

# House Research Simulation Report: Property Tax

**Simulation #14C2**

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## DESCRIPTION

**BASELINE: Actual Pay 2014**

**ALTERNATIVE: Proj Pay 2015: Final Tax and E-12 bills**

This report is a projection of property taxes payable in 2015 including the impacts of the final Tax and E-12 finance bills. The payable 2014 baseline is based on actual data reported by the counties. The payable 2015 projections are the result of a joint working group consisting of staff from the House and Senate and the Departments of Education and Revenue. Property value projections are based on growth patterns for the previous year with some adjustments, combined with input from county assessors. Non-school levy projections are based on growth rates for recent years, modified for aid increases in the two tax bills. Baseline school levy projections are based on Dept. of Education statewide estimates, modified to take into account changes made in the E-12 finance bill and the first tax bill.

## KEY POINTS

- **Statewide, property taxes are projected to increase by \$238 million, or 2.8%**, according to the simulation. Approximately \$99 million in property taxes falls on new construction - property that will appear on the tax rolls for the first time in 2015, so that the net impact on existing properties is an increase of \$139 million. The overall tax increases are projected to be 3.3% in Greater Minnesota and 2.4% in the Metro area.
- **On a statewide average basis, property tax changes vary by property type from -1.9% (on commercial-industrial property) to +4.7% (on agricultural property).** Changes on other major property types (existing properties only) are +3.8% on residential homesteads, +1.3% on public utility property, +2.7% on residential non-homestead property, +0.3% on apartments, and -0.1% 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. They depend upon judgments about how much local government officials will decide to levy, which are highly speculative. Generally the results are most accurate on a statewide level, and tend to be less accurate as the jurisdiction under scrutiny gets smaller.

**ASSUMPTIONS:****BASELINE:            Actual Pay 2014**

- **Property values** (taxable market values) are actual values reported by county assessors on the abstracts of assessment.
- **Local government levies** are from reports filed by the county auditors with the Dept. of Revenue.
- **Tax increment financing (TIF)** revenues derived from the change to the Mall of America TIF district are reflected in the total TIF levy on the back page of the simulation report.
- **Note** that the effect of the **supplemental agricultural credit** payments under Laws 2014, Ch. 308, Art. 1, Sec. 14 is not reflected in the simulation.

