	-0.2	10,298	10,509	211	2.1	3.43	3.51
Comm/Ind: Hi Val	1,000,000	997,800	-0.2	37,592	38,318	726	1.9	3.76	3.84

Washington County

Willernie city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	22,266	22,777	511	2.3	277	286	9	3.3	1.24	1.25
Res Non-Hm: exis	6,528	6,786	258	4.0	99	103	4	4.2	1.51	1.52
Apartments: exis	636	636	0	0.0	12	12	0	0.4	1.81	1.82
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,569	2,569	0	0.0	78	80	1	1.7	3.05	3.10
Com/Ind Hi: exis	2,630	2,630	0	0.0	105	107	2	1.8	4.00	4.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	251	253	2	0.8	10	10	0	2.6	4.00	4.07
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	54	54	0.0	0	1	1	0.0	0.00	1.26
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.52
Total	34,880	35,711	831	2.4	580	598	17	3.0	1.66	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	352	361	9	2.6	County	34.20	32.76	0.19	0.45
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	51.54	52.14	0.00	0.00
(-) FD Contrib Tax Cap	35	35	0	-0.1	School District	37.09	39.75	18.22	16.87
(=) Taxable Tax Capacity	317	326	9	2.9	Special District	7.36	7.02	0.00	0.00
FD Distrib Tax Cap	81	78	-4	-4.6	Total	130.19	131.66	18.42	17.32

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	90,600	92,700	2.3	968	1,001	33	3.4	1.07	1.08
Res Hmstd:Avg Val	135,800	138,900	2.3	1,692	1,744	51	3.0	1.25	1.26
Res Hmstd: Hi Val	181,000	185,200	2.3	2,417	2,488	71	3.0	1.34	1.34
Res Hmstd: Ex-Hi Val	271,500	277,700	2.3	3,868	3,976	108	2.8	1.42	1.43
Apartment	300,000	300,000	0.0	5,435	5,457	22	0.4	1.81	1.82
Comm/Ind: Lo Val	150,000	150,000	0.0	4,571	4,649	78	1.7	3.05	3.1
Comm/Ind: Med Val	300,000	300,000	0.0	10,573	10,760	187	1.8	3.52	3.59
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	38,582	39,281	698	1.8	3.86	3.93

Washington County

Oak Park Heights city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	183,967	187,140	3,173	1.7	2,201	2,429	228	10.4	1.20	1.30
Res Non-Hm: exis	29,371	31,902	2,532	8.6	405	471	66	16.3	1.38	1.48
Apartments: exis	65,448	67,271	1,822	2.8	1,068	1,169	102	9.6	1.63	1.74
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	268	267	-2	-0.7	4	4	0	4.4	1.48	1.55
Com/Ind: Lo: exi	15,204	15,175	-28	-0.2	437	460	23	5.2	2.88	3.03
Com/Ind Hi: exis	165,626	162,448	-3,178	-1.9	6,259	6,439	180	2.9	3.78	3.96
Publ U: Elec Gen	174,836	170,180	-4,657	-2.7	4,779	4,973	194	4.1	2.73	2.92
Publ U: Other	29,067	29,446	379	1.3	1,097	1,166	69	6.3	3.77	3.96
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	94	107	13	14.2	1	1	0	17.6	1.17	1.21
ResHmstd: NewCon	0	364	364	0.0	0	5	5	0.0	0.00	1.30
All other NewCon	0	2,509	2,509	0.0	0	88	88	0.0	0.00	3.51
Total	663,882	666,808	2,926	0.4	16,250	17,205	955	5.9	2.45	2.58

Tax Base

Tax Rates

	Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	10,360	10,347	-13	-0.1	County	34.20	32.75		0.19	0.45
(-) TIF Tax Capacity	108	127	18	17.0	City/Town	54.85	58.98		0.00	0.00
(-) FD Contrib Tax Cap	2,347	2,467	120	5.1	School District	22.00	23.11		16.58	22.67
(=) Taxable Tax Capacity	7,905	7,753	-152	-1.9	Special District	6.02	5.74		0.00	0.00
FD Distrib Tax Cap	392	386	-6	-1.5	Total	117.07	120.58		16.77	23.12

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	116,600	118,600	1.7	1,247	1,384	136	10.9	1.07	1.17
Res Hmstd: Avg Val	174,800	177,800	1.7	2,088	2,299	211	10.1	1.19	1.29
Res Hmstd: Hi Val	233,000	237,000	1.7	2,928	3,214	286	9.8	1.26	1.36
Res Hmstd: Ex-Hi Val	349,500	355,500	1.7	4,610	5,045	435	9.4	1.32	1.42
Apartment	300,000	308,400	2.8	4,893	5,361	468	9.6	1.63	1.74
Comm/Ind: Lo Val	150,000	147,100	-1.9	4,314	4,458	144	3.3	2.88	3.03
Comm/Ind: Med Val	300,000	294,200	-1.9	9,982	10,261	279	2.8	3.33	3.49
Comm/Ind: Hi Val	1,000,000	980,800	-1.9	36,433	37,474	1,041	2.9	3.64	3.82

Washington County

St. Marys Point city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	50,307	47,260	-3,047	-6.1	530	530	-1	-0.1	1.05	1.12
Res Non-Hm: exis	10,190	10,669	478	4.7	114	126	11	10.0	1.12	1.18
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	3,423	3,092	-331	-9.7	40	36	-4	-10.1	1.16	1.16
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	628	628	0	0.0	18	19	0	2.5	2.94	3.01
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	508	508	0.0	0	6	6	0.0	0.00	1.12
All other NewCon	0	173	173	0.0	0	2	2	0.0	0.00	1.18
Total	64,548	62,330	-2,218	-3.4	703	718	15	2.1	1.09	1.15

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	679	652	-27	-4.0	County	34.20	32.75	0.19	0.45
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	26.79	27.89	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	22.00	23.11	16.58	22.67
(=) Taxable Tax Capacity	679	652	-27	-4.0	Special District	3.43	3.37	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	86.42	87.13	16.77	23.12

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	247,200	232,200	-6.1	2,421	2,418	-4	-0.2	0.98	1.04	
Res Hmstd:Avg Val	370,600	348,200	-6.0	3,791	3,787	-3	-0.1	1.02	1.09	
Res Hmstd: Hi Val	494,000	464,100	-6.1	5,098	5,117	19	0.4	1.03	1.10	
Res Hmstd: Ex-Hi Val	741,100	696,200	-6.1	8,169	8,103	-66	-0.8	1.10	1.16	
Seas Rec: Lo Val	75,000	67,700	-9.7	714	651	-63	-8.9	0.95	0.96	
Seas Rec: Hi Val	200,000	180,700	-9.7	2,070	1,879	-190	-9.2	1.03	1.04	

Washington County

Lakeland city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	158,377	159,887	1,510	1.0	1,897	1,998	101	5.3	1.20	1.25
Res Non-Hm: exis	21,232	22,156	924	4.4	283	303	20	7.2	1.33	1.37
Apartments: exis	454	376	-78	-17.2	7	6	-1	-14.7	1.51	1.56
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	995	1,062	67	6.7	12	13	1	6.0	1.25	1.24
Com/Ind: Lo: exi	3,269	3,269	0	0.0	93	96	3	3.0	2.84	2.92
Com/Ind Hi: exis	9,032	8,911	-121	-1.3	337	340	4	1.1	3.73	3.82
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,411	1,407	-4	-0.3	53	54	1	2.1	3.73	3.82
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	5	12	7	141.7	0	0	0	138.3	0.54	0.53
Ag Non-Hmstd	2,452	2,458	6	0.2	26	26	0	-1.2	1.08	1.06
ResHmstd: NewCon	0	42	42	0.0	0	1	1	0.0	0.00	1.25
All other NewCon	0	733	733	0.0	0	10	10	0.0	0.00	1.37
Total	197,227	200,312	3,085	1.6	2,708	2,847	139	5.1	1.37	1.42

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,045	2,077	32	1.6	County	34.20	32.75	0.19	0.45
(-) TIF Tax Capacity	26	26	0	0.1	City/Town	48.18	47.07	0.00	0.00
(-) FD Contrib Tax Cap	103	96	-7	-6.9	School District	22.00	23.11	16.58	22.67
(=) Taxable Tax Capacity	1,916	1,955	39	2.0	Special District	3.15	3.12	0.00	0.00
FD Distrib Tax Cap	164	157	-7	-4.3	Total	107.54	106.05	16.77	23.12

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	166,800	168,400		1.0	1,834	1,941	107	5.8	1.1	1.15
Res Hmstd: Avg Val	250,100	252,500		1.0	2,951	3,108	157	5.3	1.18	1.23
Res Hmstd: Hi Val	333,400	336,600		1.0	4,067	4,274	208	5.1	1.22	1.27
Res Hmstd: Ex-Hi Val	500,200	505,000		1.0	6,219	6,536	318	5.1	1.24	1.29
Apartment	300,000	248,500		-17.2	4,536	3,869	-667	-14.7	1.51	1.56
Comm/Ind: Lo Val	150,000	148,000		-1.3	4,259	4,327	68	1.6	2.84	2.92
Comm/Ind: Med Val	300,000	296,000		-1.3	9,854	9,964	110	1.1	3.28	3.37
Comm/Ind: Hi Val	1,000,000	986,600		-1.3	35,962	36,351	389	1.1	3.6	3.68

Washington County

Lake St. Croix Beach cit

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	70,218	67,295	-2,923	-4.2	822	807	-15	-1.8	1.17	1.20
Res Non-Hm: exis	11,013	10,978	-36	-0.3	148	151	4	2.4	1.34	1.38
Apartments: exis	256	256	0	0.0	4	4	0	1.7	1.60	1.63
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	952	859	-93	-9.8	12	11	-1	-12.0	1.26	1.23
Com/Ind: Lo: exi	962	962	0	0.0	28	29	1	3.7	2.87	2.98
Com/Ind Hi: exis	1,059	983	-76	-7.2	40	38	-2	-4.2	3.77	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	400	398	-2	-0.5	15	15	0	2.7	3.77	3.89
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	98	98	0.0	0	1	1	0.0	0.00	1.20
All other NewCon	0	112	112	0.0	0	2	2	0.0	0.00	1.38
Total	84,861	81,941	-2,920	-3.4	1,068	1,058	-10	-0.9	1.26	1.29

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	784	752	-32	-4.0	County	34.19	32.75	0.19	0.45
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	55.24	52.73	0.00	0.00
(-) FD Contrib Tax Cap	15	16	1	5.6	School District	22.00	23.11	16.58	22.67
(=) Taxable Tax Capacity	769	736	-33	-4.2	Special District	3.15	3.12	0.00	0.00
FD Distrib Tax Cap	139	142	3	2.4	Total	114.59	111.72	16.77	23.12

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	115,900	111,100	-4.1	1,215	1,194	-22	-1.8	1.05	1.07	
Res Hmstd:Avg Val	173,700	166,500	-4.1	2,034	1,996	-38	-1.9	1.17	1.2	
Res Hmstd: Hi Val	231,500	221,900	-4.1	2,853	2,799	-54	-1.9	1.23	1.26	
Res Hmstd: Ex-Hi Val	347,400	332,900	-4.2	4,495	4,407	-88	-2.0	1.29	1.32	
Apartment	300,000	300,000	0.0	4,800	4,883	83	1.7	1.60	1.63	
Comm/Ind: Lo Val	150,000	139,200	-7.2	4,307	4,146	-161	-3.7	2.87	2.98	
Comm/Ind: Med Val	300,000	278,400	-7.2	9,965	9,467	-498	-5.0	3.32	3.40	
Comm/Ind: Hi Val	1,000,000	928,200	-7.2	36,372	34,769	-1,603	-4.4	3.64	3.75	

Washington County

Pine Springs city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	42,449	45,649	3,200	7.5	435	466	31	7.2	1.02	1.02
Res Non-Hm: exis	4,697	3,728	-969	-20.6	51	41	-10	-20.2	1.08	1.09
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	1.8	2.56	2.61
Com/Ind Hi: exis	363	363	0	0.0	12	12	0	2.0	3.35	3.42
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	669	708	39	5.8	22	24	2	8.1	3.34	3.41
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	191	191	0.0	0	2	2	0.0	0.00	1.02
All other NewCon	0	3	3	0.0	0	0	0	0.0	0.00	1.09
Total	48,178	50,642	2,464	5.1	520	545	25	4.8	1.08	1.08

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	484	511	27	5.5	County	34.20	32.75	0.19	0.45
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	7.89	7.45	0.00	0.00
(-) FD Contrib Tax Cap	6	7	0	8.1	School District	36.95	39.68	18.18	16.82
(=) Taxable Tax Capacity	478	504	26	5.4	Special District	6.97	6.53	0.00	0.00
FD Distrib Tax Cap	31	31	-1	-2.2	Total	86.01	86.42	18.37	17.26

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	217,800	234,200	7.5	2,122	2,289	167	7.9	0.97	0.98
Res Hmstd: Avg Val	326,500	351,100	7.5	3,340	3,591	251	7.5	1.02	1.02
Res Hmstd: Hi Val	435,300	468,100	7.5	4,544	4,853	310	6.8	1.04	1.04
Res Hmstd: Ex-Hi Val	653,100	702,300	7.5	7,146	7,719	572	8.0	1.09	1.1
Comm/Ind: Lo Val	150,000	150,000	0.0	3,840	3,911	71	1.9	2.56	2.61
Comm/Ind: Med Val	300,000	300,000	0.0	8,867	9,039	171	1.9	2.96	3.01
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	32,330	32,970	640	2.0	3.23	3.3

Washington County

Cottage Grove city

<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	1,925,649	1,990,373	64,724	3.4	25,821	26,114	293	1.1	1.34	1.31
Res Non-Hm: exis	144,568	162,097	17,530	12.1	2,176	2,360	184	8.4	1.51	1.46
Apartments: exis	39,115	45,249	6,133	15.7	702	786	84	12.0	1.79	1.74
Low-inc Apts: ex	7,332	6,710	-622	-8.5	81	72	-9	-11.2	1.11	1.08
Seasnl Rec: exis	3,363	3,392	29	0.9	61	59	-1	-2.3	1.81	1.75
Com/Ind: Lo: exi	22,945	22,857	-88	-0.4	698	696	-2	-0.2	3.04	3.04
Com/Ind Hi: exis	226,561	221,594	-4,967	-2.2	9,027	8,842	-186	-2.1	3.98	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	39,062	40,355	1,293	3.3	1,553	1,608	55	3.5	3.98	3.98
Ag HGA: Exist	6,082	6,239	157	2.6	82	83	0	0.1	1.36	1.32
Ag Hmstd Land	21,728	26,653	4,925	22.7	135	166	32	23.6	0.62	0.62
Ag Non-Hmstd	53,436	55,807	2,371	4.4	659	660	1	0.2	1.23	1.18
ResHmstd: NewCon	0	13,715	13,715	0.0	0	180	180	0.0	0.00	1.31
All other NewCon	0	5,519	5,519	0.0	0	135	135	0.0	0.00	2.45
Total	2,489,840	2,600,561	110,720	4.4	40,995	41,760	765	1.9	1.65	1.61

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	25,577	26,757	1,181	4.6	County	34.20	32.75	0.19	0.45
(-) TIF Tax Capacity	789	675	-114	-14.4	City/Town	44.80	43.52	0.00	0.00
(-) FD Contrib Tax Cap	2,077	2,041	-36	-1.7	School District	40.92	38.82	22.02	22.34
(=) Taxable Tax Capacity	22,711	24,041	1,331	5.9	Special District	5.62	5.39	0.00	0.00
FD Distrib Tax Cap	5,001	4,981	-20	-0.4	Total	125.53	120.48	22.21	22.78

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	124,900	129,100	3.4	1,519	1,541	22	1.4	1.22	1.19
Res Hmstd:Avg Val	187,300	193,600	3.4	2,511	2,535	24	0.9	1.34	1.31
Res Hmstd: Hi Val	249,600	258,000	3.4	3,502	3,527	25	0.7	1.40	1.37
Res Hmstd: Ex-Hi Val	374,600	387,200	3.4	5,490	5,518	28	0.5	1.47	1.43
Apartment	300,000	347,000	15.7	5,374	6,017	643	12.0	1.79	1.73
Comm/Ind: Lo Val	150,000	146,700	-2.2	4,565	4,471	-93	-2.0	3.04	3.05
Comm/Ind: Med Val	300,000	293,400	-2.2	10,540	10,291	-249	-2.4	3.51	3.51
Comm/Ind: Hi Val	1,000,000	978,100	-2.2	38,423	37,598	-826	-2.1	3.84	3.84

Washington County

Woodbury city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,479,022	4,620,676	141,654	3.2	60,418	61,240	822	1.4	1.35	1.33
Res Non-Hm: exis	460,751	517,033	56,282	12.2	6,610	7,284	674	10.2	1.43	1.41
Apartments: exis	268,589	282,044	13,455	5.0	4,600	4,699	99	2.2	1.71	1.67
Low-inc Apts: ex	10,842	11,026	184	1.7	103	106	4	3.7	0.95	0.97
Seasnl Rec: exis	2,874	2,874	0	0.0	48	47	-1	-1.8	1.67	1.63
Com/Ind: Lo: exi	47,053	47,618	565	1.2	1,394	1,418	24	1.7	2.96	2.98
Com/Ind Hi: exis	886,939	878,876	-8,063	-0.9	34,223	34,119	-104	-0.3	3.86	3.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	48,809	49,640	831	1.7	1,936	1,963	27	1.4	3.97	3.95
Ag HGA: Exist	4,891	2,417	-2,474	-50.6	73	31	-42	-57.2	1.49	1.29
Ag Hmstd Land	8,141	11,250	3,110	38.2	43	66	23	53.6	0.53	0.59
Ag Non-Hmstd	67,831	62,828	-5,003	-7.4	777	700	-77	-10.0	1.15	1.11
ResHmstd: NewCon	0	71,836	71,836	0.0	0	952	952	0.0	0.00	1.33
All other NewCon	0	32,498	32,498	0.0	0	571	571	0.0	0.00	1.76
Total	6,285,740	6,590,616	304,876	4.9	110,224	113,196	2,972	2.7	1.75	1.72

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	70,232	73,479	3,247	4.6	County	34.20	32.75	0.19	0.45
(-) TIF Tax Capacity	175	175	0	0.0	City/Town	39.41	38.00	2.70	2.59
(-) FD Contrib Tax Cap	7,630	6,982	-648	-8.5	School District	37.32	36.49	20.55	21.58
(=) Taxable Tax Capacity	62,427	66,323	3,895	6.2	Special District	6.98	6.60	0.00	0.00
FD Distrib Tax Cap	6,479	6,361	-118	-1.8	Total	117.90	113.84	23.44	24.62

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	159,000	164,000		3.1	1,977	2,015	38	1.9	1.24	1.23
Res Hmstd:Avg Val	238,400	245,900		3.1	3,184	3,233	49	1.5	1.34	1.31
Res Hmstd: Hi Val	317,800	327,900		3.2	4,390	4,452	62	1.4	1.38	1.36
Res Hmstd: Ex-Hi Val	476,900	492,000		3.2	6,741	6,812	71	1.1	1.41	1.38
Apartment	300,000	315,000		5.0	5,125	5,258	133	2.6	1.71	1.67
Comm/Ind: Lo Val	150,000	148,600		-0.9	4,495	4,460	-35	-0.8	3	3.00
Comm/Ind: Med Val	300,000	297,300		-0.9	10,371	10,275	-96	-0.9	3.46	3.46
Comm/Ind: Hi Val	1,000,000	990,900		-0.9	37,793	37,461	-332	-0.9	3.78	3.78