**ALTERNATIVE:     Proj Pay 2015: Final Tax and E-12 bills**

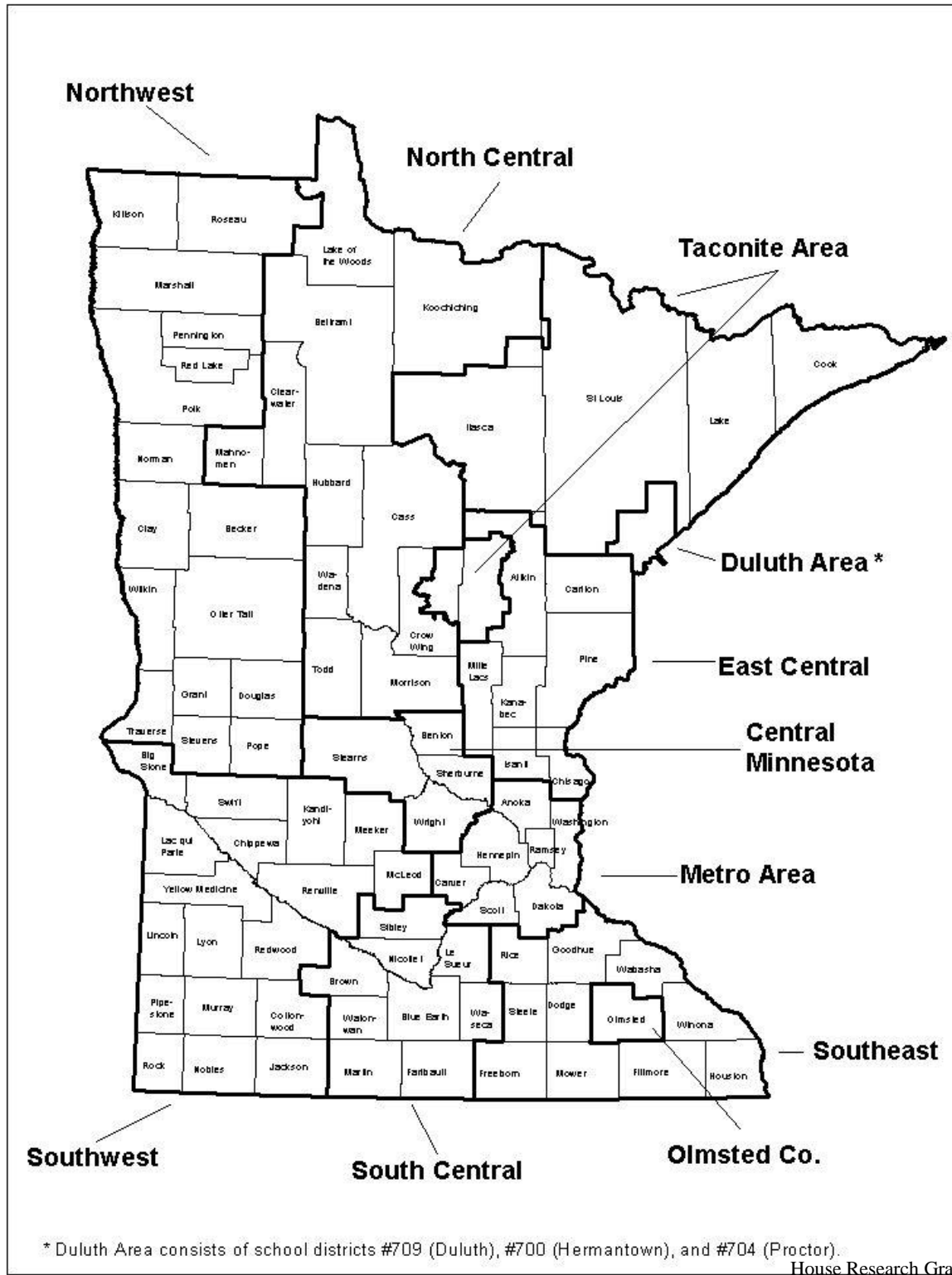
- **Market values** are based on actual growth rates in estimated market values between payable year 2013 and payable year 2014 for each type of property within each county. Separate rates were determined for existing property and new construction. For more than half the counties, the county assessor either supplied growth rates which were used instead, or indicated that the estimated growth rates looked reasonable. City-specific estimates were provided by Hennepin County. Market value growth for property types with a tiered class rate structure were assumed to be split between tiers in the same percentages as the growth from pay 2013 to pay 2014, on a city-by-city and a class-by-class basis.
- Baseline **school district levies** were modeled under the direction of a joint House/Senate/Revenue Dept./Education Dept. working group to match statewide levy estimates by category developed by the Dept. of Education, including approximately \$32 million of new operating referendum levies and \$8 million of new debt levies. The baseline levies were then modified for changes made in the final E-12 finance bill and the first 2014 tax bill.
- Baseline **county, city and town levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group, with each jurisdiction's 2014 general levy increasing by its average growth rate for the previous three years, with some adjustments to meet the working group's statewide growth predictions and some adjustments based on input from some of the major counties and cities. The baseline levies were reduced for the increase in LGA and the invasive species prevention aid in the second tax bill, and for the increase in CPA (for two counties only) in the first tax bill. Aid increases were assumed to reduce levies by approximately 50 percent of the increased aid amounts.
- Baseline **special taxing district levies** were modeled under the direction of a joint House/Senate/Revenue Dept. working group, with levies generally assumed to grow by their median growth rate over the previous three years.
- **The state property tax levy** is assumed to be \$854.7 million; resulting in a commercial-industrial rate of 51.3% and a seasonal-recreational rate of 23.0%.
- **Fiscal disparities** net tax capacities and distribution levies were modeled by the House Research Dept., adjusted for changes to the Bloomington repayment provision in the 2013 Tax bill.
- **Tax increment financing (TIF) net tax capacities** were assumed to increase at the same rate in each jurisdiction as the growth in commercial-industrial market values (existing plus new construction). The TIF revenues derived from the change to the Mall of America TIF district are reflected in the total TIF levy on the back page of the simulation report.

**SIMULATION PARAMETERS**

	Baseline	Alternative
<b>Disabled homestead</b>	0.45%	0.45%
<b>Residential homestead:</b>		
<\$500,000	1.0*	1.0*
>\$500,000	1.25	1.25
<b>Residential non-homestead:</b>		
Single unit:		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
2-3 unit and undeveloped land	1.25	1.25
<b>Apartments:</b>		
Regular	1.25	1.25
Low-income	0.75	0.75
<b>Commercial-industrial-public utility:</b>		
<\$150,000	1.5	1.5
>\$150,000	2.0	2.0
Electric generation machinery	2.0	2.0
<b>Commercial seasonal recreational:</b>		
Homestead resorts (1c):		
<\$600,000	0.5	0.5
\$600,000 - \$2,300,000	1.0	1.0
>\$2,300,000	1.25	1.25
Nonhomestead resorts (4c):		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
<b>Non-commercial seasonal recreational:</b>		
<\$500,000	1.0	1.0
>\$500,000	1.25	1.25
<b>Agricultural land &amp; buildings:</b>		
<b>Homestead:</b>		
<\$1,500,000	0.5	0.5
\$1,500,000 - \$1,900,000	1.0	0.5
>\$1,900,000	1.0	1.0
<b>Nonhomestead</b>		
Agricultural and rural vacant land	1.0	1.0
Managed forest land	0.65	0.65
<b>Credits:</b>		
<b>Agricultural homestead land:</b>		
Rates	0.3%	0.3%,0.1%
Maximum	\$345	\$490
Phase-out rate	0.05%	---