Washington County

Oakdale city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,334,796	1,415,830	81,034	6.1	15,814	16,887	1,074	6.8	1.18	1.19
Res Non-Hm: exis	105,595	129,952	24,357	23.1	1,463	1,777	313	21.4	1.39	1.37
Apartments: exis	65,973	66,213	240	0.4	1,098	1,091	-7	-0.6	1.66	1.65
Low-inc Apts: ex	53,055	54,805	1,750	3.3	539	552	13	2.4	1.02	1.01
Seasnl Rec: exis	1,979	1,992	14	0.7	32	32	0	0.0	1.60	1.58
Com/Ind: Lo: exi	31,471	31,333	-138	-0.4	925	926	1	0.1	2.94	2.96
Com/Ind Hi: exis	416,218	408,804	-7,414	-1.8	16,081	15,902	-180	-1.1	3.86	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	21,069	21,360	291	1.4	814	831	17	2.1	3.86	3.89
Ag HGA: Exist	226	223	-3	-1.4	3	3	0	-2.6	1.27	1.25
Ag Hmstd Land	56	55	-1	-2.5	0	0	0	-2.4	0.29	0.29
Ag Non-Hmstd	5,703	5,729	26	0.5	68	68	0	0.6	1.19	1.19
ResHmstd: NewCon	0	1,946	1,946	0.0	0	23	23	0.0	0.00	1.19
All other NewCon	0	2,692	2,692	0.0	0	89	89	0.0	0.00	3.29
Total	2,036,141	2,140,935	104,794	5.1	36,837	38,180	1,343	3.6	1.81	1.78

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	23,049	24,167	1,118	4.8	County	34.20	32.75	0.19	0.45	
(-) TIF Tax Capacity	516	521	5	1.0	City/Town	44.02	41.10	0.00	0.00	
(-) FD Contrib Tax Cap	3,674	3,279	-396	-10.8	School District	32.57	37.57	16.67	15.07	
(=) Taxable Tax Capacity	18,859	20,367	1,508	8.0	Special District	7.82	7.30	0.00	0.00	
FD Distrib Tax Cap	4,018	3,897	-122	-3.0	Total	118.60	118.72	16.86	15.51	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,600	113,100		6.1	1,116	1,197	81	7.2	1.05	1.06
Res Hmstd:Avg Val	159,800	169,500		6.1	1,894	2,014	121	6.4	1.19	1.19
Res Hmstd: Hi Val	213,000	225,900		6.1	2,671	2,832	160	6.0	1.25	1.25
Res Hmstd: Ex-Hi Val	319,500	338,900		6.1	4,228	4,469	242	5.7	1.32	1.32
Apartment	300,000	301,100		0.4	4,954	4,935	-18	-0.4	1.65	1.64
Comm/Ind: Lo Val	150,000	147,300		-1.8	4,410	4,355	-56	-1.3	2.94	2.96
Comm/Ind: Med Val	300,000	294,700		-1.8	10,207	10,063	-143	-1.4	3.40	3.41
Comm/Ind: Hi Val	1,000,000	982,200		-1.8	37,255	36,807	-448	-1.2	3.73	3.75

Washington County

Grant city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	509,172	511,760	2,588	0.5	5,333	5,493	159	3.0	1.05	1.07
Res Non-Hm: exis	57,113	63,297	6,184	10.8	653	726	73	11.2	1.14	1.15
Apartments: exis	995	950	-45	-4.6	13	13	-1	-4.4	1.34	1.34
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4,557	4,563	6	0.1	52	54	2	4.8	1.13	1.19
Com/Ind: Lo: exi	4,493	4,495	3	0.1	119	124	4	3.7	2.65	2.75
Com/Ind Hi: exis	9,360	9,499	139	1.5	325	341	16	4.9	3.47	3.59
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,049	7,488	439	6.2	249	270	21	8.4	3.53	3.60
Ag HGA: Exist	11,112	12,076	965	8.7	111	124	13	11.7	1.00	1.02
Ag Hmstd Land	13,210	14,605	1,395	10.6	41	47	6	13.7	0.31	0.32
Ag Non-Hmstd	20,584	21,081	497	2.4	174	178	4	2.5	0.85	0.85
ResHmstd: NewCon	0	1,266	1,266	0.0	0	14	14	0.0	0.00	1.07
All other NewCon	0	1,312	1,312	0.0	0	15	15	0.0	0.00	1.14
Total	637,645	652,393	14,749	2.3	7,070	7,397	327	4.6	1.11	1.13

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	6,574	6,730	156	2.4	County	34.20	32.75	0.19	0.45
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	14.54	14.60	0.00	0.00
(-) FD Contrib Tax Cap	170	171	0	0.2	School District	30.95	32.97	17.55	19.26
(=) Taxable Tax Capacity	6,404	6,559	156	2.4	Special District	6.93	6.70	0.00	0.00
FD Distrib Tax Cap	259	250	-9	-3.4	Total	86.62	87.02	17.74	19.71

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	256,200	257,500	0.5	2,551	2,626	75	2.9	1	1.02
Res Hmstd: Avg Val	384,200	386,200	0.5	3,986	4,100	114	2.9	1.04	1.06
Res Hmstd: Hi Val	512,100	514,700	0.5	5,370	5,525	155	2.9	1.05	1.07
Res Hmstd: Ex-Hi Val	768,300	772,200	0.5	8,598	8,834	235	2.7	1.12	1.14
Apartment	300,000	286,300	-4.6	3,780	3,678	-102	-2.7	1.26	1.28
Comm/Ind: Lo Val	150,000	152,200	1.5	4,039	4,223	183	4.5	2.69	2.77
Comm/Ind: Med Val	300,000	304,400	1.5	9,336	9,728	391	4.2	3.11	3.2
Comm/Ind: Hi Val	1,000,000	1,014,800	1.5	34,056	35,424	1,368	4.0	3.41	3.49

Washington County

Hastings city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	149	148	-1	-0.9	2	2	0	-6.1	1.38	1.31
Res Non-Hm: exis	298	298	0	0.0	5	5	0	-4.8	1.59	1.51
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	104	104	0	0.0	2	2	0	-4.8	1.59	1.51
Com/Ind: Lo: exi	450	450	0	0.0	14	14	0	-0.8	3.16	3.14
Com/Ind Hi: exis	1,677	1,730	53	3.1	69	71	2	2.6	4.12	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	61	61	0	0.3	3	3	0	-0.2	4.12	4.10
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	24	24	0	0.0	0	0	0	-3.4	1.29	1.25
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	20	20	0.0	0	0	0	0.0	0.00	1.51
Total	2,763	2,834	71	2.6	95	96	2	1.6	3.42	3.39

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	47	48	1	2.6	County	33.01	31.61	0.19	0.45
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	68.46	66.18	0.00	0.00
(-) FD Contrib Tax Cap	17	16	0	-0.9	School District	22.14	21.34	29.48	26.00
(=) Taxable Tax Capacity	30	32	1	4.5	Special District	5.36	5.49	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	128.97	124.63	29.67	26.45

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	99,300	98,400	-0.9	1,210	1,133	-77	-6.4	1.22	1.15
Res Hmstd:Avg Val	148,900	147,600	-0.9	2,055	1,931	-123	-6.0	1.38	1.31
Res Hmstd: Hi Val	198,500	196,800	-0.9	2,899	2,730	-169	-5.8	1.46	1.39
Res Hmstd: Ex-Hi Val	297,800	295,200	-0.9	4,590	4,327	-263	-5.7	1.54	1.47
Comm/Ind: Lo Val	150,000	154,700	3.1	4,743	4,899	156	3.3	3.16	3.17
Comm/Ind: Med Val	300,000	309,400	3.1	10,918	11,234	315	2.9	3.64	3.63
Comm/Ind: Hi Val	1,000,000	1,031,400	3.1	39,737	40,800	1,063	2.7	3.97	3.96

Washington County

White Bear Lake city (pa

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	16,467	16,741	274	1.7	176	179	3	1.8	1.07	1.07
Res Non-Hm: exis	441	858	417	94.7	5	10	5	93.8	1.19	1.18
Apartments: exis	11,447	11,447	0	0.0	164	164	0	-0.3	1.44	1.43
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	600	600	0	0.0	17	17	0	1.7	2.77	2.82
Com/Ind Hi: exis	5,770	5,770	0	0.0	210	213	4	1.8	3.63	3.70
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	377	380	3	0.7	14	14	0	2.5	3.63	3.70
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.07
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	35,102	35,802	700	2.0	585	597	12	2.1	1.67	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	425	433	8	1.9	County	34.20	32.75	0.19	0.45
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	21.46	21.13	0.00	0.00
(-) FD Contrib Tax Cap	50	50	0	0.4	School District	37.09	39.75	18.22	16.87
(=) Taxable Tax Capacity	375	383	8	2.1	Special District	7.36	7.02	0.00	0.00
FD Distrib Tax Cap	55	52	-2	-4.2	Total	100.11	100.65	18.41	17.32

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	119,400	121,400		1.7	1,150	1,167	17	1.5	0.96	0.96
Res Hmstd:Avg Val	179,100	182,100		1.7	1,911	1,938	27	1.4	1.07	1.06
Res Hmstd: Hi Val	238,700	242,700		1.7	2,671	2,708	37	1.4	1.12	1.12
Res Hmstd: Ex-Hi Val	358,200	364,200		1.7	4,196	4,252	56	1.3	1.17	1.17
Apartment	300,000	300,000		0.0	4,307	4,294	-13	-0.3	1.44	1.43
Comm/Ind: Lo Val	150,000	150,000		0.0	4,155	4,225	70	1.7	2.77	2.82
Comm/Ind: Med Val	300,000	300,000		0.0	9,604	9,772	168	1.7	3.20	3.26
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	35,031	35,657	627	1.8	3.50	3.57

Watonwan County

Butterfield city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,927	8,839	-88	-1.0	141	148	7	4.8	1.58	1.68
Res Non-Hm: exis	1,135	1,223	88	7.7	26	29	2	8.5	2.33	2.34
Apartments: exis	121	121	0	0.0	3	3	0	-0.8	2.77	2.74
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,102	1,104	3	0.2	44	44	-1	-1.6	4.03	3.95
Com/Ind Hi: exis	1,078	1,067	-12	-1.1	57	54	-2	-4.2	5.24	5.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	343	345	1	0.4	18	17	-1	-2.8	5.24	5.07
Ag HGA: Exist	76	76	0	0.0	1	1	0	6.5	1.53	1.62
Ag Hmstd Land	17	24	7	41.7	0	0	0	22.6	0.70	0.60
Ag Non-Hmstd	266	375	110	41.2	5	6	1	27.3	1.91	1.72
ResHmstd: NewCon	0	15	15	0.0	0	0	0	0.0	0.00	1.68
All other NewCon	0	37	37	0.0	0	1	1	0.0	0.00	2.34
Total	13,065	13,226	161	1.2	296	304	8	2.7	2.27	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	118	119	2	1.5	County	48.65	37.94	0.00	0.00
(-) TIF Tax Capacity	3	0	-3	-100.0	City/Town	134.93	129.24	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.44	4.26	38.08	59.18
(=) Taxable Tax Capacity	115	119	5	4.3	Special District	0.75	0.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	190.77	172.03	38.08	59.18

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	34,300	34,000	-0.9	523	552	29	5.5	1.53	1.62
Res Hmstd:Avg Val	51,400	50,900	-1.0	784	827	43	5.4	1.53	1.62
Res Hmstd: Hi Val	68,500	67,800	-1.0	1,045	1,101	56	5.4	1.53	1.62
Res Hmstd: Ex-Hi Val	102,800	101,800	-1.0	1,819	1,871	52	2.9	1.77	1.84
Apartment	300,000	300,000	0.0	8,296	8,226	-70	-0.8	2.77	2.74
Comm/Ind: Lo Val	150,000	148,400	-1.1	6,039	5,866	-173	-2.9	4.03	3.95
Comm/Ind: Med Val	300,000	296,800	-1.1	13,902	13,377	-524	-3.8	4.63	4.51
Comm/Ind: Hi Val	1,000,000	989,300	-1.1	50,592	48,510	-2,081	-4.1	5.06	4.90

Watonwan County

Darfur city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,426	1,380	-46	-3.3	23	20	-2	-9.6	1.58	1.48
Res Non-Hm: exis	327	316	-12	-3.6	8	7	-1	-10.8	2.46	2.28
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	431	439	8	1.9	17	17	-1	-5.1	4.05	3.77
Com/Ind Hi: exis	152	152	0	0.0	8	7	-1	-7.2	5.24	4.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	78	86	9	11.2	4	4	0	3.2	5.24	4.86
Ag HGA: Exist	0	51	51	0.0	0	1	1	0.0	0.00	1.49
Ag Hmstd Land	278	655	377	135.4	2	5	3	117.5	0.90	0.83
Ag Non-Hmstd	410	411	1	0.2	8	7	-1	-10.1	1.86	1.67
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.48
All other NewCon	0	18	18	0.0	0	0	0	0.0	0.00	1.16
Total	3,102	3,512	410	13.2	70	69	-1	-1.7	2.26	1.97

Tax Base

Tax Rates

	Pctg				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Chng	Base	Alter	Base	Alter	
Total Tax Capacity	29	31	2	8.1	County	46.78	36.24	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	135.97	129.02	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	2.55	1.09	47.31	48.48
(=) Taxable Tax Capacity	29	31	2	8.1	Special District	0.75	0.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	186.06	166.93	47.31	48.48

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	19,400	18,800	-3.1	308	279	-29	-9.4	1.59	1.49
Res Hmstd:Avg Val	29,100	28,200	-3.1	463	419	-43	-9.4	1.59	1.49
Res Hmstd: Hi Val	38,800	37,500	-3.4	617	557	-59	-9.6	1.59	1.49
Res Hmstd: Ex-Hi Val	58,200	56,300	-3.3	925	837	-88	-9.5	1.59	1.49
Comm/Ind: Lo Val	150,000	150,000	0.0	6,072	5,654	-418	-6.9	4.05	3.77
Comm/Ind: Med Val	300,000	300,000	0.0	13,931	12,951	-980	-7.0	4.64	4.32
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	50,607	47,002	-3,605	-7.1	5.06	4.70

Watonwan County

La Salle city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,862	1,786	-75	-4.0	19	17	-3	-14.5	1.04	0.93
Res Non-Hm: exis	130	201	71	54.7	2	3	1	36.3	1.60	1.41
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	615	633	18	2.9	19	18	-1	-6.2	3.05	2.78
Com/Ind Hi: exis	377	377	0	0.0	15	14	-1	-8.9	3.99	3.64
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	91	105	15	16.2	4	4	0	5.9	3.99	3.64
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	23	23	0.0	0	0	0	0.0	0.00	0.93
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,074	3,125	51	1.7	59	55	-4	-7.0	1.91	1.75

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val		
					Base	Alter	Base	Alter	
Total Tax Capacity	31	32	1	3.5	County	49.43	38.72	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	71.11	68.73	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.27	11.11	23.56	21.44
(=) Taxable Tax Capacity	31	32	1	3.5	Special District	0.75	0.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	135.56	119.13	23.56	21.44

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	31,000	29,700		-4.2	325	276	-49	-15.1	1.05	0.93
Res Hmstd:Avg Val	46,500	44,600		-4.1	488	414	-73	-15.0	1.05	0.93
Res Hmstd: Hi Val	62,000	59,500		-4.0	650	553	-97	-15.0	1.05	0.93
Res Hmstd: Ex-Hi Val	93,100	89,300		-4.1	1,090	907	-183	-16.8	1.17	1.02
Comm/Ind: Lo Val	150,000	150,000		0.0	4,579	4,173	-406	-8.9	3.05	2.78
Comm/Ind: Med Val	300,000	300,000		0.0	10,568	9,631	-937	-8.9	3.52	3.21
Comm/Ind: Hi Val	1,000,000	1,000,000		0.0	38,512	35,098	-3,414	-8.9	3.85	3.51

Watonwan County

Lewisville city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,915	4,806	-109	-2.2	66	58	-8	-12.8	1.35	1.20
Res Non-Hm: exis	911	1,004	93	10.2	18	18	0	-0.6	1.97	1.77
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	51	52	0	0.3	2	1	0	-8.0	3.00	2.76
Com/Ind: Lo: exi	599	495	-104	-17.4	21	16	-5	-23.5	3.46	3.20
Com/Ind Hi: exis	970	970	0	0.0	43	40	-3	-7.1	4.47	4.15
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	218	232	14	6.6	10	10	0	-1.0	4.47	4.15
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	404	410	6	1.4	4	5	1	32.1	0.87	1.13
Ag Non-Hmstd	37	54	17	45.6	1	1	0	34.0	1.50	1.38
ResHmstd: NewCon	0	62	62	0.0	0	1	1	0.0	0.00	1.20
All other NewCon	0	26	26	0.0	0	0	0	0.0	0.00	1.77
Total	8,106	8,110	4	0.1	164	149	-14	-8.7	2.02	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	76	77	1	1.2	County	49.17	38.44	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	95.94	93.28	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	4.51	6.07	41.65	34.33
(=) Taxable Tax Capacity	76	77	1	1.2	Special District	0.75	0.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	150.36	138.37	41.65	34.33

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	36,000	35,200	-2.2	475	413	-62	-13.0	1.32	1.17
Res Hmstd:Avg Val	54,000	52,800	-2.2	712	620	-92	-13.0	1.32	1.17
Res Hmstd: Hi Val	72,000	70,400	-2.2	949	826	-123	-13.0	1.32	1.17
Res Hmstd: Ex-Hi Val	108,100	105,700	-2.2	1,662	1,442	-220	-13.3	1.54	1.36
Comm/Ind: Lo Val	150,000	150,000	0.0	5,184	4,799	-384	-7.4	3.46	3.2
Comm/Ind: Med Val	300,000	300,000	0.0	11,887	11,027	-860	-7.2	3.96	3.68
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	43,170	40,090	-3,081	-7.1	4.32	4.01

Watonwan County

Madelia city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	53,532	50,508	-3,024	-5.6	744	644	-100	-13.4	1.39	1.28
Res Non-Hm: exis	5,688	5,529	-159	-2.8	108	95	-13	-11.6	1.90	1.73
Apartments: exis	1,564	1,614	50	3.2	34	32	-2	-5.8	2.18	1.99
Low-inc Apts: ex	1,421	1,420	-1	-0.1	19	18	-2	-8.6	1.36	1.25
Seasnl Rec: exis	193	184	-9	-4.5	6	5	-1	-11.8	2.87	2.65
Com/Ind: Lo: exi	6,331	6,192	-139	-2.2	211	192	-19	-8.9	3.33	3.10
Com/Ind Hi: exis	4,757	4,405	-352	-7.4	205	177	-28	-13.9	4.32	4.01
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	903	888	-15	-1.7	39	36	-3	-8.6	4.32	4.01
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	13	19	6	44.8	0	0	0	36.1	0.70	0.66
Ag Non-Hmstd	1,069	1,279	210	19.6	16	17	1	7.9	1.45	1.31
ResHmstd: NewCon	0	287	287	0.0	0	4	4	0.0	0.00	1.28
All other NewCon	0	93	93	0.0	0	2	2	0.0	0.00	2.64
Total	75,470	72,418	-3,053	-4.0	1,382	1,222	-160	-11.6	1.83	1.69

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	691	664	-27	-4.0	County	49.34	38.60	0.00	0.00
(-) TIF Tax Capacity	7	7	0	-0.2	City/Town	74.04	76.52	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.35	15.46	36.03	34.86
(=) Taxable Tax Capacity	684	657	-27	-4.0	Special District	0.75	0.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	145.48	131.15	36.03	34.86