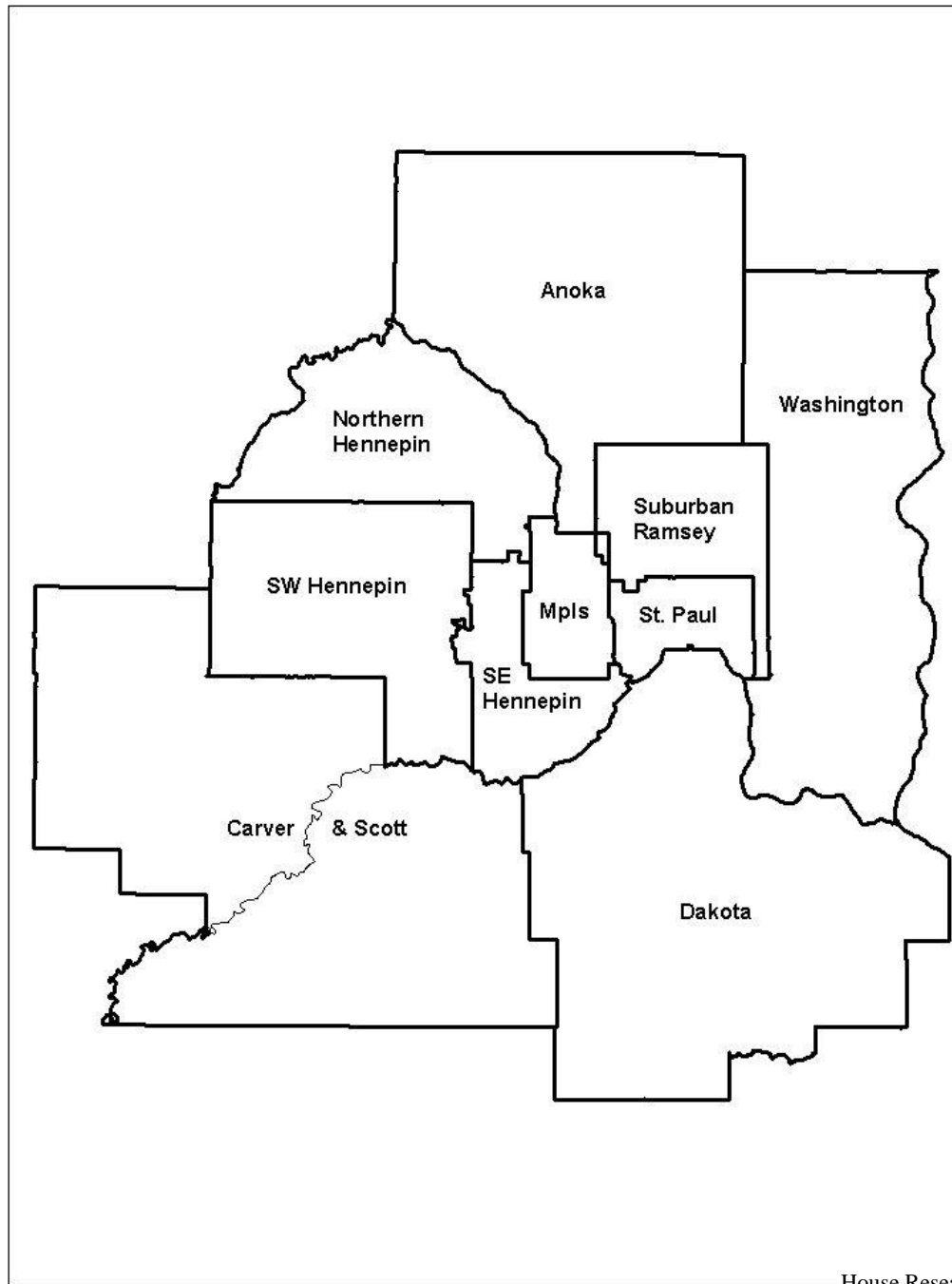
\* After subtraction of homestead market value exclusion.