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	57,800	54,500	-5.7	713	619	-94	-13.2	1.23	1.14
Res Hmstd: Avg Val	86,700	81,800	-5.7	1,145	966	-179	-15.7	1.32	1.18
Res Hmstd: Hi Val	115,600	109,100	-5.6	1,708	1,452	-256	-15.0	1.48	1.33
Res Hmstd: Ex-Hi Val	173,400	163,600	-5.7	2,833	2,421	-412	-14.5	1.63	1.48
Apartment	300,000	309,600	3.2	6,536	6,155	-382	-5.8	2.18	1.99
Comm/Ind: Lo Val	150,000	138,900	-7.4	4,990	4,301	-688	-13.8	3.33	3.1
Comm/Ind: Med Val	300,000	277,800	-7.4	11,462	9,773	-1,689	-14.7	3.82	3.52
Comm/Ind: Hi Val	1,000,000	926,100	-7.4	41,668	35,788	-5,881	-14.1	4.17	3.86

Watonwan County

Odin city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	1,880	1,841	-39	-2.1	22	24	2	8.5	1.18	1.30
Res Non-Hm: exis	257	280	23	9.1	4	5	1	13.2	1.73	1.79
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	345	347	2	0.5	11	11	0	0.4	3.14	3.14
Com/Ind Hi: exis	101	100	-1	-0.9	4	4	0	-2.7	4.06	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	115	128	13	11.5	5	5	0	9.5	4.06	3.99
Ag HGA: Exist	251	253	2	0.8	3	4	0	8.8	1.34	1.45
Ag Hmstd Land	660	915	255	38.7	4	5	1	13.9	0.66	0.54
Ag Non-Hmstd	343	461	118	34.4	5	5	1	20.1	1.32	1.18
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,951	4,325	374	9.5	58	63	5	8.0	1.48	1.46

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	32	35	2	7.5	County	48.87	38.16	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	75.49	74.49	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.63	4.47	38.08	59.18
(=) Taxable Tax Capacity	32	35	2	7.5	Special District	0.75	0.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	131.75	117.69	38.08	59.18

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	26,700	26,200	-1.9	313	340	27	8.7	1.17	1.3
Res Hmstd:Avg Val	40,000	39,200	-2.0	469	509	40	8.6	1.17	1.3
Res Hmstd: Hi Val	53,400	52,300	-2.1	625	679	53	8.5	1.17	1.3
Res Hmstd: Ex-Hi Val	80,100	78,500	-2.0	965	1,033	69	7.1	1.20	1.32
Comm/Ind: Lo Val	150,000	148,700	-0.9	4,711	4,666	-45	-1.0	3.14	3.14
Comm/Ind: Med Val	300,000	297,300	-0.9	10,803	10,579	-224	-2.1	3.60	3.56
Comm/Ind: Hi Val	1,000,000	991,100	-0.9	39,230	38,239	-991	-2.5	3.92	3.86

Watonwan County

St. James city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	98,565	89,801	-8,763	-8.9	1,209	1,066	-144	-11.9	1.23	1.19
Res Non-Hm: exis	13,799	12,654	-1,144	-8.3	236	215	-21	-9.1	1.71	1.70
Apartments: exis	4,518	4,509	-9	-0.2	90	89	-1	-1.4	2.00	1.97
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	687	667	-20	-2.9	18	18	-1	-3.5	2.68	2.66
Com/Ind: Lo: exi	12,889	12,443	-445	-3.5	399	382	-17	-4.3	3.10	3.07
Com/Ind Hi: exis	15,117	14,880	-237	-1.6	607	593	-14	-2.3	4.01	3.98
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	574	558	-16	-2.9	24	23	-1	-3.5	4.10	4.07
Ag HGA: Exist	133	121	-13	-9.5	1	1	0	-11.5	1.08	1.06
Ag Hmstd Land	139	189	50	35.8	1	1	0	38.0	0.60	0.61
Ag Non-Hmstd	541	573	32	5.9	8	8	0	5.8	1.41	1.41
ResHmstd: NewCon	0	189	189	0.0	0	2	2	0.0	0.00	1.19
All other NewCon	0	108	108	0.0	0	3	3	0.0	0.00	2.57
Total	146,962	136,693	-10,269	-7.0	2,594	2,400	-193	-7.5	1.76	1.76

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	1,411	1,318	-93	-6.6	County	49.31	38.56	0.00	0.00
(-) TIF Tax Capacity	53	50	-3	-4.8	City/Town	76.70	90.64	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.11	10.94	23.56	21.44
(=) Taxable Tax Capacity	1,358	1,268	-91	-6.7	Special District	0.75	0.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	140.87	140.72	23.56	21.44

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax			Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base
Res Hmstd: Lo Val	53,300	48,600	-8.8	576	515	-62	-10.7	1.08	1.06
Res Hmstd:Avg Val	79,900	72,800	-8.9	891	771	-120	-13.5	1.11	1.06
Res Hmstd: Hi Val	106,500	97,000	-8.9	1,362	1,172	-190	-13.9	1.28	1.21
Res Hmstd: Ex-Hi Val	159,800	145,600	-8.9	2,306	2,021	-284	-12.3	1.44	1.39
Apartment	300,000	299,400	-0.2	5,990	5,908	-81	-1.4	2	1.97
Comm/Ind: Lo Val	150,000	147,600	-1.6	4,699	4,584	-115	-2.4	3.13	3.11
Comm/Ind: Med Val	300,000	295,300	-1.6	10,846	10,572	-274	-2.5	3.62	3.58
Comm/Ind: Hi Val	1,000,000	984,300	-1.6	39,535	38,613	-921	-2.3	3.95	3.92

Watonwan County

Ormsby city (part)

<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	1,721	1,877	156	9.0	17	17	0	-2.1	0.98	0.88
Res Non-Hm: exis	238	76	-162	-68.0	4	1	-2	-71.0	1.48	1.34
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	451	449	-2	-0.4	13	12	-1	-8.0	2.87	2.65
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	64	71	7	11.5	2	2	0	3.0	3.74	3.46
Ag HGA: Exist	77	77	0	0.0	1	1	0	-10.2	0.98	0.88
Ag Hmstd Land	387	562	174	45.0	2	3	1	39.9	0.49	0.47
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	3	3	0.0	0	0	0	0.0	0.00	0.88
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,938	3,115	177	6.0	38	35	-3	-8.1	1.31	1.13

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	23	24	0	1.4	County	49.47	38.69	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	58.70	59.87	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	14.27	11.11	23.56	21.44
(=) Taxable Tax Capacity	23	24	0	1.4	Special District	0.75	0.58	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	123.19	110.25	23.56	21.44

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	34,800	37,900	8.9	339	332	-7	-2.1	0.97	0.88
Res Hmstd:Avg Val	52,200	56,900	9.0	509	498	-10	-2.1	0.97	0.88
Res Hmstd: Hi Val	69,500	75,800	9.1	677	664	-14	-2.0	0.97	0.88
Res Hmstd: Ex-Hi Val	104,300	113,700	9.0	1,188	1,200	12	1.0	1.14	1.05

Wilkin County	Breckenridge city
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<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	90,698	93,590	2,892	3.2	1,085	1,125	40	3.7	1.20	1.20
Res Non-Hm: exis	10,157	10,696	539	5.3	161	164	3	2.1	1.58	1.53
Apartments: exis	6,631	6,792	161	2.4	125	122	-3	-2.4	1.89	1.80
Low-inc Apts: ex	2,178	2,115	-63	-2.9	25	24	-1	-5.9	1.16	1.12
Seasnl Rec: exis	1	1	0	12.5	0	0	0	7.2	1.89	1.80
Com/Ind: Lo: exi	11,086	10,798	-288	-2.6	245	195	-50	-20.4	2.21	1.80
Com/Ind Hi: exis	8,934	10,678	1,744	19.5	187	184	-3	-1.5	2.09	1.72
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	918	926	7	0.8	19	16	-3	-17.0	2.09	1.72
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	5	567	562	#####	0	7	7	#####	0.69	1.21
Ag Non-Hmstd	1,125	811	-314	-27.9	15	10	-6	-36.6	1.38	1.21
ResHmstd: NewCon	0	197	197	0.0	0	2	2	0.0	0.00	1.20
All other NewCon	0	647	647	0.0	0	11	11	0.0	0.00	1.65
Total	131,734	137,819	6,084	4.6	1,862	1,859	-3	-0.2	1.41	1.35

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,258	1,339	81	6.4	County	49.68	40.11	0.00	0.00
(-) TIF Tax Capacity	92	16	-76	-82.2	City/Town	77.39	70.92	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	8.47	7.36	16.64	28.62
(=) Taxable Tax Capacity	1,166	1,322	156	13.4	Special District	1.98	2.44	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	137.51	120.83	16.64	28.62

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	64,200	66,200	3.1	637	669	33	5.2	0.99	1.01
Res Hmstd: Avg Val	96,300	99,400	3.2	1,092	1,144	52	4.8	1.13	1.15
Res Hmstd: Hi Val	128,400	132,500	3.2	1,626	1,674	48	3.0	1.27	1.26
Res Hmstd: Ex-Hi Val	192,600	198,700	3.2	2,695	2,736	40	1.5	1.4	1.38
Apartment	300,000	307,300	2.4	5,656	5,521	-135	-2.4	1.89	1.8
Comm/Ind: Lo Val	150,000	179,300	19.5	4,520	5,416	896	19.8	3.01	3.02
Comm/Ind: Med Val	300,000	358,600	19.5	10,462	12,129	1,666	15.9	3.49	3.38
Comm/Ind: Hi Val	1,000,000	1,195,200	19.5	38,196	43,449	5,253	13.8	3.82	3.64

Wilkin County	Campbell city
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<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	2,185	2,098	-87	-4.0	33	29	-4	-10.7	1.51	1.40
Res Non-Hm: exis	588	644	56	9.5	13	13	0	0.2	2.14	1.96
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	247	239	-8	-3.1	9	8	-1	-10.0	3.54	3.29
Com/Ind Hi: exis	1,148	1,239	91	8.0	52	52	0	0.0	4.49	4.16
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	133	265	133	100.0	6	11	5	85.2	4.49	4.16
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	246	322	76	31.0	3	4	1	15.9	1.39	1.23
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.41
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,546	4,813	267	5.9	115	117	1	1.1	2.53	2.42

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	51	56	5	10.3	County	50.74	41.02	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	74.23	70.87	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.70	5.42	67.55	66.82
(=) Taxable Tax Capacity	51	56	5	10.3	Special District	5.94	5.27	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	138.61	122.58	67.55	66.82

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	23,800	22,900	-3.8	359	321	-37	-10.4	1.51	1.40
Res Hmstd:Avg Val	35,600	34,200	-3.9	537	480	-56	-10.5	1.51	1.40
Res Hmstd: Hi Val	47,500	45,600	-4.0	716	640	-76	-10.6	1.51	1.40
Res Hmstd: Ex-Hi Val	71,200	68,400	-3.9	1,073	960	-113	-10.5	1.51	1.40
Comm/Ind: Lo Val	150,000	161,900	7.9	5,308	5,427	119	2.2	3.54	3.35
Comm/Ind: Med Val	300,000	323,900	8.0	12,047	12,167	120	1.0	4.02	3.76
Comm/Ind: Hi Val	1,000,000	1,079,500	8.0	43,498	43,607	109	0.2	4.35	4.04

Wilkin County	Doran city
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<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	412	418	6	1.4	6	6	0	-4.5	1.47	1.38
Res Non-Hm: exis	119	115	-4	-2.9	3	3	0	-12.2	2.56	2.31
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4	3	-1	-30.5	0	0	0	-37.0	4.21	3.81
Com/Ind Hi: exis	118	161	43	36.1	7	8	1	22.3	5.55	4.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	46	49	4	8.1	3	2	0	-2.9	5.55	4.99
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	149	198	49	32.6	3	4	0	11.8	2.17	1.83
Ag Non-Hmstd	69	87	18	25.9	1	2	0	6.1	2.17	1.83
ResHmstd: NewCon	0	6	6	0.0	0	0	0	0.0	0.00	1.38
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	916	1,037	120	13.1	23	24	1	5.4	2.52	2.35

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	9	11	2	17.4	County	50.94	41.12	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	150.59	128.26	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.60	8.35	16.64	28.62
(=) Taxable Tax Capacity	9	11	2	17.4	Special District	5.94	5.27	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	217.06	183.00	16.64	28.62

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	18,300	18,600	1.6	269	257	-11	-4.2	1.47	1.38
Res Hmstd: Avg Val	27,500	27,900	1.5	404	386	-18	-4.4	1.47	1.38
Res Hmstd: Hi Val	36,600	37,100	1.4	538	514	-24	-4.5	1.47	1.38
Res Hmstd: Ex-Hi Val	54,900	55,700	1.5	806	771	-35	-4.4	1.47	1.38
Comm/Ind: Lo Val	150,000	204,200	36.1	6,309	8,421	2,112	33.5	4.21	4.12
Comm/Ind: Med Val	300,000	408,400	36.1	14,639	18,605	3,966	27.1	4.88	4.56
Comm/Ind: Hi Val	1,000,000	1,361,300	36.1	53,509	66,129	12,620	23.6	5.35	4.86

Wilkin County	Foxhome city
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<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	1,875	1,823	-53	-2.8	18	19	0	2.5	0.98	1.03
Res Non-Hm: exis	611	487	-124	-20.3	9	7	-2	-20.3	1.52	1.52
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	195	200	5	2.7	6	6	0	1.0	2.88	2.84
Com/Ind Hi: exis	27	32	5	19.6	1	1	0	16.3	3.79	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	86	95	9	10.1	3	3	0	7.0	3.68	3.57
Ag HGA: Exist	224	217	-7	-3.3	3	3	0	-1.3	1.14	1.17
Ag Hmstd Land	324	418	94	29.0	2	2	0	23.3	0.50	0.48
Ag Non-Hmstd	33	42	10	29.4	0	0	0	18.4	1.29	1.18
ResHmstd: NewCon	0	159	159	0.0	0	2	2	0.0	0.00	1.03
All other NewCon	0	7	7	0.0	0	0	0	0.0	0.00	1.52
Total	3,375	3,480	104	3.1	42	43	1	2.8	1.25	1.24

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	27	27	0	1.1	County	50.95	41.22	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	67.67	66.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.59	8.35	16.64	28.62
(=) Taxable Tax Capacity	27	27	0	1.1	Special District	0.72	1.51	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	128.93	118.02	16.64	28.62

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	30,500	29,600	-3.0	287	294	8	2.7	0.94	0.99
Res Hmstd:Avg Val	45,700	44,400	-2.8	430	441	12	2.8	0.94	0.99
Res Hmstd: Hi Val	61,000	59,300	-2.8	573	590	16	2.8	0.94	0.99
Res Hmstd: Ex-Hi Val	91,500	88,900	-2.8	958	959	1	0.1	1.05	1.08
Comm/Ind: Lo Val	150,000	179,300	19.5	4,326	5,336	1,010	23.3	2.88	2.98
Comm/Ind: Med Val	300,000	358,700	19.6	10,012	11,952	1,940	19.4	3.34	3.33
Comm/Ind: Hi Val	1,000,000	1,195,500	19.6	36,544	42,811	6,267	17.1	3.65	3.58

Wilkin County	Kent city
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<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	1,250	1,383	134	10.7	10	12	2	15.2	0.84	0.87
Res Non-Hm: exis	249	156	-93	-37.4	3	2	-1	-38.7	1.29	1.26
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	81	81	0	-0.2	2	2	0	-4.6	2.60	2.48
Com/Ind Hi: exis	187	233	47	25.0	6	7	1	18.0	3.41	3.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	39	61	22	55.8	1	2	1	47.1	3.41	3.21
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	16	21	5	32.3	0	0	0	13.8	1.10	0.94
Ag Non-Hmstd	229	298	70	30.5	3	3	0	12.3	1.10	0.94
ResHmstd: NewCon	0	1	1	0.0	0	0	0	0.0	0.00	0.87
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	2,050	2,235	185	9.0	26	28	2	9.1	1.27	1.28

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	18	20	2	11.6	County	50.69	40.90	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	49.05	43.97	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.21	8.00	16.64	28.62
(=) Taxable Tax Capacity	18	20	2	11.6	Special District	0.72	1.51	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	109.68	94.38	16.64	28.62

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	28,100	31,100	10.7	232	265	33	14.4	0.82	0.85
Res Hmstd: Avg Val	42,100	46,600	10.7	347	397	50	14.4	0.82	0.85
Res Hmstd: Hi Val	56,100	62,100	10.7	463	529	67	14.4	0.82	0.85
Res Hmstd: Ex-Hi Val	84,200	93,200	10.7	738	874	136	18.4	0.88	0.94
Comm/Ind: Lo Val	150,000	187,600	25.1	3,893	4,933	1,040	26.7	2.6	2.63
Comm/Ind: Med Val	300,000	375,100	25.0	9,001	10,961	1,960	21.8	3.00	2.92
Comm/Ind: Hi Val	1,000,000	1,250,300	25.0	32,838	39,097	6,260	19.1	3.28	3.13

Wilkin County

Nashua city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	587	594	7	1.2	7	6	-1	-7.6	1.14	1.04
Res Non-Hm: exis	108	95	-14	-12.5	2	1	0	-22.0	1.48	1.32
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	356	356	1	0.2	9	8	-1	-9.1	2.61	2.37
Com/Ind Hi: exis	484	573	89	18.4	16	17	1	6.8	3.26	2.94
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	87	120	33	38.1	3	4	1	24.6	3.26	2.94
Ag HGA: Exist	281	289	8	2.9	3	3	0	-6.6	1.24	1.12
Ag Hmstd Land	3,489	4,612	1,123	32.2	13	15	2	15.1	0.36	0.31
Ag Non-Hmstd	3,518	4,661	1,144	32.5	27	29	2	6.1	0.77	0.62
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	8,909	11,300	2,391	26.8	79	83	3	4.3	0.89	0.73

Tax Base

Tax Rates

	Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	76	97	21	27.6	County	50.90	41.16		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	12.20	9.56		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.85	5.55		67.55	66.82
(=) Taxable Tax Capacity	76	97	21	27.6	Special District	5.94	5.27		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	76.89	61.55		67.55	66.82

Tax Burdens on Hypothetical Properties

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	23,000	23,300	1.3	261	242	-20	-7.5	1.14	1.04
Res Hmstd:Avg Val	34,500	34,900	1.2	392	362	-30	-7.7	1.14	1.04
Res Hmstd: Hi Val	46,000	46,500	1.1	523	482	-41	-7.7	1.14	1.04
Res Hmstd: Ex-Hi Val	69,000	69,800	1.2	784	724	-60	-7.7	1.14	1.04
Comm/Ind: Lo Val	150,000	177,600	18.4	3,919	4,370	451	11.5	2.61	2.46
Comm/Ind: Med Val	300,000	355,100	18.4	8,807	9,589	782	8.9	2.94	2.70
Comm/Ind: Hi Val	1,000,000	1,183,800	18.4	31,617	33,954	2,337	7.4	3.16	2.87

Wilkin County	Wolverton city
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<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	2,723	2,943	220	8.1	27	31	4	13.6	1.01	1.06
Res Non-Hm: exis	521	310	-212	-40.6	8	5	-3	-39.5	1.48	1.51
Apartments: exis	87	87	0	0.0	2	2	0	-0.9	1.78	1.76
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	176	177	1	0.7	5	5	0	-0.9	2.88	2.84
Com/Ind Hi: exis	714	721	7	0.9	27	27	0	-1.8	3.79	3.69
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	50	50	0	0.3	2	2	0	-2.4	3.79	3.69
Ag HGA: Exist	36	36	0	-0.3	0	0	0	5.4	0.94	0.99
Ag Hmstd Land	334	448	113	33.9	2	2	0	22.0	0.61	0.56
Ag Non-Hmstd	45	62	16	35.7	1	1	0	24.3	1.29	1.18
ResHmstd: NewCon	0	24	24	0.0	0	0	0	0.0	0.00	1.06
All other NewCon	0	1	1	0.0	0	0	0	0.0	0.00	1.76
Total	4,687	4,857	171	3.6	74	75	1	1.3	1.57	1.54

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	44	45	0	1.0	County	50.68	40.94	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	68.08	67.42	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.30	8.06	16.64	28.62
(=) Taxable Tax Capacity	44	45	0	1.0	Special District	0.72	1.51	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	128.78	117.93	16.64	28.62

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	44,300	47,900	8.1	416	476	60	14.4	0.94	0.99
Res Hmstd: Avg Val	66,400	71,800	8.1	624	714	90	14.4	0.94	0.99
Res Hmstd: Hi Val	88,500	95,600	8.0	910	1,063	153	16.8	1.03	1.11
Res Hmstd: Ex-Hi Val	132,800	143,500	8.1	1,606	1,816	211	13.1	1.21	1.27
Apartment	300,000	300,100	0.0	5,329	5,283	-46	-0.9	1.78	1.76
Comm/Ind: Lo Val	150,000	151,400	0.9	4,323	4,306	-18	-0.4	2.88	2.84
Comm/Ind: Med Val	300,000	302,700	0.9	10,004	9,882	-122	-1.2	3.33	3.26
Comm/Ind: Hi Val	1,000,000	1,009,100	0.9	36,515	35,919	-596	-1.6	3.65	3.56

Wilkin County	Rothsay city (part)
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<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	7,364	7,317	-46	-0.6	142	104	-38	-26.9	1.93	1.42
Res Non-Hm: exis	675	807	132	19.5	17	16	0	-2.2	2.45	2.00
Apartments: exis	458	459	0	0.0	13	11	-2	-13.4	2.79	2.41
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	421	421	1	0.1	17	15	-1	-7.7	3.95	3.64
Com/Ind Hi: exis	1,523	1,755	231	15.2	76	84	8	11.1	4.98	4.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	198	261	62	31.5	10	13	3	26.9	4.98	4.80
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	1,778	2,196	418	23.5	22	33	11	50.7	1.22	1.48
Ag Non-Hmstd	846	1,350	504	59.6	13	24	11	88.0	1.53	1.80
ResHmstd: NewCon	0	192	192	0.0	0	3	3	0.0	0.00	1.43
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	13,264	14,758	1,495	11.3	308	303	-5	-1.7	2.32	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	127	145	18	13.9	County	50.70	41.00	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	91.41	85.88	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.07	51.66	87.41	15.95
(=) Taxable Tax Capacity	127	145	18	13.9	Special District	0.72	1.51	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	152.91	180.04	87.41	15.95

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	51,200	50,900	-0.6	917	631	-286	-31.2	1.79	1.24
Res Hmstd:Avg Val	76,700	76,200	-0.7	1,379	946	-433	-31.4	1.8	1.24
Res Hmstd: Hi Val	102,300	101,700	-0.6	2,030	1,488	-542	-26.7	1.98	1.46
Res Hmstd: Ex-Hi Val	153,400	152,400	-0.7	3,328	2,563	-765	-23.0	2.17	1.68
Apartment	300,000	300,100	0.0	8,356	7,232	-1,124	-13.5	2.79	2.41
Comm/Ind: Lo Val	150,000	172,800	15.2	5,927	6,556	629	10.6	3.95	3.79
Comm/Ind: Med Val	300,000	345,600	15.2	13,394	14,853	1,459	10.9	4.46	4.3
Comm/Ind: Hi Val	1,000,000	1,151,900	15.2	48,236	53,566	5,330	11.1	4.82	4.65

Winona County

Altura city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	17,847	17,001	-846	-4.7	182	155	-27	-15.0	1.02	0.91
Res Non-Hm: exis	1,724	1,553	-170	-9.9	21	17	-4	-18.1	1.22	1.11
Apartments: exis	124	124	0	0.0	2	2	0	-8.9	1.45	1.32
Low-inc Apts: ex	341	341	0	0.0	3	3	0	-9.3	0.90	0.82
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,201	1,229	27	2.3	30	29	-1	-3.9	2.48	2.33
Com/Ind Hi: exis	621	631	10	1.6	20	19	-1	-4.2	3.23	3.05
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	354	351	-3	-0.8	11	11	-1	-6.4	3.23	3.05
Ag HGA: Exist	1,089	1,141	52	4.8	12	11	-1	-6.4	1.08	0.97
Ag Hmstd Land	6,286	8,143	1,857	29.5	32	47	15	46.2	0.52	0.58
Ag Non-Hmstd	694	869	175	25.2	7	8	1	16.7	0.98	0.91
ResHmstd: NewCon	0	80	80	0.0	0	1	1	0.0	0.00	0.91
All other NewCon	0	108	108	0.0	0	1	1	0.0	0.00	0.90
Total	30,281	31,570	1,289	4.3	320	303	-17	-5.4	1.06	0.96

Tax Base

Tax Rates

	Market Value				Net Tax				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Total Tax Capacity	255	268	12	4.8	County	42.16	39.44		0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	42.29	41.83		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.26	9.75		22.18	17.74
(=) Taxable Tax Capacity	255	268	12	4.8	Special District	0.52	0.47		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	98.23	91.49		22.18	17.74

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	89,400	85,200	-4.7	790	660	-130	-16.4	0.88	0.77	
Res Hmstd:Avg Val	134,100	127,700	-4.8	1,367	1,159	-208	-15.2	1.02	0.91	
Res Hmstd: Hi Val	178,700	170,200	-4.8	1,944	1,659	-285	-14.7	1.09	0.97	
Res Hmstd: Ex-Hi Val	268,200	255,500	-4.7	3,101	2,661	-440	-14.2	1.16	1.04	
Apartment	300,000	300,000	0.0	4,349	3,963	-386	-8.9	1.45	1.32	
Comm/Ind: Lo Val	150,000	152,400	1.6	3,719	3,569	-150	-4.0	2.48	2.34	
Comm/Ind: Med Val	300,000	304,800	1.6	8,566	8,215	-352	-4.1	2.86	2.7	
Comm/Ind: Hi Val	1,000,000	1,016,000	1.6	31,187	29,894	-1,293	-4.1	3.12	2.94	

Winona County

Dakota city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	17,984	18,215	231	1.3	226	228	1	0.6	1.26	1.25
Res Non-Hm: exis	1,261	1,394	133	10.6	19	21	2	8.5	1.51	1.49
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	971	817	-153	-15.8	13	11	-2	-18.7	1.35	1.31
Com/Ind: Lo: exi	358	358	-1	-0.2	10	10	0	-1.9	2.85	2.80
Com/Ind Hi: exis	194	221	28	14.3	7	8	1	12.0	3.71	3.63
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	90	90	0	0.3	3	3	0	-1.7	3.71	3.63
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	23	23	0	0.0	0	0	0	-0.1	0.61	0.61
Ag Non-Hmstd	25	25	0	0.0	0	0	0	-4.2	1.19	1.14
ResHmstd: NewCon	0	39	39	0.0	0	0	0	0.0	0.00	1.25
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	20,905	21,182	277	1.3	280	281	2	0.6	1.34	1.33

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	182	185	3	1.8	County	42.16	39.44	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	59.53	58.51	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.21	15.98	27.84	30.62
(=) Taxable Tax Capacity	182	185	3	1.8	Special District	0.47	0.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	119.37	114.36	27.84	30.62

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	90,800	92,000	1.3	990	1,003	13	1.3	1.09	1.09
Res Hmstd:Avg Val	136,200	137,900	1.2	1,707	1,715	9	0.5	1.25	1.24
Res Hmstd: Hi Val	181,600	183,900	1.3	2,424	2,430	6	0.2	1.33	1.32
Res Hmstd: Ex-Hi Val	272,400	275,900	1.3	3,858	3,858	0	0.0	1.42	1.4
Comm/Ind: Lo Val	150,000	171,500	14.3	4,279	4,985	706	16.5	2.85	2.91
Comm/Ind: Med Val	300,000	342,900	14.3	9,846	11,215	1,369	13.9	3.28	3.27
Comm/Ind: Hi Val	1,000,000	1,143,200	14.3	35,822	40,302	4,480	12.5	3.58	3.53

Winona County

Elba city

<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	6,596	6,410	-186	-2.8	63	56	-7	-11.1	0.95	0.87
Res Non-Hm: exis	759	777	18	2.3	9	8	-1	-7.8	1.21	1.09
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	406	479	74	18.2	5	6	0	8.9	1.33	1.23
Com/Ind: Lo: exi	580	597	17	2.9	14	14	0	-2.3	2.48	2.36
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	60	60	0	0.3	2	2	0	-4.5	3.28	3.12
Ag HGA: Exist	187	182	-5	-2.7	2	1	0	-11.9	0.88	0.79
Ag Hmstd Land	318	345	27	8.5	1	1	0	3.8	0.37	0.35
Ag Non-Hmstd	686	770	84	12.2	7	8	0	5.8	1.07	1.01
ResHmstd: NewCon	0	19	19	0.0	0	0	0	0.0	0.00	0.87
All other NewCon	0	35	35	0.0	0	0	0	0.0	0.00	1.09
Total	9,592	9,674	82	0.9	104	97	-7	-6.5	1.08	1.00

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	85	85	1	0.8	County	42.17	39.43	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	44.13	43.76	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.44	17.46	9.07	6.19
(=) Taxable Tax Capacity	85	85	1	0.8	Special District	0.47	0.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	107.20	101.07	9.07	6.19

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	77,400	75,200	-2.8	575	503	-73	-12.7	0.74	0.67
Res Hmstd:Avg Val	116,000	112,700	-2.8	1,061	935	-127	-11.9	0.92	0.83
Res Hmstd: Hi Val	154,600	150,200	-2.8	1,547	1,371	-176	-11.4	1.00	0.91
Res Hmstd: Ex-Hi Val	232,000	225,400	-2.8	2,522	2,246	-276	-10.9	1.09	1

Winona County	Goodview city
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<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	169,465	169,449	-16	0.0	2,025	2,006	-19	-0.9	1.20	1.18
Res Non-Hm: exis	14,632	15,150	518	3.5	212	216	4	1.9	1.45	1.43
Apartments: exis	19,308	19,480	172	0.9	313	310	-3	-0.9	1.62	1.59
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	760	754	-6	-0.8	16	15	0	-2.7	2.08	2.03
Com/Ind: Lo: exi	14,881	14,966	85	0.6	398	393	-4	-1.1	2.67	2.63
Com/Ind Hi: exis	34,212	34,323	111	0.3	1,187	1,168	-19	-1.6	3.47	3.40
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,264	4,267	3	0.1	147	144	-3	-1.9	3.44	3.37
Ag HGA: Exist	98	97	-2	-1.6	1	1	0	-2.6	1.04	1.03
Ag Hmstd Land	129	129	0	0.0	0	0	0	-6.0	0.39	0.36
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	589	589	0.0	0	7	7	0.0	0.00	1.19
All other NewCon	0	1,424	1,424	0.0	0	27	27	0.0	0.00	1.89
Total	257,750	260,628	2,879	1.1	4,299	4,288	-11	-0.3	1.67	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	2,854	2,890	36	1.3	County	42.05	39.33	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	47.71	47.12	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.06	15.83	27.84	30.62
(=) Taxable Tax Capacity	2,854	2,890	36	1.3	Special District	0.47	0.43	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	107.30	102.71	27.84	30.62

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	106,000	106,000	0.0	1,135	1,129	-6	-0.6	1.07	1.06
Res Hmstd: Avg Val	159,000	159,000	0.0	1,903	1,884	-18	-1.0	1.2	1.19
Res Hmstd: Hi Val	211,900	211,900	0.0	2,669	2,639	-30	-1.1	1.26	1.25
Res Hmstd: Ex-Hi Val	317,900	317,900	0.0	4,203	4,150	-53	-1.3	1.32	1.31
Apartment	300,000	302,700	0.9	4,859	4,813	-45	-0.9	1.62	1.59
Comm/Ind: Lo Val	150,000	150,500	0.3	4,008	3,959	-49	-1.2	2.67	2.63
Comm/Ind: Med Val	300,000	301,000	0.3	9,212	9,078	-134	-1.5	3.07	3.02
Comm/Ind: Hi Val	1,000,000	1,003,300	0.3	33,499	32,967	-532	-1.6	3.35	3.29

Winona County	Lewiston city
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<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	51,795	55,590	3,795	7.3	722	716	-6	-0.9	1.39	1.29
Res Non-Hm: exis	3,809	4,158	350	9.2	68	68	0	0.0	1.79	1.64
Apartments: exis	3,091	3,109	19	0.6	64	58	-5	-8.6	2.06	1.87
Low-inc Apts: ex	267	267	0	0.0	3	3	0	-9.4	1.27	1.15
Seasnl Rec: exis	153	162	9	6.2	3	3	0	-0.5	2.17	2.03
Com/Ind: Lo: exi	5,365	5,243	-122	-2.3	173	157	-15	-9.0	3.22	3.00
Com/Ind Hi: exis	4,529	4,738	209	4.6	191	186	-4	-2.3	4.21	3.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,106	2,239	133	6.3	88	88	-1	-0.7	4.20	3.92
Ag HGA: Exist	77	90	13	16.8	1	1	0	14.8	1.12	1.10
Ag Hmstd Land	826	1,191	365	44.3	7	9	2	34.3	0.85	0.80
Ag Non-Hmstd	688	918	230	33.4	10	12	2	23.0	1.47	1.36
ResHmstd: NewCon	0	234	234	0.0	0	3	3	0.0	0.00	1.29
All other NewCon	0	256	256	0.0	0	8	8	0.0	0.00	3.30
Total	72,705	78,197	5,492	7.6	1,331	1,315	-16	-1.2	1.83	1.68

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	721	784	63	8.7	County	42.16	39.43	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	91.41	86.20	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.26	9.75	22.18	17.74
(=) Taxable Tax Capacity	721	784	63	8.7	Special District	0.47	0.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	147.30	135.80	22.18	17.74

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	84,000	90,200	7.4	986	989	3	0.3	1.17	1.1
Res Hmstd: Avg Val	125,900	135,100	7.3	1,752	1,734	-18	-1.1	1.39	1.28
Res Hmstd: Hi Val	167,800	180,100	7.3	2,518	2,480	-38	-1.5	1.50	1.38
Res Hmstd: Ex-Hi Val	251,700	270,100	7.3	4,051	3,972	-79	-2.0	1.61	1.47
Apartment	300,000	301,800	0.6	6,189	5,659	-531	-8.6	2.06	1.87
Comm/Ind: Lo Val	150,000	156,900	4.6	4,823	4,764	-59	-1.2	3.22	3.04
Comm/Ind: Med Val	300,000	313,900	4.6	11,143	10,942	-201	-1.8	3.71	3.49
Comm/Ind: Hi Val	1,000,000	1,046,300	4.6	40,635	39,758	-876	-2.2	4.06	3.8

Winona County	Minnesota City city
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<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	7,874	7,859	-14	-0.2	77	77	0	-0.6	0.98	0.98
Res Non-Hm: exis	982	1,056	74	7.5	12	13	1	5.1	1.24	1.21
Apartments: exis	321	321	0	0.0	4	4	0	-2.3	1.40	1.37
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	850	859	8	1.0	20	20	0	-1.0	2.40	2.36
Com/Ind Hi: exis	527	560	33	6.2	16	17	1	3.8	3.11	3.04
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	130	131	1	0.7	4	4	0	-1.7	3.11	3.04
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	84	84	0.0	0	1	1	0.0	0.00	0.98
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	10,684	10,870	186	1.7	135	136	1	0.9	1.26	1.25

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	102	105	3	2.5	County	42.17	39.43	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	29.36	28.65	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.21	15.98	27.84	30.62	
(=) Taxable Tax Capacity	102	105	3	2.5	Special District	0.74	0.66	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	89.48	84.72	27.84	30.62	

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	79,600	79,500	-0.1	665	662	-3	-0.4	0.84	0.83
Res Hmstd: Avg Val	119,300	119,100	-0.2	1,162	1,149	-13	-1.2	0.97	0.96
Res Hmstd: Hi Val	159,000	158,700	-0.2	1,660	1,636	-24	-1.5	1.04	1.03
Res Hmstd: Ex-Hi Val	238,600	238,200	-0.2	2,658	2,614	-44	-1.7	1.11	1.1
Apartment	300,000	300,000	0.0	4,190	4,096	-95	-2.3	1.4	1.37
Comm/Ind: Lo Val	150,000	159,300	6.2	3,607	3,820	213	5.9	2.40	2.4
Comm/Ind: Med Val	300,000	318,700	6.2	8,276	8,668	392	4.7	2.76	2.72
Comm/Ind: Hi Val	1,000,000	1,062,300	6.2	30,069	31,286	1,217	4.0	3.01	2.95

Winona County

Rollingstone city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	31,666	32,019	353	1.1	364	367	3	0.7	1.15	1.15
Res Non-Hm: exis	2,601	2,488	-113	-4.3	39	37	-2	-5.9	1.49	1.47
Apartments: exis	78	78	0	0.0	1	1	0	-1.6	1.59	1.56
Low-inc Apts: ex	382	382	0	0.0	4	4	0	-1.1	0.99	0.98
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,501	1,508	6	0.4	40	39	0	-1.1	2.63	2.59
Com/Ind Hi: exis	426	435	8	1.9	15	15	0	0.1	3.42	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	314	316	2	0.7	11	11	0	-1.2	3.42	3.36
Ag HGA: Exist	160	164	4	2.4	2	2	0	2.1	1.18	1.17
Ag Hmstd Land	169	208	39	22.8	1	1	0	27.7	0.38	0.39
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	212	212	0.0	0	2	2	0.0	0.00	1.15
All other NewCon	0	122	122	0.0	0	2	2	0.0	0.00	1.61
Total	37,298	37,931	633	1.7	475	480	4	0.9	1.27	1.26

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	337	344	7	1.9	County	41.96	39.24	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	45.10	44.83	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.93	15.71	27.84	30.62
(=) Taxable Tax Capacity	337	344	7	1.9	Special District	0.74	0.66	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	104.73	100.44	27.84	30.62

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	95,600	96,700	1.2	967	981	13	1.4	1.01	1.01
Res Hmstd: Avg Val	143,300	144,900	1.1	1,645	1,656	11	0.7	1.15	1.14
Res Hmstd: Hi Val	191,000	193,100	1.1	2,322	2,331	9	0.4	1.22	1.21
Res Hmstd: Ex-Hi Val	286,600	289,800	1.1	3,680	3,686	7	0.2	1.28	1.27
Apartment	300,000	300,000	0.0	4,763	4,685	-77	-1.6	1.59	1.56
Comm/Ind: Lo Val	150,000	152,900	1.9	3,950	3,988	38	1.0	2.63	2.61
Comm/Ind: Med Val	300,000	305,800	1.9	9,077	9,119	42	0.5	3.03	2.98
Comm/Ind: Hi Val	1,000,000	1,019,300	1.9	33,006	33,065	60	0.2	3.30	3.24

Winona County

St. Charles city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	153,518	152,974	-544	-0.4	1,496	1,367	-129	-8.7	0.97	0.89
Res Non-Hm: exis	17,251	18,146	895	5.2	217	209	-8	-3.7	1.26	1.15
Apartments: exis	9,704	9,781	76	0.8	136	126	-10	-7.1	1.40	1.29
Low-inc Apts: ex	1,390	1,390	0	0.0	12	11	-1	-8.2	0.85	0.78
Seasnl Rec: exis	1,294	1,297	3	0.2	20	18	-1	-6.8	1.51	1.41
Com/Ind: Lo: exi	12,806	12,780	-25	-0.2	313	296	-17	-5.5	2.45	2.32
Com/Ind Hi: exis	6,694	7,042	348	5.2	216	216	0	-0.1	3.23	3.07
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,657	2,476	-181	-6.8	86	76	-10	-11.5	3.23	3.07
Ag HGA: Exist	316	305	-10	-3.3	3	3	0	-11.6	0.98	0.90
Ag Hmstd Land	992	1,413	421	42.4	5	8	3	68.9	0.49	0.58
Ag Non-Hmstd	2,204	2,451	247	11.2	23	24	1	4.4	1.05	0.98
ResHmstd: NewCon	0	615	615	0.0	0	6	6	0.0	0.00	0.89
All other NewCon	0	880	880	0.0	0	19	19	0.0	0.00	2.13
Total	208,826	211,550	2,725	1.3	2,527	2,378	-148	-5.9	1.21	1.12