### Property Tax Model Regions (Greater Minnesota)



House Research Graphics

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

**Property Tax Model Regions (Metro Area)**

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

<b>STATEWIDE</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Pctg Chng</b>	<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	267,061,872	285,281,895	18,220,023	6.8	3,490,235	3,623,707	133,472	3.8	1.31	1.27
Res Non-Hm: exis	39,787,968	42,479,895	2,691,927	6.8	615,226	632,030	16,805	2.7	1.55	1.49
Apartments: exis	19,140,176	20,164,282	1,024,106	5.4	370,205	371,280	1,075	0.3	1.93	1.84
Low-inc Apts: ex	3,104,562	3,246,814	142,252	4.6	37,529	37,616	87	0.2	1.21	1.16
Seasnl Rec: exis	25,078,300	24,835,421	-242,879	-1.0	251,566	251,261	-305	-0.1	1.00	1.01
Com/Ind: Lo: exi	10,175,900	10,240,650	64,749	0.6	302,961	298,893	-4,068	-1.3	2.98	2.92
Com/Ind Hi: exis	61,591,313	62,277,619	686,306	1.1	2,463,916	2,415,944	-47,972	-1.9	4.00	3.88
Publ U: Elec Gen	1,886,445	1,943,038	56,593	3.0	48,477	49,733	1,256	2.6	2.57	2.56
Publ U: Other	8,964,261	9,233,187	268,926	3.0	311,198	314,785	3,587	1.2	3.47	3.41
Ag HGA: Exist	10,282,693	10,144,753	-137,940	-1.3	91,837	90,635	-1,202	-1.3	0.89	0.89
Ag Hmstd Land	79,936,104	91,248,746	11,312,642	14.2	316,763	332,379	15,616	4.9	0.40	0.36
Ag Non-Hmstd	49,429,124	55,581,308	6,152,184	12.4	331,363	351,903	20,540	6.2	0.67	0.63
ResHmstd: NewCon	0	2,419,031	2,419,031	0.0	0	30,745	30,745	0.0	0.00	1.27
All other NewCon	0	3,290,305	3,290,305	0.0	0	67,867	67,867	0.0	0.00	2.06
<b>Total</b>	<b>576,438,718</b>	<b>622,386,945</b>	<b>45,948,227</b>	<b>8.0</b>	<b>8,631,276</b>	<b>8,868,779</b>	<b>237,503</b>	<b>2.8</b>	<b>1.50</b>	<b>1.42</b>

**Tax Base**

**Tax Rates**

				<b>Pctg Chng</b>		<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>			<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	6,040,743	6,497,622	456,879	7.6	County	46.33	43.62	0.035	0.032
(-) TIF Tax Capacity	162,311	166,054	3,743	2.3	City/Town	35.79	34.13	0.740	0.694
(-) FD Contrib Tax Cap	375,046	367,394	-7,651	-2.0	School District	24.73	23.74	18.750	19.453
(=) Taxable Tax Capacity	5,503,387	5,964,174	460,787	8.4	Special District	5.20	4.93	0.012	0.011
FD Distrib Tax Cap	368,803	370,377	1,573	0.4	<b>Total</b>	<b>112.05</b>	<b>106.42</b>	<b>19.536</b>	<b>20.191</b>

**GREATER MINNESOTA**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Pctg Chng</b>	<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	96,633,534	97,648,945	1,015,411	1.1	1,074,818	1,106,709	31,892	3.0	1.11	1.13
Res Non-Hm: exis	14,024,940	14,337,273	312,333	2.2	196,325	202,473	6,147	3.1	1.40	1.41
Apartments: exis	4,264,945	4,335,741	70,796	1.7	76,666	77,715	1,049	1.4	1.80	1.79
Low-inc Apts: ex	1,001,853	1,015,007	13,154	1.3	11,463	11,641	178	1.6	1.14	1.15
Seasnl Rec: exis	24,582,162	24,341,701	-240,461	-1.0	243,924	244,157	234	0.1	0.99	1.00
Com/Ind: Lo: exi	6,011,764	6,030,581	18,816	0.3	170,220	169,781	-439	-0.3	2.83	2.82
Com/Ind Hi: exis	15,922,951	16,051,751	128,800	0.8	568,699	568,255	-443	-0.1	3.57	3.54
Publ U: Elec Gen	1,562,310	1,609,179	46,869	3.0	38,917	40,310	1,393	3.6	2.49	2.51
Publ U: Other	6,065,430	6,247,391	181,961	3.0	192,349	196,870	4,520	2.4	3.17	3.15
Ag HGA: Exist	9,438,724	9,312,474	-126,250	-1.3	82,505	81,921	-584	-0.7	0.87	0.88
Ag Hmstd Land	77,144,558	88,266,219	11,121,661	14.4	302,447	318,732	16,285	5.4	0.39	0.36
Ag Non-Hmstd	47,527,750	53,577,084	6,049,334	12.7	310,764	331,738	20,973	6.7	0.65	0.62
ResHmstd: NewCon	0	665,609	665,609	0.0	0	7,454	7,454	0.0	0.00	1.12
All other NewCon	0	1,230,726	1,230,726	0.0	0	20,362	20,362	0.0	0.00	1.65
<b>Total</b>	<b>304,180,923</b>	<b>324,669,681</b>	<b>20,488,758</b>	<b>6.7</b>	<b>3,269,098</b>	<b>3,378,119</b>	<b>109,022</b>	<b>3.3</b>	<b>1.07</b>	<b>1.04</b>