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,046	2,082	36	1.8	County	40.89	38.28	0.00	0.00
(-) TIF Tax Capacity	39	37	-2	-5.5	City/Town	41.40	40.63	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.25	17.28	9.07	6.19
(=) Taxable Tax Capacity	2,007	2,045	38	1.9	Special District	2.16	2.06	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	104.70	98.25	9.07	6.19

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,800	99,400	-0.4	840	760	-79	-9.5	0.84	0.76	
Res Hmstd:Avg Val	149,700	149,200	-0.3	1,454	1,324	-130	-8.9	0.97	0.89	
Res Hmstd: Hi Val	199,500	198,800	-0.4	2,068	1,886	-182	-8.8	1.04	0.95	
Res Hmstd: Ex-Hi Val	299,300	298,200	-0.4	3,297	3,012	-285	-8.6	1.10	1.01	
Apartment	300,000	302,400	0.8	4,198	3,901	-297	-7.1	1.4	1.29	
Comm/Ind: Lo Val	150,000	157,800	5.2	3,668	3,714	46	1.3	2.45	2.35	
Comm/Ind: Med Val	300,000	315,600	5.2	8,513	8,555	42	0.5	2.84	2.71	
Comm/Ind: Hi Val	1,000,000	1,052,000	5.2	31,122	31,147	25	0.1	3.11	2.96	

Winona County	Stockton city
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<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	29,756	30,043	288	1.0	308	309	1	0.3	1.04	1.03
Res Non-Hm: exis	3,782	3,670	-112	-3.0	49	46	-3	-5.6	1.29	1.26
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	639	639	0	-0.1	15	15	0	-1.8	2.40	2.36
Com/Ind Hi: exis	1,146	1,178	32	2.8	36	36	0	0.6	3.11	3.05
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	324	343	19	6.0	10	10	0	3.8	3.11	3.05
Ag HGA: Exist	195	196	1	0.5	2	2	0	0.3	0.91	0.91
Ag Hmstd Land	786	1,175	390	49.6	2	4	2	68.2	0.30	0.33
Ag Non-Hmstd	168	3	-165	-98.0	2	0	-1	-98.1	0.89	0.85
ResHmstd: NewCon	0	41	41	0.0	0	0	0	0.0	0.00	1.03
All other NewCon	0	120	120	0.0	0	1	1	0.0	0.00	1.23
Total	36,795	37,409	613	1.7	424	424	1	0.2	1.15	1.13

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	341	346	5	1.5	County	42.16	39.43	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	29.34	28.91	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.21	15.98	27.84	30.62
(=) Taxable Tax Capacity	341	346	5	1.5	Special District	0.74	0.66	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	89.45	84.98	27.84	30.62

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	99,700	100,700	1.0	916	925	8	0.9	0.92	0.92
Res Hmstd:Avg Val	149,500	150,900	0.9	1,541	1,543	3	0.2	1.03	1.02
Res Hmstd: Hi Val	199,300	201,200	1.0	2,165	2,163	-1	-0.1	1.09	1.08
Res Hmstd: Ex-Hi Val	299,000	301,900	1.0	3,414	3,405	-10	-0.3	1.14	1.13
Comm/Ind: Lo Val	150,000	154,200	2.8	3,606	3,671	65	1.8	2.40	2.38
Comm/Ind: Med Val	300,000	308,400	2.8	8,275	8,369	94	1.1	2.76	2.71
Comm/Ind: Hi Val	1,000,000	1,028,100	2.8	30,062	30,299	236	0.8	3.01	2.95

Winona County

Utica city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	9,817	9,361	-456	-4.6	86	74	-12	-13.4	0.87	0.79
Res Non-Hm: exis	1,158	1,442	284	24.5	14	15	2	12.9	1.18	1.07
Apartments: exis	112	112	0	0.0	2	1	0	-7.6	1.34	1.24
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	1,402	1,444	42	3.0	33	33	-1	-2.2	2.38	2.26
Com/Ind Hi: exis	238	240	2	1.0	7	7	0	-3.9	3.14	2.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	656	634	-22	-3.4	21	19	-2	-8.0	3.13	2.98
Ag HGA: Exist	460	446	-14	-3.0	4	4	-1	-11.8	0.94	0.85
Ag Hmstd Land	1,788	2,475	687	38.4	8	11	3	32.9	0.46	0.44
Ag Non-Hmstd	864	1,108	244	28.2	9	10	2	20.7	1.00	0.94
ResHmstd: NewCon	0	92	92	0.0	0	1	1	0.0	0.00	0.79
All other NewCon	0	34	34	0.0	0	1	1	0.0	0.00	1.89
Total	16,495	17,388	893	5.4	183	176	-7	-3.9	1.11	1.01

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	151	157	6	3.8	County	42.16	39.43	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	37.08	36.98	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.44	17.46	9.07	6.19
(=) Taxable Tax Capacity	151	157	6	3.8	Special District	0.47	0.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	100.15	94.29	9.07	6.19

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	77,000	73,400		-4.7	537	461	-77	-14.3	0.7	0.63
Res Hmstd: Avg Val	115,500	110,100		-4.7	993	849	-144	-14.5	0.86	0.77
Res Hmstd: Hi Val	154,000	146,800		-4.7	1,448	1,248	-199	-13.8	0.94	0.85
Res Hmstd: Ex-Hi Val	231,000	220,300		-4.6	2,358	2,049	-309	-13.1	1.02	0.93
Apartment	300,000	300,000		0.0	4,028	3,722	-306	-7.6	1.34	1.24
Comm/Ind: Lo Val	150,000	151,400		0.9	3,565	3,427	-138	-3.9	2.38	2.26
Comm/Ind: Med Val	300,000	302,900		1.0	8,274	7,956	-318	-3.8	2.76	2.63
Comm/Ind: Hi Val	1,000,000	1,009,600		1.0	30,246	29,077	-1,168	-3.9	3.02	2.88

Winona County

Winona city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	890,983	876,417	-14,566	-1.6	9,605	9,352	-254	-2.6	1.08	1.07
Res Non-Hm: exis	144,668	146,738	2,070	1.4	1,927	1,918	-8	-0.4	1.33	1.31
Apartments: exis	96,183	95,903	-280	-0.3	1,430	1,397	-33	-2.3	1.49	1.46
Low-inc Apts: ex	13,447	12,889	-558	-4.2	126	119	-7	-5.6	0.93	0.92
Seasnl Rec: exis	2,944	2,909	-35	-1.2	52	51	-1	-2.9	1.77	1.74
Com/Ind: Lo: exi	75,670	75,636	-34	0.0	1,901	1,866	-35	-1.8	2.51	2.47
Com/Ind Hi: exis	262,745	266,642	3,897	1.5	8,331	8,274	-57	-0.7	3.17	3.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	19,917	19,945	28	0.1	647	634	-13	-2.0	3.25	3.18
Ag HGA: Exist	2,420	2,447	27	1.1	29	29	0	-0.1	1.18	1.17
Ag Hmstd Land	3,097	3,466	369	11.9	12	14	2	13.4	0.40	0.40
Ag Non-Hmstd	3,610	3,932	322	8.9	35	36	1	3.7	0.97	0.92
ResHmstd: NewCon	0	2,966	2,966	0.0	0	32	32	0.0	0.00	1.07
All other NewCon	0	9,428	9,428	0.0	0	188	188	0.0	0.00	2.00
Total	1,515,685	1,519,318	3,633	0.2	24,095	23,909	-186	-0.8	1.59	1.57

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	17,016	17,148	133	0.8	County	40.85	38.24	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.37	34.79	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.02	15.81	27.84	30.62
(=) Taxable Tax Capacity	17,016	17,148	133	0.8	Special District	3.44	3.18	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	96.67	92.02	27.84	30.62

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	93,600	92,100	-1.6	887	863	-24	-2.7	0.95	0.94	
Res Hmstd:Avg Val	140,300	138,000	-1.6	1,509	1,464	-45	-3.0	1.08	1.06	
Res Hmstd: Hi Val	187,100	184,000	-1.7	2,132	2,066	-66	-3.1	1.14	1.12	
Res Hmstd: Ex-Hi Val	280,700	276,100	-1.6	3,379	3,272	-107	-3.2	1.20	1.19	
Apartment	300,000	299,100	-0.3	4,460	4,356	-104	-2.3	1.49	1.46	
Comm/Ind: Lo Val	150,000	152,200	1.5	3,769	3,771	3	0.1	2.51	2.48	
Comm/Ind: Med Val	300,000	304,400	1.5	8,654	8,623	-31	-0.4	2.88	2.83	
Comm/Ind: Hi Val	1,000,000	1,014,800	1.5	31,454	31,268	-186	-0.6	3.15	3.08	

Winona County

Minneiska city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,443	3,484	42	1.2	31	31	0	0.8	0.89	0.89
Res Non-Hm: exis	485	492	7	1.4	5	5	0	0.0	1.03	1.02
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	31	25	-6	-18.9	0	0	0	-22.7	0.82	0.78
Com/Ind: Lo: exi	264	269	4	1.7	6	6	0	0.0	2.16	2.12
Com/Ind Hi: exis	71	84	13	18.7	2	2	0	16.3	2.78	2.73
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	23	23	0	0.4	1	1	0	-1.6	2.78	2.73
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	31	33	2	5.1	0	0	0	-0.7	0.73	0.69
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	4,348	4,410	62	1.4	44	45	0	1.1	1.02	1.02

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	40	41	1	2.0	County	42.18	39.42	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	13.18	13.21	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	17.21	15.98	27.84	30.62
(=) Taxable Tax Capacity	40	41	1	2.0	Special District	0.47	0.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	73.04	69.04	27.84	30.62

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	95,700	96,900	1.3	756	769	13	1.7	0.79	0.79
Res Hmstd: Avg Val	143,400	145,100	1.2	1,269	1,279	10	0.8	0.88	0.88
Res Hmstd: Hi Val	191,200	193,500	1.2	1,782	1,792	9	0.5	0.93	0.93
Res Hmstd: Ex-Hi Val	286,900	290,400	1.2	2,811	2,818	7	0.2	0.98	0.97
Comm/Ind: Lo Val	150,000	178,000	18.7	3,237	3,948	711	22.0	2.16	2.22
Comm/Ind: Med Val	300,000	356,100	18.7	7,414	8,807	1,393	18.8	2.47	2.47
Comm/Ind: Hi Val	1,000,000	1,187,000	18.7	26,905	31,474	4,570	17.0	2.69	2.65

Winona County

La Crescent city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	2,565	2,774	209	8.1	35	36	1	3.5	1.35	1.29
Res Non-Hm: exis	3,656	3,497	-159	-4.3	62	57	-5	-7.8	1.69	1.63
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag HGA: 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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	393	393	0.0	0	5	5	0.0	0.00	1.29
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	6,222	6,665	443	7.1	96	98	1	1.5	1.55	1.47

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	69	73	4	5.9	County	41.06	38.41	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	61.37	61.15	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.86	21.54	15.71	12.68
(=) Taxable Tax Capacity	69	73	4	5.9	Special District	0.47	0.42	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	124.76	121.51	15.71	12.68

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	181,100	195,900	8.2	2,282	2,391	108	4.7	1.26	1.22
Res Hmstd:Avg Val	271,500	293,600	8.1	3,654	3,808	155	4.2	1.35	1.3
Res Hmstd: Hi Val	362,000	391,500	8.1	5,027	5,229	203	4.0	1.39	1.34
Res Hmstd: Ex-Hi Val	543,100	587,300	8.1	7,763	8,146	383	4.9	1.43	1.39

Wright County

Albertville city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	312,428	335,289	22,861	7.3	4,639	4,728	89	1.9	1.48	1.41
Res Non-Hm: exis	31,407	36,539	5,132	16.3	554	600	46	8.3	1.76	1.64
Apartments: exis	5,622	6,035	412	7.3	118	118	0	-0.1	2.11	1.96
Low-inc Apts: ex	9,625	10,310	686	7.1	124	123	-1	-0.7	1.29	1.20
Seasnl Rec: exis	1,053	1,053	0	0.0	22	21	-2	-6.9	2.11	1.96
Com/Ind: Lo: exi	16,706	16,720	15	0.1	541	519	-22	-4.1	3.24	3.10
Com/Ind Hi: exis	130,922	129,817	-1,105	-0.8	5,509	5,308	-201	-3.6	4.21	4.09
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	5,891	5,853	-38	-0.6	249	238	-11	-4.4	4.22	4.06
Ag HGA: Exist	327	233	-94	-28.7	4	3	-1	-31.8	1.32	1.26
Ag Hmstd Land	722	548	-174	-24.1	5	3	-1	-26.1	0.63	0.62
Ag Non-Hmstd	2,982	5,257	2,275	76.3	45	76	31	68.4	1.52	1.45
ResHmstd: NewCon	0	2,269	2,269	0.0	0	32	32	0.0	0.00	1.41
All other NewCon	0	540	540	0.0	0	10	10	0.0	0.00	1.90
Total	517,685	550,463	32,779	6.3	11,811	11,781	-30	-0.3	2.28	2.14

Tax Base

Tax Rates

	Market Value				Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Base	Alter	Base	Alter
Total Tax Capacity	6,172	6,516	344	5.6	County	44.25	43.28	0.00	0.00	
(-) TIF Tax Capacity	22	23	2	7.2	City/Town	52.12	50.83	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	54.51	51.30	18.37	14.10	
(=) Taxable Tax Capacity	6,150	6,492	343	5.6	Special District	0.00	0.00	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	150.87	145.40	18.37	14.10	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	105,100	112,800	7.3	1,360	1,405	46	3.4	1.29	1.25
Res Hmstd:Avg Val	157,600	169,100	7.3	2,319	2,377	58	2.5	1.47	1.41
Res Hmstd: Hi Val	210,000	225,400	7.3	3,277	3,349	71	2.2	1.56	1.49
Res Hmstd: Ex-Hi Val	315,100	338,200	7.3	5,199	5,296	97	1.9	1.65	1.57
Apartment	300,000	322,000	7.3	6,209	6,307	98	1.6	2.07	1.96
Comm/Ind: Lo Val	150,000	148,700	-0.9	4,846	4,614	-232	-4.8	3.23	3.10
Comm/Ind: Med Val	300,000	297,500	-0.8	11,216	10,687	-529	-4.7	3.74	3.59
Comm/Ind: Hi Val	1,000,000	991,600	-0.8	40,941	39,077	-1,864	-4.6	4.09	3.94

Wright County	Annandale city
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<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	108,462	108,601	139	0.1	1,445	1,405	-40	-2.8	1.33	1.29
Res Non-Hm: exis	17,064	18,045	981	5.8	298	303	5	1.7	1.74	1.68
Apartments: exis	3,133	3,420	287	9.2	61	65	4	5.9	1.96	1.90
Low-inc Apts: ex	6,137	6,376	240	3.9	74	74	0	0.6	1.20	1.16
Seasnl Rec: exis	3,954	3,956	2	0.1	68	67	-2	-2.2	1.73	1.69
Com/Ind: Lo: exi	15,165	14,724	-441	-2.9	470	446	-24	-5.1	3.10	3.03
Com/Ind Hi: exis	18,360	18,960	600	3.3	748	756	8	1.1	4.08	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,585	2,658	73	2.8	105	105	1	0.7	4.05	3.97
Ag HGA: Exist	412	245	-167	-40.6	6	3	-2	-44.5	1.34	1.25
Ag Hmstd Land	598	526	-72	-12.0	3	3	0	-7.9	0.54	0.56
Ag Non-Hmstd	818	891	73	8.9	12	12	1	6.6	1.43	1.40
ResHmstd: NewCon	0	283	283	0.0	0	4	4	0.0	0.00	1.30
All other NewCon	0	1,599	1,599	0.0	0	53	53	0.0	0.00	3.34
Total	176,686	180,283	3,597	2.0	3,290	3,297	7	0.2	1.86	1.83

<i>Tax Base</i>	Tax Rates				Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,857	1,914	57	3.0	County	44.17	43.20	0.00	0.00
(-) TIF Tax Capacity	79	79	1	0.9	City/Town	73.13	71.45	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.70	23.30	17.29	15.17
(=) Taxable Tax Capacity	<u>1,779</u>	<u>1,834</u>	<u>56</u>	<u>3.1</u>	Special District	<u>1.87</u>	<u>1.88</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	142.87	139.83	17.29	15.17

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	88,700	88,800	0.1	1,003	967	-35	-3.5	1.13	1.09
Res Hmstd: Avg Val	132,900	133,100	0.2	1,767	1,710	-58	-3.3	1.33	1.28
Res Hmstd: Hi Val	177,200	177,400	0.1	2,534	2,452	-82	-3.2	1.43	1.38
Res Hmstd: Ex-Hi Val	265,900	266,200	0.1	4,069	3,940	-128	-3.2	1.53	1.48
Apartment	300,000	327,500	9.2	5,876	6,221	345	5.9	1.96	1.9
Comm/Ind: Lo Val	150,000	154,900	3.3	4,650	4,740	91	1.9	3.1	3.06
Comm/Ind: Med Val	300,000	309,800	3.3	10,763	10,920	157	1.5	3.59	3.52
Comm/Ind: Hi Val	1,000,000	1,032,700	3.3	39,293	39,759	467	1.2	3.93	3.85

Wright County

Buffalo city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	623,892	640,876	16,984	2.7	8,258	8,217	-41	-0.5	1.32	1.28
Res Non-Hm: exis	87,123	89,710	2,587	3.0	1,403	1,373	-31	-2.2	1.61	1.53
Apartments: exis	34,298	36,550	2,251	6.6	638	651	13	2.1	1.86	1.78
Low-inc Apts: ex	13,400	14,400	1,000	7.5	153	158	5	3.0	1.14	1.09
Seasnl Rec: exis	14,988	19,802	4,814	32.1	242	306	63	26.1	1.62	1.54
Com/Ind: Lo: exi	35,629	35,839	210	0.6	1,063	1,034	-29	-2.7	2.98	2.89
Com/Ind Hi: exis	139,102	137,187	-1,914	-1.4	5,453	5,200	-253	-4.6	3.92	3.79
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	4,902	4,928	26	0.5	192	187	-5	-2.8	3.92	3.79
Ag HGA: Exist	642	644	2	0.2	10	9	0	-3.9	1.49	1.43
Ag Hmstd Land	114	155	41	35.5	0	1	0	55.0	0.38	0.43
Ag Non-Hmstd	2,353	2,169	-184	-7.8	32	28	-4	-12.1	1.35	1.29
ResHmstd: NewCon	0	4,665	4,665	0.0	0	60	60	0.0	0.00	1.28
All other NewCon	0	875	875	0.0	0	22	22	0.0	0.00	2.53
Total	956,443	987,800	31,357	3.3	17,445	17,245	-200	-1.1	1.82	1.75

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	10,384	10,709	325	3.1	County	44.93	43.61	0.00	0.00
(-) TIF Tax Capacity	107	61	-45	-42.3	City/Town	51.83	49.78	3.47	3.41
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.90	33.81	13.58	13.65
(=) Taxable Tax Capacity	10,277	10,647	370	3.6	Special District	1.56	1.72	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	135.21	128.92	17.05	17.06