**Tax Base**

**Tax Rates**

				<b>Pctg Chng</b>		<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>			<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	2,890,443	3,072,173	181,729	6.3	County	46.42	44.65	0.026	0.025
(-) TIF Tax Capacity	27,402	28,065	663	2.4	City/Town	27.62	26.74	0.468	0.459
(-) FD Contrib Tax Cap	8,194	8,320	126	1.5	School District	19.29	18.89	15.136	17.609
(=) Taxable Tax Capacity	2,854,848	3,035,788	180,940	6.3	Special District	1.64	1.60	0.033	0.033
FD Distrib Tax Cap	8,200	8,320	120	1.5	<b>Total</b>	94.98	91.88	15.663	18.126

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Value</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	99,000	100,000		1.0	826	841	14	1.7	0.83	0.84
Res Hmstd: Avg Val	148,500	150,100		1.1	1,416	1,433	17	1.2	0.95	0.95
Res Hmstd: Hi Val	197,900	200,000		1.1	2,005	2,023	18	0.9	1.01	1.01
Res Hmstd: Ex-Hi Val	296,900	300,000		1.0	3,185	3,206	21	0.7	1.07	1.07
Apartment	300,000	305,000		1.7	4,032	4,056	24	0.6	1.34	1.33
Seas Rec: Lo Val	75,000	74,300		-0.9	780	751	-29	-3.8	1.04	1.01
Seas Rec: Hi Val	200,000	198,000		-1.0	2,250	2,169	-81	-3.6	1.12	1.1
Comm/Ind: Lo Val	150,000	151,200		0.8	3,544	3,530	-14	-0.4	2.36	2.33
Comm/Ind: Med Val	300,000	302,400		0.8	8,191	8,133	-58	-0.7	2.73	2.69
Comm/Ind: Hi Val	1,000,000	1,008,100		0.8	29,876	29,618	-259	-0.9	2.99	2.94



<b>METRO AREA</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Pctg Chng</b>	<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	170,428,338	187,632,950	17,204,612	10.1	2,415,418	2,516,998	101,580	4.2	1.42	1.34
Res Non-Hm: exis	25,763,027	28,142,621	2,379,594	9.2	418,900	429,558	10,657	2.5	1.63	1.53
Apartments: exis	14,875,231	15,828,541	953,311	6.4	293,539	293,564	25	0.0	1.97	1.85
Low-inc Apts: ex	2,102,709	2,231,807	129,098	6.1	26,065	25,975	-91	-0.3	1.24	1.16
Seasnl Rec: exis	496,138	493,720	-2,418	-0.5	7,642	7,103	-538	-7.0	1.54	1.44
Com/Ind: Lo: exi	4,164,136	4,210,069	45,933	1.1	132,742	129,112	-3,629	-2.7	3.19	3.07
Com/Ind Hi: exis	45,668,362	46,225,868	557,506	1.2	1,895,217	1,847,689	-47,528	-2.5	4.15	4.00
Publ U: Elec Gen	324,135	333,859	9,724	3.0	9,560	9,423	-137	-1.4	2.95	2.82
Publ U: Other	2,898,832	2,985,797	86,965	3.0	118,849	117,915	-934	-0.8	4.10	3.95
Ag HGA: Exist	843,969	832,279	-11,689	-1.4	9,332	8,713	-618	-6.6	1.11	1.05
Ag Hmstd Land	2,791,546	2,982,527	190,981	6.8	14,316	13,647	-669	-4.7	0.51	0.46
Ag Non-Hmstd	1,901,373	2,004,224	102,851	5.4	20,599	20,165	-434	-2.1	1.08	1.01
ResHmstd: NewCon	0	1,753,422	1,753,422	0.0	0	23,291	23,291	0.0	0.00	1.33
All other NewCon	0	2,059,580	2,059,580	0.0	0	47,505	47,505	0.0	0.00	2.31
<b>Total</b>	<b>272,257,795</b>	<b>297,717,264</b>	<b>25,459,469</b>	<b>9.4</b>	<b>5,362,179</b>	<b>5,490,660</b>	<b>128,481</b>	<b>2.4</b>	<b>1.97</b>	<b>1.84</b>

**Tax Base**

**Tax Rates**

				<b>Pctg Chng</b>		<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>			<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	3,150,300	3,425,450	275,150	8.7	County	46.22	42.56	0.040	0.036
(-) TIF Tax Capacity	134,909	137,989	3,080	2.3	City/Town	44.59	41.78	0.898	0.821
(-) FD Contrib Tax Cap	366,852	359,075	-7,777	-2.1	School District	30.59	28.76	20.850	20.452
(=) Taxable Tax Capacity	2,648,539	2,928,386	279,848	10.6	Special District	9.04	8.39	0.000	0.000
FD Distrib Tax Cap	360,603	362,057	1,454	0.4	<b>Total</b>	130.44	121.49	21.787	21.309