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,900	107,800		2.8	1,221	1,219	-3	-0.2	1.16	1.13
Res Hmstd: Avg Val	157,300	161,600		2.7	2,083	2,066	-17	-0.8	1.32	1.28
Res Hmstd: Hi Val	209,700	215,400		2.7	2,945	2,914	-30	-1.0	1.40	1.35
Res Hmstd: Ex-Hi Val	314,600	323,200		2.7	4,670	4,613	-57	-1.2	1.48	1.43
Apartment	300,000	319,700		6.6	5,582	5,697	115	2.1	1.86	1.78
Comm/Ind: Lo Val	150,000	147,900		-1.4	4,474	4,267	-207	-4.6	2.98	2.89
Comm/Ind: Med Val	300,000	295,900		-1.4	10,354	9,858	-496	-4.8	3.45	3.33
Comm/Ind: Hi Val	1,000,000	986,200		-1.4	37,794	36,021	-1,773	-4.7	3.78	3.65

Wright County

Cokato city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	68,883	71,673	2,790	4.1	849	831	-18	-2.1	1.23	1.16
Res Non-Hm: exis	12,815	12,536	-279	-2.2	211	194	-17	-8.3	1.65	1.54
Apartments: exis	3,993	4,275	282	7.1	77	78	0	0.2	1.94	1.81
Low-inc Apts: ex	4,961	5,316	355	7.2	59	59	0	0.0	1.18	1.11
Seasnl Rec: exis	201	208	8	3.8	3	3	0	-2.6	1.71	1.61
Com/Ind: Lo: exi	12,706	12,581	-125	-1.0	392	369	-22	-5.7	3.08	2.94
Com/Ind Hi: exis	19,674	19,132	-542	-2.8	800	742	-58	-7.3	4.07	3.88
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,922	1,732	-190	-9.9	78	67	-11	-14.1	4.05	3.86
Ag HGA: Exist	122	123	1	0.8	2	1	0	-5.9	1.27	1.19
Ag Hmstd Land	55	64	8	14.8	0	0	0	3.8	0.42	0.38
Ag Non-Hmstd	559	663	104	18.7	8	9	1	12.1	1.44	1.36
ResHmstd: NewCon	0	97	97	0.0	0	1	1	0.0	0.00	1.16
All other NewCon	0	81	81	0.0	0	2	2	0.0	0.00	2.46
Total	125,892	128,482	2,589	2.1	2,479	2,356	-123	-5.0	1.97	1.83

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	1,376	1,395	18	1.3	County	44.25	43.29	0.00	0.00
(-) TIF Tax Capacity	18	19	0	1.9	City/Town	80.18	74.61	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.85	18.41	13.56	11.05
(=) Taxable Tax Capacity	1,358	1,376	18	1.3	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	144.28	136.31	13.56	11.05

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	74,100	77,100		4.0	742	723	-19	-2.5	1.00	0.94
Res Hmstd: Avg Val	111,100	115,600		4.1	1,361	1,338	-23	-1.7	1.22	1.16
Res Hmstd: Hi Val	148,100	154,100		4.1	1,993	1,952	-40	-2.0	1.35	1.27
Res Hmstd: Ex-Hi Val	222,200	231,200		4.1	3,258	3,183	-75	-2.3	1.47	1.38
Apartment	300,000	321,200		7.1	5,817	5,828	10	0.2	1.94	1.81
Comm/Ind: Lo Val	150,000	145,900		-2.7	4,626	4,283	-342	-7.4	3.08	2.94
Comm/Ind: Med Val	300,000	291,700		-2.8	10,725	9,899	-827	-7.7	3.58	3.39
Comm/Ind: Hi Val	1,000,000	972,400		-2.8	39,190	36,294	-2,896	-7.4	3.92	3.73

Wright County

Delano city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	296,561	293,581	-2,980	-1.0	3,877	3,764	-113	-2.9	1.31	1.28
Res Non-Hm: exis	36,693	32,143	-4,550	-12.4	562	477	-85	-15.2	1.53	1.48
Apartments: exis	12,047	12,891	844	7.0	210	223	12	5.8	1.75	1.73
Low-inc Apts: ex	3,845	4,148	303	7.9	41	44	3	6.2	1.08	1.06
Seasnl Rec: exis	491	491	0	0.0	12	12	0	-0.5	2.39	2.38
Com/Ind: Lo: exi	17,904	17,152	-752	-4.2	509	484	-25	-4.9	2.84	2.82
Com/Ind Hi: exis	63,141	63,514	373	0.6	2,355	2,357	2	0.1	3.73	3.71
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,774	1,788	14	0.8	64	64	0	0.3	3.61	3.59
Ag HGA: Exist	280	261	-19	-6.8	3	3	0	-10.4	1.21	1.17
Ag Hmstd Land	890	1,086	197	22.1	5	6	1	21.0	0.56	0.56
Ag Non-Hmstd	2,105	1,826	-279	-13.3	26	23	-3	-12.7	1.25	1.26
ResHmstd: NewCon	0	4,259	4,259	0.0	0	55	55	0.0	0.00	1.28
All other NewCon	0	2,757	2,757	0.0	0	89	89	0.0	0.00	3.22
Total	435,729	435,897	168	0.0	7,665	7,600	-65	-0.9	1.76	1.74

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	4,841	4,846	6	0.1	County	44.25	43.28	0.00	0.00
(-) TIF Tax Capacity	153	158	5	3.3	City/Town	56.53	56.52	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	24.26	25.98	18.38	15.43
(=) Taxable Tax Capacity	4,688	4,688	1	0.0	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	125.04	125.78	18.38	15.43

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	129,800	128,500	-1.0	1,542	1,492	-50	-3.3	1.19	1.16
Res Hmstd:Avg Val	194,600	192,600	-1.0	2,544	2,469	-75	-2.9	1.31	1.28
Res Hmstd: Hi Val	259,300	256,700	-1.0	3,545	3,447	-98	-2.8	1.37	1.34
Res Hmstd: Ex-Hi Val	389,100	385,200	-1.0	5,553	5,407	-145	-2.6	1.43	1.40
Apartment	300,000	321,000	7.0	5,240	5,542	302	5.8	1.75	1.73
Comm/Ind: Lo Val	150,000	150,900	0.6	4,265	4,266	1	0.0	2.84	2.83
Comm/Ind: Med Val	300,000	301,800	0.6	9,860	9,866	7	0.1	3.29	3.27
Comm/Ind: Hi Val	1,000,000	1,005,900	0.6	35,968	35,996	28	0.1	3.6	3.58

Wright County	Howard Lake city
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<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	61,690	61,463	-227	-0.4	841	913	72	8.6	1.36	1.49
Res Non-Hm: exis	11,575	11,072	-504	-4.4	210	220	9	4.5	1.82	1.99
Apartments: exis	3,453	3,669	216	6.3	72	84	12	16.3	2.08	2.28
Low-inc Apts: ex	2,859	3,033	173	6.1	36	42	6	15.8	1.27	1.39
Seasnl Rec: exis	4,345	4,370	25	0.6	70	77	7	10.1	1.61	1.76
Com/Ind: Lo: exi	7,548	7,513	-35	-0.5	245	262	16	6.7	3.25	3.49
Com/Ind Hi: exis	13,530	12,239	-1,291	-9.5	580	563	-17	-2.9	4.29	4.60
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,275	2,254	-21	-0.9	97	103	6	6.3	4.26	4.57
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	286	343	57	20.0	2	3	1	32.5	0.77	0.85
Ag Non-Hmstd	58	64	6	11.1	1	1	0	22.6	1.55	1.71
ResHmstd: NewCon	0	104	104	0.0	0	2	2	0.0	0.00	1.49
All other NewCon	0	111	111	0.0	0	5	5	0.0	0.00	4.16
Total	107,619	106,235	-1,384	-1.3	2,155	2,274	119	5.5	2.00	2.14

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	1,147	1,120	-26	-2.3	County	44.23	43.27	0.00	0.00	
(-) TIF Tax Capacity	196	174	-22	-11.3	City/Town	74.68	75.67	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.78	51.85	14.82	14.36	
(=) Taxable Tax Capacity	950	946	-4	-0.4	Special District	0.00	0.00	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	154.69	170.78	14.82	14.36	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	79,400	79,100	-0.4	880	950	70	7.9	1.11	1.20
Res Hmstd: Avg Val	119,000	118,600	-0.3	1,607	1,742	135	8.4	1.35	1.47
Res Hmstd: Hi Val	158,600	158,000	-0.4	2,333	2,532	199	8.5	1.47	1.60
Res Hmstd: Ex-Hi Val	238,000	237,100	-0.4	3,790	4,118	328	8.7	1.59	1.74
Apartment	300,000	318,800	6.3	6,246	7,263	1,018	16.3	2.08	2.28
Comm/Ind: Lo Val	150,000	135,700	-9.5	4,879	4,731	-148	-3.0	3.25	3.49
Comm/Ind: Med Val	300,000	271,400	-9.5	11,310	10,814	-496	-4.4	3.77	3.98
Comm/Ind: Hi Val	1,000,000	904,600	-9.5	41,321	39,943	-1,378	-3.3	4.13	4.42

Wright County	Maple Lake city
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<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	69,682	68,873	-808	-1.2	893	851	-43	-4.8	1.28	1.23
Res Non-Hm: exis	11,492	11,077	-415	-3.6	189	176	-13	-6.8	1.65	1.59
Apartments: exis	2,717	2,908	191	7.0	52	55	2	4.4	1.93	1.88
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,429	985	-444	-31.1	34	22	-12	-35.1	2.40	2.26
Com/Ind: Lo: exi	10,356	10,525	169	1.6	317	316	0	-0.1	3.06	3.01
Com/Ind Hi: exis	20,697	20,918	221	1.1	831	828	-3	-0.4	4.02	3.96
Publ U: Elec Gen	2,264	2,390	126	5.5	67	70	2	3.7	2.97	2.92
Publ U: Other	4,335	4,528	193	4.5	171	176	5	3.1	3.93	3.88
Ag HGA: Exist	377	363	-13	-3.6	5	5	0	-7.4	1.43	1.37
Ag Hmstd Land	1,393	1,340	-54	-3.8	12	10	-2	-15.1	0.84	0.74
Ag Non-Hmstd	1,179	1,263	85	7.2	16	18	1	6.7	1.39	1.39
ResHmstd: NewCon	0	464	464	0.0	0	6	6	0.0	0.00	1.24
All other NewCon	0	134	134	0.0	0	4	4	0.0	0.00	2.67
Total	125,919	125,768	-151	-0.1	2,588	2,535	-52	-2.0	2.06	2.02

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	1,447	1,449	2	0.2	County	44.25	43.28	0.00	0.00	
(-) TIF Tax Capacity	37	0	-37	-100.0	City/Town	56.27	57.31	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	38.74	38.11	18.55	14.45	
(=) Taxable Tax Capacity	1,410	1,449	39	2.8	Special District	0.00	0.00	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	139.26	138.70	18.55	14.45	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	81,400	80,500	-1.1	868	817	-51	-5.9	1.07	1.01
Res Hmstd: Avg Val	122,000	120,600	-1.1	1,560	1,481	-79	-5.0	1.28	1.23
Res Hmstd: Hi Val	162,600	160,700	-1.2	2,251	2,145	-106	-4.7	1.38	1.33
Res Hmstd: Ex-Hi Val	244,000	241,200	-1.1	3,638	3,478	-159	-4.4	1.49	1.44
Apartment	300,000	321,100	7.0	5,779	6,031	252	4.4	1.93	1.88
Comm/Ind: Lo Val	150,000	151,600	1.1	4,588	4,572	-16	-0.3	3.06	3.02
Comm/Ind: Med Val	300,000	303,200	1.1	10,612	10,574	-37	-0.3	3.54	3.49
Comm/Ind: Hi Val	1,000,000	1,010,700	1.1	38,723	38,588	-136	-0.4	3.87	3.82

Wright County

Monticello city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	420,016	434,813	14,798	3.5	4,771	4,992	221	4.6	1.14	1.15
Res Non-Hm: exis	68,385	70,756	2,370	3.5	968	1,003	36	3.7	1.41	1.42
Apartments: exis	28,169	29,501	1,332	4.7	458	483	25	5.5	1.63	1.64
Low-inc Apts: ex	9,647	10,943	1,296	13.4	97	111	14	14.0	1.01	1.01
Seasnl Rec: exis	2,398	2,394	-4	-0.2	43	43	0	0.6	1.79	1.80
Com/Ind: Lo: exi	38,129	37,715	-414	-1.1	1,027	1,022	-5	-0.5	2.69	2.71
Com/Ind Hi: exis	213,107	208,730	-4,376	-2.1	7,503	7,407	-96	-1.3	3.52	3.55
Publ U: Elec Gen	367,651	337,349	-30,302	-8.2	9,101	8,460	-642	-7.1	2.48	2.51
Publ U: Other	129,698	129,191	-506	-0.4	4,565	4,583	18	0.4	3.52	3.55
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	205	205	0.0	0	1	1	0.0	0.00	0.58
Ag Non-Hmstd	19,677	16,358	-3,319	-16.9	223	190	-33	-15.0	1.13	1.16
ResHmstd: NewCon	0	2,733	2,733	0.0	0	31	31	0.0	0.00	1.15
All other NewCon	0	1,828	1,828	0.0	0	55	55	0.0	0.00	3.03
Total	1,296,875	1,282,517	-14,358	-1.1	28,755	28,381	-374	-1.3	2.22	2.21

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	19,594	19,116	-478	-2.4	County	44.25	43.28	0.00	0.00
(-) TIF Tax Capacity	885	790	-95	-10.7	City/Town	42.23	44.47	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	26.19	28.12	21.00	19.02
(=) Taxable Tax Capacity	18,709	18,326	-383	-2.0	Special District	0.61	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	113.28	115.87	21.00	19.02

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	91,000	94,200	3.5	893	937	45	5.0	0.98	1
Res Hmstd: Avg Val	136,400	141,200	3.5	1,549	1,620	72	4.6	1.14	1.15
Res Hmstd: Hi Val	181,800	188,200	3.5	2,205	2,303	99	4.5	1.21	1.22
Res Hmstd: Ex-Hi Val	272,800	282,400	3.5	3,519	3,672	153	4.4	1.29	1.30
Apartment	300,000	314,200	4.7	4,878	5,149	271	5.6	1.63	1.64
Comm/Ind: Lo Val	150,000	146,900	-2.1	4,040	3,980	-60	-1.5	2.69	2.71
Comm/Ind: Med Val	300,000	293,800	-2.1	9,321	9,167	-154	-1.7	3.11	3.12
Comm/Ind: Hi Val	1,000,000	979,500	-2.1	33,966	33,501	-466	-1.4	3.4	3.42

Wright County	Montrose city
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<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	108,329	117,688	9,359	8.6	1,386	1,454	68	4.9	1.28	1.24
Res Non-Hm: exis	17,279	18,212	933	5.4	296	290	-7	-2.2	1.72	1.59
Apartments: exis	2,061	2,099	38	1.9	41	39	-2	-4.7	1.97	1.85
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	4,405	4,380	-26	-0.6	138	130	-8	-5.5	3.12	2.97
Com/Ind Hi: exis	7,769	8,005	236	3.0	320	313	-7	-2.1	4.12	3.91
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,367	1,377	10	0.8	56	54	-2	-4.3	4.12	3.91
Ag HGA: Exist	474	457	-17	-3.7	7	6	-1	-10.5	1.39	1.29
Ag Hmstd Land	1,133	1,292	159	14.1	8	8	0	6.3	0.67	0.63
Ag Non-Hmstd	3,983	3,910	-73	-1.8	59	54	-5	-8.6	1.47	1.37
ResHmstd: NewCon	0	2,266	2,266	0.0	0	28	28	0.0	0.00	1.24
All other NewCon	0	23	23	0.0	0	0	0	0.0	0.00	1.57
Total	146,801	159,710	12,909	8.8	2,310	2,375	65	2.8	1.57	1.49

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	1,353	1,486	134	9.9	County	44.19	43.22	0.00	0.00	
(-) TIF Tax Capacity	4	0	-4	-100.0	City/Town	66.04	59.93	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	36.76	33.68	13.58	13.65	
(=) Taxable Tax Capacity	1,349	1,486	137	10.2	Special District	0.00	0.00	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	146.99	136.83	13.58	13.65	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	78,700	85,500	8.6	820	882	62	7.5	1.04	1.03
Res Hmstd: Avg Val	117,900	128,100	8.7	1,502	1,576	74	4.9	1.27	1.23
Res Hmstd: Hi Val	157,200	170,800	8.7	2,185	2,271	86	3.9	1.39	1.33
Res Hmstd: Ex-Hi Val	235,900	256,300	8.6	3,552	3,663	110	3.1	1.51	1.43
Apartment	300,000	305,600	1.9	5,919	5,644	-276	-4.7	1.97	1.85
Comm/Ind: Lo Val	150,000	154,600	3.1	4,687	4,635	-52	-1.1	3.12	3
Comm/Ind: Med Val	300,000	309,100	3.0	10,868	10,682	-186	-1.7	3.62	3.46
Comm/Ind: Hi Val	1,000,000	1,030,300	3.0	39,714	38,911	-803	-2.0	3.97	3.78

Wright County

St. Michael city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	897,081	953,795	56,713	6.3	13,236	13,120	-116	-0.9	1.48	1.38
Res Non-Hm: exis	75,931	82,026	6,095	8.0	1,280	1,268	-11	-0.9	1.69	1.55
Apartments: exis	7,105	7,631	526	7.4	142	142	-1	-0.6	2.00	1.86
Low-inc Apts: ex	6,411	6,754	343	5.4	79	77	-3	-3.3	1.24	1.13
Seasnl Rec: exis	4,500	5,506	1,006	22.4	75	95	19	25.6	1.68	1.72
Com/Ind: Lo: exi	23,767	23,375	-392	-1.6	742	695	-47	-6.3	3.12	2.97
Com/Ind Hi: exis	94,921	93,911	-1,010	-1.1	3,911	3,685	-226	-5.8	4.12	3.92
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	10,266	10,245	-22	-0.2	426	402	-24	-5.6	4.15	3.92
Ag HGA: Exist	16,599	16,224	-374	-2.3	236	215	-21	-9.0	1.42	1.33
Ag Hmstd Land	31,462	33,157	1,695	5.4	195	195	0	-0.1	0.62	0.59
Ag Non-Hmstd	25,676	25,413	-262	-1.0	367	342	-24	-6.6	1.43	1.35
ResHmstd: NewCon	0	6,345	6,345	0.0	0	87	87	0.0	0.00	1.38
All other NewCon	0	1,414	1,414	0.0	0	35	35	0.0	0.00	2.46
Total	1,193,718	1,265,796	72,077	6.0	20,689	20,357	-332	-1.6	1.73	1.61

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	11,990	12,753	763	6.4	County	44.25	43.28	0.00	0.00
(-) TIF Tax Capacity	352	306	-46	-13.1	City/Town	43.88	41.75	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	55.69	50.72	18.46	14.09
(=) Taxable Tax Capacity	11,638	12,447	809	7.0	Special District	0.77	0.72	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	144.59	136.47	18.46	14.09

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	125,100	133,000	6.3	1,664	1,658	-6	-0.4	1.33	1.25
Res Hmstd: Avg Val	187,500	199,400	6.3	2,763	2,739	-24	-0.9	1.47	1.37
Res Hmstd: Hi Val	250,000	265,800	6.3	3,863	3,820	-43	-1.1	1.55	1.44
Res Hmstd: Ex-Hi Val	375,000	398,700	6.3	6,064	5,984	-79	-1.3	1.62	1.50
Apartment	300,000	322,200	7.4	5,976	5,950	-26	-0.4	1.99	1.85
Comm/Ind: Lo Val	150,000	148,400	-1.1	4,706	4,406	-300	-6.4	3.14	2.97
Comm/Ind: Med Val	300,000	296,800	-1.1	10,889	10,195	-693	-6.4	3.63	3.44
Comm/Ind: Hi Val	1,000,000	989,400	-1.1	39,741	37,286	-2,455	-6.2	3.97	3.77