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Pctg Chng</b>	<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Value</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	148,800	163,800		10.1	1,954	2,066	112	5.7	1.31	1.26
Res Hmstd: Avg Val	223,100	245,600		10.1	3,172	3,323	151	4.8	1.42	1.35
Res Hmstd: Hi Val	297,400	327,400		10.1	4,391	4,581	190	4.3	1.48	1.4
Res Hmstd: Ex-Hi Val	446,300	491,400		10.1	6,794	7,017	223	3.3	1.52	1.43
Apartment	300,000	319,200		6.4	5,545	5,528	-17	-0.3	1.85	1.73
Comm/Ind: Lo Val	150,000	151,800		1.2	4,434	4,273	-161	-3.6	2.96	2.82
Comm/Ind: Med Val	300,000	303,700		1.2	10,236	9,846	-391	-3.8	3.41	3.24
Comm/Ind: Hi Val	1,000,000	1,012,200		1.2	37,316	35,838	-1,478	-4.0	3.73	3.54

**GREATER MINNESOTA CITIES**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	54,856,808	55,668,764	811,956	1.5	684,524	702,871	18,347	2.7	1.25	1.26
Res Non-Hm: exis	8,807,176	9,002,352	195,176	2.2	139,531	143,316	3,784	2.7	1.58	1.59
Apartments: exis	4,192,874	4,263,057	70,183	1.7	75,747	76,770	1,023	1.4	1.81	1.80
Low-inc Apts: ex	1,001,583	1,014,728	13,145	1.3	11,461	11,639	178	1.6	1.14	1.15
Seasnl Rec: exis	3,318,553	3,280,264	-38,289	-1.2	39,637	40,045	408	1.0	1.19	1.22
Com/Ind: Lo: exi	4,902,610	4,909,363	6,753	0.1	145,227	144,571	-656	-0.5	2.96	2.94
Com/Ind Hi: exis	14,100,933	14,198,999	98,066	0.7	517,605	516,719	-885	-0.2	3.67	3.64
Publ U: Elec Gen	1,505,117	1,550,270	45,153	3.0	37,974	39,329	1,355	3.6	2.52	2.54
Publ U: Other	1,904,679	1,961,817	57,138	3.0	73,560	75,514	1,954	2.7	3.86	3.85
Ag HGA: Exist	256,884	254,298	-2,586	-1.0	3,261	3,260	-1	0.0	1.27	1.28
Ag Hmstd Land	794,901	869,278	74,376	9.4	5,549	5,826	278	5.0	0.70	0.67
Ag Non-Hmstd	1,072,295	1,128,395	56,100	5.2	13,952	14,580	629	4.5	1.30	1.29
ResHmstd: NewCon	0	357,788	357,788	0.0	0	4,558	4,558	0.0	0.00	1.27
All other NewCon	0	587,324	587,324	0.0	0	14,839	14,839	0.0	0.00	2.53
<b>Total</b>	<b>96,714,413</b>	<b>99,046,698</b>	<b>2,332,286</b>	<b>2.4</b>	<b>1,748,028</b>	<b>1,793,839</b>	<b>45,811</b>	<b>2.6</b>	<b>1.81</b>	<b>1.81</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,073,225	1,102,055	28,830	2.7	County	49.80	48.56	0.020	0.020
(-) TIF Tax Capacity	26,936	27,597	661	2.5	City/Town	55.19	55.29	0.786	0.767
(-) FD Contrib Tax Cap	5,558	5,601	43	0.8	School District	24.13	24.04	15.492	17.463
(=) Taxable Tax Capacity	1,040,731	1,068,857	28,126	2.7	Special District	2.07	2.01	0.044	0.043
FD Distrib Tax Cap	6,652	6,749	97	1.5	<b>Total</b>	131.19	129.89	16.342	18.293

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	86,500	87,800	1.5	890	920	30	3.4	1.03	1.05
Res Hmstd: Avg Val	129,700	131,600	1.5	1,578	1,620	42	2.7	1.22	1.23
Res Hmstd: Hi Val	172,900	175,500	1.5	2,266	2,322	56	2.5	1.31	1.32
Res Hmstd: Ex-Hi Val	259,500	263,300	1.5	3,646	3,726	80	2.2	1.41	1.42
Apartment	300,000	305,000	1.7	5,410	5,510	100	1.9	1.80	1.81
Comm/Ind: Lo Val	150,000	151,000	0.7	4,369	4,389	20	0.5	2.91	2.91
Comm/Ind: Med Val	300,000	302,100	0.7	10,112	10,140	28	0.3	3.37	3.36
Comm/Ind: Hi Val	1,000,000	1,007,000	0.7	36,915	36,972	57	0.2	3.69	3.67

**GREATER MINNESOTA TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	41,753,999	41,957,249	203,250	0.5	390,122	403,670	13,548	3.5	0.93	0.96
Res Non-Hm: exis	5,213,762	5,330,843	117,082	2.2	56,756	59,120	2,364	4.2	1.09	1.11
Apartments: exis	71,554	72,127	573	0.8	911	937	25	2.8	1.27	1.30
Low-inc Apts: ex	190	193	2	1.2	2	2	0	-3.0	0.92	0.88
Seasnl Rec: exis	21,247,452	21,046,242	-201,210	-0.9	204,155	204,000	-155	-0.1	0.96	0.97
Com/Ind: Lo: exi	1,108,134	1,120,213	12,079	1.1	24,968	25,186	218	0.9	2.25	2.25
Com/Ind Hi: exis	1,821,598	1,852,326	30,729	1.7	51,081	51,523	442	0.9	2.80	2.78
Publ U: Elec Gen	57,193	58,909	1,716	3.0	943	981	38	4.0	1.65	1.67
Publ U: Other	4,143,938	4,268,256	124,318	3.0	118,284	120,864	2,580	2.2	2.85	2.83
Ag HGA: Exist	9,173,991	9,050,417	-123,574	-1.3	79,195	78,615	-580	-0.7	0.86	0.87
Ag Hmstd Land	76,246,944	87,269,578	11,022,634	14.5	296,487	312,463	15,975	5.4	0.39	0.36
Ag Non-Hmstd	46,397,066	52,377,252	5,980,186	12.9	296,425	316,716	20,291	6.8	0.64	0.60
ResHmstd: NewCon	0	307,712	307,712	0.0	0	2,895	2,895	0.0	0.00	0.94
All other NewCon	0	642,783	642,783	0.0	0	5,520	5,520	0.0	0.00	0.86
<b>Total</b>	<b>207,235,821</b>	<b>225,354,101</b>	<b>18,118,280</b>	<b>8.7</b>	<b>1,519,329</b>	<b>1,582,492</b>	<b>63,163</b>	<b>4.2</b>	<b>0.73</b>	<b>0.70</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	1,815,174	1,967,776	152,603	8.4	County	44.48	42.52	0.034	0.033
(-) TIF Tax Capacity	466	468	2	0.5	City/Town	11.81	11.23	0.016	0.015
(-) FD Contrib Tax Cap	2,636	2,719	83	3.2	School District	16.51	16.10	14.627	17.819
(=) Taxable Tax Capacity	1,812,072	1,964,589	152,517	8.4	Special District	1.40	1.37	0.017	0.017
FD Distrib Tax Cap	1,548	1,571	23	1.5	<b>Total</b>	74.21	71.23	14.694	17.884

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Value</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	122,200	122,800		0.5	892	908	16	1.8	0.73	0.74
Res Hmstd: Avg Val	183,200	184,100		0.5	1,475	1,493	19	1.3	0.80	0.81
Res Hmstd: Hi Val	244,300	245,500		0.5	2,059	2,080	21	1.0	0.84	0.85
Res Hmstd: Ex-Hi Val	366,500	368,300		0.5	3,227	3,253	26	0.8	0.88	0.88
Apartment	300,000	302,400		0.8	3,224	3,233	10	0.3	1.07	1.07
Seas Rec: Lo Val	75,000	74,300		-0.9	625	597	-27	-4.3	0.83	0.80
Seas Rec: Hi Val	200,000	198,100		-1.0	1,835	1,761	-73	-4.0	0.92	0.89
Comm/Ind: Lo Val	150,000	152,500		1.7	3,062	3,090	28	0.9	2.04	2.03
Comm/Ind: Med Val	300,000	305,100		1.7	7,071	7,102	31	0.4	2.36	2.33
Comm/Ind: Hi Val	1,000,000	1,016,900		1.7	25,781	25,816	35	0.1	2.58	2.54