Wright County	South Haven city
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<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	5,242	5,382	140	2.7	82	84	1	1.6	1.57	1.56
Res Non-Hm: exis	1,181	973	-208	-17.6	28	23	-5	-16.7	2.34	2.36
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	870	855	-15	-1.7	35	34	-1	-1.5	3.97	3.97
Com/Ind Hi: exis	257	282	26	10.0	13	15	1	10.3	5.23	5.25
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	275	299	24	8.8	14	15	1	9.4	5.10	5.12
Ag HGA: Exist	278	266	-12	-4.3	5	5	0	-5.8	1.82	1.79
Ag Hmstd Land	382	385	3	0.8	3	4	0	2.1	0.90	0.91
Ag Non-Hmstd	639	646	7	1.1	13	13	0	2.1	2.01	2.03
ResHmstd: NewCon	0	17	17	0.0	0	0	0	0.0	0.00	1.56
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	9,123	9,105	-18	-0.2	193	193	-1	-0.4	2.12	2.11

<i>Tax Base</i>					<i>Tax Rates</i>		Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	83	83	-1	-0.7	County	44.25	43.28	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	130.98	134.48	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.87	23.47	17.29	15.17	
(=) Taxable Tax Capacity	83	83	-1	-0.7	Special District	1.52	1.51	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	200.62	202.74	17.29	15.17	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	59,300	60,900	2.7	816	833	17	2.1	1.38	1.37
Res Hmstd: Avg Val	88,800	91,200	2.7	1,348	1,399	50	3.7	1.52	1.53
Res Hmstd: Hi Val	118,400	121,600	2.7	2,047	2,117	70	3.4	1.73	1.74
Res Hmstd: Ex-Hi Val	177,700	182,400	2.6	3,446	3,552	106	3.1	1.94	1.95
Comm/Ind: Lo Val	150,000	165,000	10.0	5,949	6,748	798	13.4	3.97	4.09
Comm/Ind: Med Val	300,000	329,900	10.0	13,795	15,401	1,606	11.6	4.6	4.67
Comm/Ind: Hi Val	1,000,000	1,099,700	10.0	50,410	55,797	5,387	10.7	5.04	5.07

Wright County

Waverly city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	60,903	59,923	-980	-1.6	953	1,017	64	6.7	1.56	1.70
Res Non-Hm: exis	12,131	12,500	369	3.0	239	269	30	12.5	1.97	2.15
Apartments: exis	615	622	7	1.1	14	15	1	10.1	2.28	2.48
Low-inc Apts: ex	273	277	4	1.4	4	4	0	10.2	1.39	1.51
Seasnl Rec: exis	10,880	11,419	539	5.0	204	233	30	14.5	1.87	2.04
Com/Ind: Lo: exi	3,074	3,016	-58	-1.9	107	113	5	4.9	3.49	3.73
Com/Ind Hi: exis	3,343	3,190	-153	-4.6	154	157	3	2.1	4.61	4.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	842	845	3	0.3	39	41	3	7.4	4.58	4.90
Ag HGA: Exist	439	430	-9	-2.0	8	8	0	6.0	1.72	1.86
Ag Hmstd Land	155	478	323	208.0	1	4	3	316.2	0.65	0.88
Ag Non-Hmstd	1,565	1,497	-68	-4.3	27	28	1	5.0	1.71	1.87
ResHmstd: NewCon	0	222	222	0.0	0	4	4	0.0	0.00	1.70
All other NewCon	0	141	141	0.0	0	6	6	0.0	0.00	4.17
Total	94,221	94,561	340	0.4	1,749	1,900	151	8.7	1.86	2.01

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	904	907	3	0.3	County	44.17	43.19	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	90.87	92.40	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	35.66	51.72	14.82	14.36
(=) Taxable Tax Capacity	904	907	3	0.3	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	170.70	187.31	14.82	14.36

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	93,800	92,300	-1.6	1,249	1,319	71	5.7	1.33	1.43	
Res Hmstd:Avg Val	140,600	138,300	-1.6	2,189	2,325	136	6.2	1.56	1.68	
Res Hmstd: Hi Val	187,500	184,500	-1.6	3,131	3,334	203	6.5	1.67	1.81	
Res Hmstd: Ex-Hi Val	281,300	276,800	-1.6	5,015	5,351	336	6.7	1.78	1.93	
Apartment	300,000	303,300	1.1	6,846	7,537	691	10.1	2.28	2.48	
Seas Rec: Lo Val	75,000	78,700	4.9	1,347	1,549	202	15.0	1.8	1.97	
Seas Rec: Hi Val	200,000	209,900	5.0	3,755	4,303	547	14.6	1.88	2.05	
Comm/Ind: Lo Val	150,000	143,100	-4.6	5,239	5,343	104	2.0	3.49	3.73	
Comm/Ind: Med Val	300,000	286,200	-4.6	12,150	12,317	167	1.4	4.05	4.30	
Comm/Ind: Hi Val	1,000,000	954,100	-4.6	44,403	45,250	847	1.9	4.44	4.74	

Wright County

Otsego city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	683,411	733,389	49,978	7.3	9,321	9,777	456	4.9	1.36	1.33
Res Non-Hm: exis	91,017	93,828	2,811	3.1	1,518	1,496	-22	-1.5	1.67	1.59
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	3,608	3,602	-6	-0.2	64	62	-2	-2.4	1.76	1.73
Com/Ind: Lo: exi	9,883	9,772	-111	-1.1	305	293	-12	-3.9	3.08	3.00
Com/Ind Hi: exis	81,094	76,990	-4,104	-5.1	3,281	3,042	-239	-7.3	4.05	3.95
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	15,247	15,524	276	1.8	613	608	-5	-0.8	4.02	3.92
Ag HGA: Exist	13,133	12,897	-237	-1.8	183	170	-13	-7.1	1.40	1.32
Ag Hmstd Land	30,365	31,796	1,431	4.7	196	199	3	1.4	0.65	0.63
Ag Non-Hmstd	26,716	26,590	-126	-0.5	380	366	-14	-3.6	1.42	1.38
ResHmstd: NewCon	0	18,439	18,439	0.0	0	246	246	0.0	0.00	1.33
All other NewCon	0	3,183	3,183	0.0	0	79	79	0.0	0.00	2.49
Total	954,473	1,026,009	71,536	7.5	15,861	16,339	478	3.0	1.66	1.59

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	9,485	10,172	687	7.2	County	44.25	43.28	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	46.16	44.24	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	48.14	49.13	17.83	14.54
(=) Taxable Tax Capacity	9,485	10,172	687	7.2	Special District	0.61	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	139.15	136.65	17.83	14.54

Tax Burdens on
Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,500	112,100	7.3	1,253	1,324	71	5.6	1.2	1.18
Res Hmstd:Avg Val	156,700	168,200	7.3	2,138	2,241	103	4.8	1.36	1.33
Res Hmstd: Hi Val	208,900	224,200	7.3	3,023	3,157	134	4.4	1.45	1.41
Res Hmstd: Ex-Hi Val	313,400	336,300	7.3	4,794	4,989	195	4.1	1.53	1.48
Comm/Ind: Lo Val	150,000	142,400	-5.1	4,574	4,238	-336	-7.4	3.05	2.98
Comm/Ind: Med Val	300,000	284,800	-5.1	10,584	9,748	-836	-7.9	3.53	3.42
Comm/Ind: Hi Val	1,000,000	949,400	-5.1	38,630	35,797	-2,833	-7.3	3.86	3.77

Wright County

Dayton city (part)

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,341	4,316	-25	-0.6	72	71	-1	-1.5	1.67	1.65
Res Non-Hm: exis	520	517	-3	-0.5	9	9	0	-1.3	1.76	1.74
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	155	150	-4	-2.7	7	7	0	-2.6	4.38	4.39
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	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	5,016	4,983	-32	-0.6	88	87	-1	-1.6	1.76	1.74

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	49	49	0	-0.8	County	44.25	43.28	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	63.92	65.51	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	49.75	51.17	17.42	14.08
(=) Taxable Tax Capacity	49	49	0	-0.8	Special District	0.23	0.23	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	158.15	160.19	17.42	14.08

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	170,300	169,300	-0.6	2,643	2,598	-45	-1.7	1.55	1.53	
Res Hmstd: Avg Val	255,400	253,900	-0.6	4,259	4,194	-64	-1.5	1.67	1.65	
Res Hmstd: Hi Val	340,400	338,400	-0.6	5,872	5,789	-83	-1.4	1.72	1.71	
Res Hmstd: Ex-Hi Val	510,700	507,700	-0.6	9,008	8,879	-130	-1.4	1.76	1.75	

Wright County	Clearwater city (part)
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<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	60,938	60,470	-468	-0.8	826	810	-16	-2.0	1.36	1.34
Res Non-Hm: exis	9,393	9,314	-79	-0.8	166	162	-4	-2.5	1.77	1.74
Apartments: exis	7,672	8,179	507	6.6	158	166	9	5.4	2.06	2.03
Low-inc Apts: ex	707	754	47	6.7	9	9	0	5.6	1.26	1.24
Seasnl Rec: exis	1,727	1,725	-2	-0.1	37	37	0	-1.1	2.14	2.12
Com/Ind: Lo: exi	6,155	6,125	-30	-0.5	198	196	-3	-1.5	3.22	3.19
Com/Ind Hi: exis	16,468	16,397	-70	-0.4	700	690	-10	-1.4	4.25	4.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,587	1,835	247	15.6	67	77	10	14.4	4.25	4.21
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	331	306	-25	-7.4	5	5	0	-8.7	1.53	1.51
ResHmstd: NewCon	0	148	148	0.0	0	2	2	0.0	0.00	1.34
All other NewCon	0	127	127	0.0	0	3	3	0.0	0.00	2.71
Total	104,978	105,381	403	0.4	2,167	2,157	-10	-0.5	2.06	2.05

<i>Tax Base</i>					<i>Tax Rates</i>					
	Baseline	Alternative	Change	Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val			
					Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	1,163	1,168	6	0.5	County	44.23	43.26	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	87.45	86.76	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.45	20.00	14.19	14.55	
(=) Taxable Tax Capacity	1,163	1,168	6	0.5	Special District	1.03	1.04	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	153.16	151.05	14.19	14.55	

<i>Tax Burdens on Hypothetical Properties</i>	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	82,500	81,900	-0.7	924	905	-19	-2.0	1.12	1.11
Res Hmstd:Avg Val	123,600	122,700	-0.7	1,669	1,636	-32	-1.9	1.35	1.33
Res Hmstd: Hi Val	164,800	163,500	-0.8	2,415	2,367	-47	-2.0	1.47	1.45
Res Hmstd: Ex-Hi Val	247,300	245,400	-0.8	3,909	3,835	-74	-1.9	1.58	1.56
Apartment	300,000	319,800	6.6	6,169	6,504	334	5.4	2.06	2.03
Comm/Ind: Lo Val	150,000	149,400	-0.4	4,835	4,769	-66	-1.4	3.22	3.19
Comm/Ind: Med Val	300,000	298,700	-0.4	11,211	11,045	-166	-1.5	3.74	3.7
Comm/Ind: Hi Val	1,000,000	995,700	-0.4	40,964	40,373	-591	-1.4	4.1	4.05

Wright County	Hanover city (part)
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<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	140,004	144,311	4,307	3.1	1,978	1,969	-9	-0.5	1.41	1.36
Res Non-Hm: exis	11,171	10,429	-742	-6.6	193	172	-21	-10.9	1.73	1.65
Apartments: exis	457	491	34	7.6	8	9	0	4.3	1.83	1.77
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	128	128	-1	-0.5	2	2	0	-2.8	1.71	1.67
Com/Ind: Lo: exi	5,717	5,820	103	1.8	169	168	-1	-0.6	2.95	2.88
Com/Ind Hi: exis	7,608	7,401	-207	-2.7	296	281	-15	-5.1	3.89	3.80
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	2,429	2,388	-41	-1.7	95	91	-4	-4.2	3.92	3.82
Ag HGA: Exist	960	1,391	432	45.0	12	19	6	49.3	1.30	1.34
Ag Hmstd Land	1,106	1,486	380	34.4	6	8	2	38.7	0.52	0.54
Ag Non-Hmstd	2,533	2,439	-94	-3.7	35	32	-2	-7.0	1.37	1.32
ResHmstd: NewCon	0	1,671	1,671	0.0	0	23	23	0.0	0.00	1.36
All other NewCon	0	429	429	0.0	0	5	5	0.0	0.00	1.26
Total	172,112	178,385	6,272	3.6	2,794	2,778	-16	-0.6	1.62	1.56

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	1,731	1,787	57	3.3	County	44.25	43.29	0.00	0.00
(-) TIF Tax Capacity	12	12	0	0.0	City/Town	52.40	51.95	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	40.27	36.84	14.52	13.73
(=) Taxable Tax Capacity	1,719	1,776	57	3.3	Special District	1.85	1.84	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	138.78	133.92	14.52	13.73

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	136,600	140,800	3.1	1,748	1,750	2	0.1	1.28	1.24
Res Hmstd: Avg Val	204,900	211,200	3.1	2,880	2,874	-6	-0.2	1.41	1.36
Res Hmstd: Hi Val	273,100	281,500	3.1	4,011	3,997	-14	-0.4	1.47	1.42
Res Hmstd: Ex-Hi Val	409,700	422,300	3.1	6,276	6,235	-41	-0.6	1.53	1.48
Apartment	300,000	322,700	7.6	5,640	5,845	205	3.6	1.88	1.81
Comm/Ind: Lo Val	150,000	145,900	-2.7	4,516	4,270	-246	-5.4	3.01	2.93
Comm/Ind: Med Val	300,000	291,800	-2.7	10,466	9,859	-606	-5.8	3.49	3.38
Comm/Ind: Hi Val	1,000,000	972,800	-2.7	38,229	36,124	-2,105	-5.5	3.82	3.71

Wright County	Rockford city (part)
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<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	136,109	140,198	4,089	3.0	1,923	2,005	82	4.3	1.41	1.43
Res Non-Hm: exis	20,298	20,508	210	1.0	375	377	2	0.6	1.85	1.84
Apartments: exis	5,080	5,357	277	5.5	103	108	5	5.2	2.02	2.01
Low-inc Apts: ex	2,684	2,783	100	3.7	33	34	1	3.8	1.23	1.23
Seasnl Rec: exis	39	38	-1	-2.5	1	1	0	-3.0	2.40	2.39
Com/Ind: Lo: exi	5,870	5,788	-82	-1.4	187	183	-3	-1.8	3.18	3.17
Com/Ind Hi: exis	21,642	21,359	-282	-1.3	910	892	-18	-1.9	4.20	4.18
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	7,250	7,274	24	0.3	303	302	-1	-0.3	4.18	4.16
Ag HGA: Exist	274	258	-16	-5.9	4	3	0	-7.3	1.36	1.34
Ag Hmstd Land	866	986	120	13.9	6	7	1	14.5	0.67	0.68
Ag Non-Hmstd	144	87	-57	-39.7	2	1	-1	-40.6	1.52	1.50
ResHmstd: NewCon	0	625	625	0.0	0	9	9	0.0	0.00	1.43
All other NewCon	0	35	35	0.0	0	1	1	0.0	0.00	1.76
Total	200,256	205,298	5,042	2.5	3,846	3,924	78	2.0	1.92	1.91

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	2,148	2,201	52	2.4	County	44.18	43.22	0.00	0.00
(-) TIF Tax Capacity	78	72	-6	-7.3	City/Town	59.49	58.97	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	48.51	47.66	11.58	13.97
(=) Taxable Tax Capacity	2,071	2,129	58	2.8	Special District	0.00	0.00	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	152.18	149.85	11.58	13.97

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	104,600	107,700	3.0	1,289	1,352	62	4.8	1.23	1.25
Res Hmstd:Avg Val	156,900	161,600	3.0	2,218	2,307	90	4.0	1.41	1.43
Res Hmstd: Hi Val	209,100	215,400	3.0	3,144	3,261	117	3.7	1.50	1.51
Res Hmstd: Ex-Hi Val	313,800	323,200	3.0	5,002	5,173	171	3.4	1.59	1.60
Apartment	300,000	316,400	5.5	6,054	6,369	315	5.2	2.02	2.01
Comm/Ind: Lo Val	150,000	148,000	-1.3	4,774	4,689	-85	-1.8	3.18	3.17
Comm/Ind: Med Val	300,000	296,100	-1.3	11,081	10,856	-224	-2.0	3.69	3.67
Comm/Ind: Hi Val	1,000,000	987,000	-1.3	40,513	39,721	-792	-2.0	4.05	4.02

Yellow Medicine County

Canby city

<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	44,198	43,853	-345	-0.8	619	574	-45	-7.2	1.40	1.31
Res Non-Hm: exis	6,012	6,048	36	0.6	114	107	-7	-5.9	1.89	1.77
Apartments: exis	1,731	1,737	6	0.3	40	37	-3	-6.5	2.28	2.13
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	241	241	0	0.0	7	6	0	-6.7	2.71	2.53
Com/Ind: Lo: exi	5,517	4,765	-752	-13.6	193	158	-35	-18.2	3.49	3.31
Com/Ind Hi: exis	4,694	5,464	771	16.4	216	238	22	10.4	4.60	4.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	1,762	1,788	26	1.5	80	77	-3	-3.5	4.55	4.33
Ag HGA: Exist	74	72	-2	-2.8	1	1	0	-9.7	1.18	1.10
Ag Hmstd Land	611	836	225	36.8	5	8	3	55.2	0.79	0.90
Ag Non-Hmstd	510	620	109	21.4	9	10	1	13.7	1.69	1.59
ResHmstd: NewCon	0	454	454	0.0	0	6	6	0.0	0.00	1.31
All other NewCon	0	1,905	1,905	0.0	0	69	69	0.0	0.00	3.61
Total	65,351	67,783	2,431	3.7	1,281	1,290	8	0.7	1.96	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	628	671	43	6.9	County	39.22	29.83	0.00	0.00
(-) TIF Tax Capacity	50	83	33	67.0	City/Town	122.06	123.55	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	6.05	3.76	16.62	14.55
(=) Taxable Tax Capacity	578	588	10	1.7	Special District	2.15	1.65	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	169.48	158.78	16.62	14.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	52,000	51,600	-0.8	615	567	-49	-7.9	1.18	1.1
Res Hmstd:Avg Val	78,000	77,400	-0.8	939	861	-79	-8.4	1.20	1.11
Res Hmstd: Hi Val	104,000	103,200	-0.8	1,463	1,345	-118	-8.1	1.41	1.30
Res Hmstd: Ex-Hi Val	156,000	154,800	-0.8	2,510	2,313	-197	-7.8	1.61	1.49
Apartment	300,000	301,000	0.3	6,854	6,412	-442	-6.5	2.28	2.13
Comm/Ind: Lo Val	150,000	174,600	16.4	5,239	6,035	797	15.2	3.49	3.46
Comm/Ind: Med Val	300,000	349,300	16.4	12,140	13,656	1,516	12.5	4.05	3.91
Comm/Ind: Hi Val	1,000,000	1,164,200	16.4	44,348	49,203	4,856	10.9	4.43	4.23

Yellow Medicine County

Clarkfield city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	16,423	17,892	1,468	8.9	221	221	0	0.2	1.34	1.24
Res Non-Hm: exis	2,028	2,446	419	20.6	39	42	3	8.2	1.92	1.72
Apartments: exis	92	92	0	0.0	2	2	0	-10.4	2.32	2.08
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	2,458	2,608	149	6.1	86	84	-2	-2.7	3.51	3.22
Com/Ind Hi: exis	7,439	7,544	105	1.4	341	317	-24	-7.0	4.59	4.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	640	655	16	2.5	29	28	-2	-6.0	4.58	4.20
Ag HGA: Exist	124	134	9	7.5	2	2	0	-0.6	1.57	1.45
Ag Hmstd Land	1,149	1,043	-106	-9.2	11	11	0	1.0	0.95	1.06
Ag Non-Hmstd	632	1,479	847	134.1	10	21	11	108.2	1.63	1.45
ResHmstd: NewCon	0	24	24	0.0	0	0	0	0.0	0.00	1.24
All other NewCon	0	160	160	0.0	0	4	4	0.0	0.00	2.37
Total	30,985	34,076	3,091	10.0	742	732	-9	-1.2	2.39	2.15

Tax Base

Tax Rates

	Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Change	Pctg Chng	Base	Alter
Total Tax Capacity	342	375	33	9.7	County	38.37	29.45		0.00	0.00
(-) TIF Tax Capacity	67	67	1	1.0	City/Town	118.75	112.52		0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	5.50	2.72		27.70	26.17
(=) Taxable Tax Capacity	275	308	33	11.9	Special District	0.58	0.47		0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	163.20	145.16		27.70	26.17

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	38,600	42,100	9.1	485	477	-8	-1.7	1.26	1.13
Res Hmstd:Avg Val	57,900	63,100	9.0	727	715	-13	-1.7	1.26	1.13
Res Hmstd: Hi Val	77,200	84,100	8.9	979	1,010	31	3.1	1.27	1.20
Res Hmstd: Ex-Hi Val	115,800	126,200	9.0	1,773	1,787	14	0.8	1.53	1.42
Apartment	300,000	300,000	0.0	6,951	6,229	-722	-10.4	2.32	2.08
Comm/Ind: Lo Val	150,000	152,100	1.4	5,263	4,918	-345	-6.6	3.51	3.23
Comm/Ind: Med Val	300,000	304,200	1.4	12,143	11,315	-827	-6.8	4.05	3.72
Comm/Ind: Hi Val	1,000,000	1,014,100	1.4	44,247	41,174	-3,073	-6.9	4.42	4.06

Yellow Medicine County

Echo city

<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	4,737	4,987	250	5.3	76	94	19	24.6	1.60	1.89
Res Non-Hm: exis	242	255	13	5.5	6	7	1	23.1	2.38	2.78
Apartments: exis	273	279	7	2.5	8	9	2	20.5	2.84	3.34
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	758	762	4	0.5	31	36	5	15.1	4.14	4.74
Com/Ind Hi: exis	551	589	38	6.8	30	37	7	22.7	5.43	6.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	237	241	5	2.1	13	15	2	17.2	5.42	6.23
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	2,579	517	-2,061	-79.9	48	9	-39	-82.0	1.87	1.68
Ag Non-Hmstd	266	0	-266	-100.0	5	0	-5	-100.0	2.05	0.00
ResHmstd: NewCon	0	48	48	0.0	0	1	1	0.0	0.00	1.89
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	9,642	7,678	-1,963	-20.4	217	208	-9	-4.0	2.25	2.71

Tax Base

Tax Rates

					Net Tax Cap (Pctg)		Ref Mkt Val		
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	90	71	-19	-20.9	County	40.88	30.63	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	156.38	211.72	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	7.52	3.81	27.70	26.17
(=) Taxable Tax Capacity	<u>90</u>	<u>71</u>	<u>-19</u>	<u>-20.9</u>	Special District	<u>0.58</u>	<u>0.47</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	205.35	246.62	27.70	26.17

**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	32,600	34,300	5.2	492	597	105	21.4	1.51	1.74
Res Hmstd:Avg Val	48,800	51,400	5.3	736	895	159	21.5	1.51	1.74
Res Hmstd: Hi Val	65,100	68,500	5.2	982	1,193	211	21.4	1.51	1.74
Res Hmstd: Ex-Hi Val	97,700	102,900	5.3	1,693	2,117	424	25.1	1.73	2.06
Apartment	300,000	307,400	2.5	8,532	10,281	1,750	20.5	2.84	3.34
Comm/Ind: Lo Val	150,000	160,200	6.8	6,212	7,749	1,537	24.7	4.14	4.84
Comm/Ind: Med Val	300,000	320,500	6.8	14,356	17,744	3,388	23.6	4.79	5.54
Comm/Ind: Hi Val	1,000,000	1,068,200	6.8	52,360	64,366	12,005	22.9	5.24	6.03

Yellow Medicine County

Hanley Falls city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	4,124	3,889	-234	-5.7	65	61	-3	-5.2	1.57	1.58
Res Non-Hm: exis	658	903	246	37.3	16	22	6	38.2	2.38	2.39
Apartments: exis	55	55	0	0.0	2	2	0	0.9	2.89	2.92
Low-inc Apts: ex	165	165	0	0.0	3	3	0	0.7	1.78	1.79
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	274	274	0	0.0	12	12	0	0.7	4.20	4.23
Com/Ind Hi: exis	470	505	35	7.4	26	28	2	8.3	5.51	5.55
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	125	125	0	0.3	7	7	0	1.2	5.51	5.55
Ag HGA: Exist	50	50	0	0.0	1	1	0	0.3	1.53	1.54
Ag Hmstd Land	121	160	38	31.4	1	1	0	43.3	0.84	0.92
Ag Non-Hmstd	0	0	0	0.0	0	0	0	0.0	0.00	0.00
ResHmstd: NewCon	0	28	28	0.0	0	0	0	0.0	0.00	1.58
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	2.39
Total	6,041	6,155	113	1.9	131	137	6	4.5	2.17	2.22

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter	
Total Tax Capacity	51	53	2	4.2	County	36.69	27.42	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	169.13	183.97	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	1.98	0.04	27.70	26.17	
(=) Taxable Tax Capacity	51	53	2	4.2	Special District	1.54	1.17	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	209.34	212.59	27.70	26.17	

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	33,400	31,500		-5.7	512	484	-28	-5.4	1.53	1.54
Res Hmstd:Avg Val	50,100	47,300		-5.6	768	727	-41	-5.3	1.53	1.54
Res Hmstd: Hi Val	66,700	62,900		-5.7	1,023	967	-56	-5.4	1.53	1.54
Res Hmstd: Ex-Hi Val	100,100	94,400		-5.7	1,782	1,643	-139	-7.8	1.78	1.74
Apartment	300,000	300,000		0.0	8,681	8,757	76	0.9	2.89	2.92
Comm/Ind: Lo Val	150,000	161,100		7.4	6,301	6,964	662	10.5	4.20	4.32
Comm/Ind: Med Val	300,000	322,300		7.4	14,565	15,918	1,353	9.3	4.85	4.94
Comm/Ind: Hi Val	1,000,000	1,074,300		7.4	53,128	57,689	4,562	8.6	5.31	5.37

Yellow Medicine County

Hazel Run city

<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	887	895	8	0.9	7	6	-1	-14.8	0.82	0.69
Res Non-Hm: exis	122	106	-17	-13.7	1	1	0	-28.1	1.19	0.99
Apartments: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4	4	0	0.0	0	0	0	-17.6	1.65	1.36
Com/Ind: Lo: exi	79	79	0	0.0	2	2	0	-12.0	2.43	2.14
Com/Ind Hi: exis	62	76	15	23.6	2	2	0	8.5	3.15	2.76
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	40	40	0	0.2	1	1	0	-12.0	3.15	2.76
Ag HGA: Exist	220	223	3	1.3	2	2	0	-14.5	0.96	0.81
Ag Hmstd Land	1,527	1,659	132	8.7	9	8	-1	-8.5	0.60	0.51
Ag Non-Hmstd	641	1,262	621	97.0	6	9	3	57.5	0.91	0.73
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Total	3,581	4,344	763	21.3	31	32	1	1.8	0.87	0.73

Tax Base

Tax Rates

	Market Value				Net Tax Cap (Pctg)				Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	Base	Alter
Total Tax Capacity	28	36	8	28.1	County	43.52	33.98	0.00	0.00	
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	35.16	30.19	0.00	0.00	
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	11.00	7.60	27.70	26.17	
(=) Taxable Tax Capacity	28	36	8	28.1	Special District	1.54	1.17	0.00	0.00	
FD Distrib Tax Cap	0	0	0	0.0	Total	91.22	72.94	27.70	26.17	

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	29,600	29,900	1.0	244	209	-35	-14.3	0.82	0.7
Res Hmstd:Avg Val	44,300	44,700	0.9	365	313	-53	-14.4	0.82	0.7
Res Hmstd: Hi Val	59,100	59,600	0.8	487	417	-70	-14.4	0.82	0.7
Res Hmstd: Ex-Hi Val	88,700	89,500	0.9	788	674	-114	-14.4	0.89	0.75
Comm/Ind: Lo Val	150,000	185,400	23.6	3,644	4,182	539	14.8	2.43	2.26
Comm/Ind: Med Val	300,000	370,900	23.6	8,364	9,305	941	11.3	2.79	2.51
Comm/Ind: Hi Val	1,000,000	1,236,200	23.6	30,390	33,200	2,810	9.2	3.04	2.69

Yellow Medicine County

Porter city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	3,510	3,773	262	7.5	30	28	-2	-7.3	0.85	0.73
Res Non-Hm: exis	769	701	-68	-8.8	9	7	-2	-23.8	1.18	0.99
Apartments: exis	175	175	0	0.0	2	2	0	-16.6	1.43	1.19
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	744	696	-48	-6.4	18	15	-3	-17.1	2.46	2.18
Com/Ind Hi: exis	1,001	997	-4	-0.4	32	29	-4	-11.8	3.23	2.86
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	237	268	31	13.0	8	8	0	0.0	3.20	2.84
Ag HGA: Exist	217	217	1	0.2	2	1	0	-16.2	0.80	0.67
Ag Hmstd Land	4,469	6,055	1,586	35.5	25	30	5	18.9	0.56	0.50
Ag Non-Hmstd	14	19	5	37.0	0	0	0	13.6	1.01	0.84
ResHmstd: NewCon	0	228	228	0.0	0	2	2	0.0	0.00	0.73
All other NewCon	0	66	66	0.0	0	1	1	0.0	0.00	0.99
Total	11,134	13,193	2,059	18.5	127	122	-5	-3.9	1.14	0.92

Tax Base

Tax Rates

	Market Value				Pctg Chng	Net Tax Cap (Pctg)		Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng		Base	Alter	Base	Alter
Total Tax Capacity	97	112	15	15.7	County	42.98	33.49	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	46.88	41.74	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.56	7.28	16.62	14.55
(=) Taxable Tax Capacity	97	112	15	15.7	Special District	1.54	1.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	100.96	83.68	16.62	14.55

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	41,100	44,200		7.5	317	286	-31	-9.8	0.77	0.65
Res Hmstd:Avg Val	61,700	66,300		7.5	476	429	-47	-9.9	0.77	0.65
Res Hmstd: Hi Val	82,200	88,300		7.4	665	622	-43	-6.5	0.81	0.70
Res Hmstd: Ex-Hi Val	123,400	132,600		7.5	1,187	1,091	-96	-8.1	0.96	0.82
Apartment	300,000	300,000		0.0	4,285	3,574	-710	-16.6	1.43	1.19
Comm/Ind: Lo Val	150,000	149,400		-0.4	3,697	3,259	-438	-11.8	2.46	2.18
Comm/Ind: Med Val	300,000	298,800		-0.4	8,543	7,528	-1,015	-11.9	2.85	2.52
Comm/Ind: Hi Val	1,000,000	995,900		-0.4	31,158	27,466	-3,692	-11.9	3.12	2.76

Yellow Medicine County

St. Leo city

<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	1,363	1,383	20	1.5	12	11	-1	-12.1	0.90	0.78
Res Non-Hm: exis	277	252	-25	-9.2	4	3	-1	-21.4	1.39	1.21
Apartments: exis	127	127	0	0.0	2	2	0	-13.5	1.70	1.47
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	8	8	-1	-6.0	0	0	0	-17.8	1.31	1.15
Com/Ind: Lo: exi	108	108	0	0.0	3	3	0	-9.8	2.79	2.51
Com/Ind Hi: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	64	76	12	18.9	2	3	0	7.3	3.66	3.30
Ag HGA: Exist	196	182	-14	-7.1	2	1	0	-19.7	0.91	0.79
Ag Hmstd Land	530	733	203	38.3	3	3	1	26.3	0.48	0.44
Ag Non-Hmstd	14	16	3	20.2	0	0	0	3.9	1.23	1.06
ResHmstd: NewCon	0	0	0	0.0	0	0	0	0.0	0.00	0.00
All other NewCon	0	60	60	0.0	0	0	0	0.0	0.00	0.52
Total	2,687	2,945	258	9.6	28	26	-2	-7.5	1.05	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	20	21	1	7.0	County	43.52	33.99	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	67.27	62.85	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.21	7.85	16.63	14.55
(=) Taxable Tax Capacity	20	21	1	7.0	Special District	1.54	1.17	0.00	0.00
FD Distrib Tax Cap	0	0	0	0.0	Total	122.54	105.85	16.63	14.55

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	23,900	24,300	1.7	215	190	-26	-12.0	0.90	0.78
Res Hmstd:Avg Val	35,900	36,400	1.4	324	284	-40	-12.2	0.90	0.78
Res Hmstd: Hi Val	47,800	48,500	1.5	431	379	-52	-12.1	0.90	0.78
Res Hmstd: Ex-Hi Val	71,700	72,800	1.5	646	568	-78	-12.1	0.90	0.78
Apartment	300,000	300,000	0.0	5,094	4,406	-688	-13.5	1.7	1.47

Yellow Medicine County

Wood Lake city

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
Res Hmstd: exist	8,851	8,655	-196	-2.2	110	100	-10	-8.9	1.24	1.15
Res Non-Hm: exis	1,009	1,133	123	12.2	18	19	1	4.9	1.75	1.64
Apartments: exis	318	318	0	0.0	7	6	0	-6.2	2.11	1.98
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	924	924	0	0.0	30	29	-1	-4.7	3.28	3.12
Com/Ind Hi: exis	1,317	1,317	0	0.0	57	54	-3	-4.5	4.30	4.10
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	287	295	8	2.7	12	12	0	-1.9	4.30	4.10
Ag HGA: Exist	274	269	-5	-1.9	4	3	0	-8.8	1.32	1.23
Ag Hmstd Land	1,382	1,777	395	28.5	12	15	3	25.8	0.87	0.85
Ag Non-Hmstd	165	200	36	21.8	2	3	0	15.6	1.52	1.44
ResHmstd: NewCon	0	13	13	0.0	0	0	0	0.0	0.00	1.16
All other NewCon	0	47	47	0.0	0	1	1	0.0	0.00	1.27
Total	14,528	14,947	419	2.9	251	242	-10	-3.8	1.73	1.62

Tax Base

Tax Rates

					Net Tax Cap (Pctg)			Ref Mkt Val	
	Baseline	Alternative	Change	Pctg Chng	Base	Alter	Base	Alter	
Total Tax Capacity	132	135	3	2.6	County	42.45	32.91	0.00	0.00
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	92.16	97.50	0.00	0.00
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	16.68	13.28	21.47	18.01
(=) Taxable Tax Capacity	<u>132</u>	<u>135</u>	<u>3</u>	<u>2.6</u>	Special District	<u>0.58</u>	<u>0.47</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	151.88	144.16	21.47	18.01

**Tax Burdens on
Hypothetical Properties**

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	43,600	42,600	-2.3	491	445	-46	-9.3	1.13	1.05
Res Hmstd: Avg Val	65,400	64,000	-2.1	736	669	-68	-9.2	1.13	1.05
Res Hmstd: Hi Val	87,200	85,300	-2.2	1,065	957	-108	-10.1	1.22	1.12
Res Hmstd: Ex-Hi Val	130,800	127,900	-2.2	1,881	1,703	-177	-9.4	1.44	1.33
Apartment	300,000	300,000	0.0	6,340	5,946	-393	-6.2	2.11	1.98
Comm/Ind: Lo Val	150,000	150,000	0.0	4,915	4,685	-230	-4.7	3.28	3.12
Comm/Ind: Med Val	300,000	300,000	0.0	11,362	10,841	-520	-4.6	3.79	3.61
Comm/Ind: Hi Val	1,000,000	1,000,000	0.0	41,444	39,572	-1,872	-4.5	4.14	3.96

Yellow Medicine County

Granite Falls city (part

Tax Burdens by Property Class	Market Value				Net Tax				Effective Tax Rates	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alte
									Base	Alte
Res Hmstd: exist	57,444	56,915	-529	-0.9	821	750	-71	-8.7	1.43	1.32
Res Non-Hm: exis	8,021	8,193	172	2.1	145	136	-9	-6.2	1.81	1.66
Apartments: exis	1,427	1,424	-3	-0.2	31	28	-3	-8.5	2.16	1.98
Low-inc Apts: ex	2,172	2,168	-4	-0.2	29	27	-2	-8.3	1.35	1.24
Seasnl Rec: exis	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Com/Ind: Lo: exi	8,845	8,767	-78	-0.9	293	271	-21	-7.3	3.31	3.09
Com/Ind Hi: exis	6,667	6,492	-175	-2.6	285	259	-26	-9.0	4.27	3.99
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	773	817	45	5.8	33	33	0	-1.2	4.29	4.01
Ag HGA: Exist	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	23	0	-23	-100.0	0	0	0	-100.0	1.44	0.00
Ag Non-Hmstd	248	255	8	3.2	4	3	0	-6.1	1.44	1.31
ResHmstd: NewCon	0	106	106	0.0	0	1	1	0.0	0.00	1.32
All other NewCon	0	68	68	0.0	0	2	2	0.0	0.00	3.12
Total	85,619	85,206	-413	-0.5	1,641	1,511	-130	-7.9	1.92	1.77

Tax Base

Tax Rates

	Baseline	Alternative	Change	Pctg Chng		Net Tax Cap (Pctg)		Ref Mkt Val	
						Base	Alter	Base	Alter
Total Tax Capacity	825	821	-4	-0.4	County	43.11	33.65	0.00	0.00
(-) TIF Tax Capacity	47	47	0	0.1	City/Town	90.18	89.78	8.55	8.37
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	10.23	7.24	27.70	26.17
(=) Taxable Tax Capacity	<u>778</u>	<u>774</u>	<u>-4</u>	<u>-0.5</u>	Special District	<u>0.58</u>	<u>0.47</u>	<u>0.00</u>	<u>0.00</u>
FD Distrib Tax Cap	0	0	0	0.0	Total	144.10	131.14	36.25	34.54

Tax Burdens on Hypothetical Properties

	Estimated Market Value			Pctg Chng	Net Tax				Effective Tax Rates	
	Baseline	Alternative	Value		Baseline	Alternative	Change	Pctg Chng	Base	Alter
									Base	Alter
Res Hmstd: Lo Val	61,800	61,200		-1.0	758	693	-65	-8.6	1.23	1.13
Res Hmstd: Avg Val	92,600	91,700		-1.0	1,254	1,139	-114	-9.1	1.35	1.24
Res Hmstd: Hi Val	123,500	122,400		-0.9	1,851	1,684	-167	-9.0	1.5	1.38
Res Hmstd: Ex-Hi Val	185,300	183,600		-0.9	3,046	2,770	-275	-9.0	1.64	1.51
Apartment	300,000	299,400		-0.2	6,491	5,942	-549	-8.5	2.16	1.98
Comm/Ind: Lo Val	150,000	146,100		-2.6	4,962	4,519	-443	-8.9	3.31	3.09
Comm/Ind: Med Val	300,000	292,100		-2.6	11,397	10,337	-1,060	-9.3	3.8	3.54
Comm/Ind: Hi Val	1,000,000	973,700		-2.6	41,425	37,664	-3,762	-9.1	4.14	3.87