<b>NORTHWEST CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	5,453,898	5,535,831	81,932	1.5	65,623	66,355	732	1.1	1.20	1.20
Res Non-Hm: exis	870,967	914,026	43,059	4.9	13,220	13,731	511	3.9	1.52	1.50
Apartments: exis	565,911	573,506	7,595	1.3	9,723	9,677	-46	-0.5	1.72	1.69
Low-inc Apts: ex	117,191	118,317	1,126	1.0	1,266	1,271	5	0.4	1.08	1.07
Seasnl Rec: exis	366,023	371,308	5,285	1.4	4,796	4,897	100	2.1	1.31	1.32
Com/Ind: Lo: exi	622,282	624,224	1,942	0.3	17,106	16,728	-378	-2.2	2.75	2.68
Com/Ind Hi: exis	1,355,105	1,365,770	10,665	0.8	40,852	40,033	-818	-2.0	3.01	2.93
Publ U: Elec Gen	27,670	28,500	830	3.0	653	707	54	8.3	2.36	2.48
Publ U: Other	136,972	141,082	4,109	3.0	5,118	5,202	85	1.7	3.74	3.69
Ag HGA: Exist	17,893	18,019	126	0.7	219	220	1	0.5	1.23	1.22
Ag Hmstd Land	71,573	85,639	14,067	19.7	506	568	62	12.4	0.71	0.66
Ag Non-Hmstd	96,548	110,839	14,291	14.8	1,215	1,348	133	11.0	1.26	1.22
ResHmstd: NewCon	0	43,123	43,123	0.0	0	517	517	0.0	0.00	1.20
All other NewCon	0	109,016	109,016	0.0	0	2,320	2,320	0.0	0.00	2.13
<b>Total</b>	<b>9,702,034</b>	<b>10,039,201</b>	<b>337,167</b>	<b>3.5</b>	<b>160,296</b>	<b>163,574</b>	<b>3,278</b>	<b>2.0</b>	<b>1.65</b>	<b>1.63</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	105,340	109,492	4,152	3.9	County	47.63	45.28	0.000	0.000
(-) TIF Tax Capacity	4,642	4,830	188	4.0	City/Town	53.26	53.13	0.058	0.056
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.31	20.65	17.305	19.459
(=) Taxable Tax Capacity	100,697	104,662	3,964	3.9	Special District	3.52	3.38	0.153	0.149
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	125.73	122.44	17.516	19.664

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	78,400	79,600	1.5	744	763	19	2.6	0.95	0.96
Res Hmstd: Avg Val	117,500	119,300	1.5	1,348	1,371	23	1.7	1.15	1.15
Res Hmstd: Hi Val	156,600	159,000	1.5	1,952	1,979	26	1.4	1.25	1.24
Res Hmstd: Ex-Hi Val	235,000	238,500	1.5	3,164	3,196	32	1.0	1.35	1.34
Apartment	300,000	304,000	1.3	5,240	5,250	10	0.2	1.75	1.73
Comm/Ind: Lo Val	150,000	151,200	0.8	4,264	4,248	-16	-0.4	2.84	2.81
Comm/Ind: Med Val	300,000	302,400	0.8	9,861	9,798	-62	-0.6	3.29	3.24
Comm/Ind: Hi Val	1,000,000	1,007,900	0.8	35,981	35,697	-283	-0.8	3.6	3.54

<b>NORTHWEST TOWNS</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	6,066,054	6,032,909	-33,145	-0.5	53,641	54,293	652	1.2	0.88	0.90
Res Non-Hm: exis	706,247	718,974	12,728	1.8	7,326	7,464	139	1.9	1.04	1.04
Apartments: exis	7,763	7,845	82	1.1	94	98	4	4.3	1.21	1.25
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	4,998,212	4,982,991	-15,220	-0.3	46,816	46,490	-326	-0.7	0.94	0.93
Com/Ind: Lo: exi	175,548	177,375	1,827	1.0	3,803	3,789	-14	-0.4	2.17	2.14
Com/Ind Hi: exis	328,511	334,016	5,505	1.7	8,685	8,571	-114	-1.3	2.64	2.57
Publ U: Elec Gen	1,006	1,036	30	3.0	18	19	1	5.7	1.74	1.79
Publ U: Other	705,413	726,575	21,162	3.0	19,345	19,247	-98	-0.5	2.74	2.65
Ag HGA: Exist	1,509,452	1,503,550	-5,902	-0.4	12,876	12,753	-123	-1.0	0.85	0.85
Ag Hmstd Land	12,202,583	14,983,756	2,781,172	22.8	51,118	55,592	4,474	8.8	0.42	0.37
Ag Non-Hmstd	8,555,129	10,432,208	1,877,079	21.9	59,483	66,041	6,557	11.0	0.70	0.63
ResHmstd: NewCon	0	67,387	67,387	0.0	0	610	610	0.0	0.00	0.90
All other NewCon	0	129,785	129,785	0.0	0	1,253	1,253	0.0	0.00	0.97
<b>Total</b>	<b>35,255,917</b>	<b>40,098,408</b>	<b>4,842,490</b>	<b>13.7</b>	<b>263,204</b>	<b>276,220</b>	<b>13,016</b>	<b>4.9</b>	<b>0.75</b>	<b>0.69</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	309,408	349,537	40,129	13.0	County	44.13	41.16	0.000	0.000
(-) TIF Tax Capacity	196	199	3	1.5	City/Town	11.38	10.43	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	15.38	14.58	16.969	19.460
(=) Taxable Tax Capacity	309,212	349,338	40,126	13.0	Special District	3.50	3.40	0.115	0.114
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>74.38</b>	<b>69.56</b>	<b>17.084</b>	<b>19.573</b>

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	123,300	122,600	-0.6	933	911	-23	-2.4	0.76	0.74
Res Hmstd: Avg Val	184,900	183,900	-0.5	1,538	1,495	-43	-2.8	0.83	0.81
Res Hmstd: Hi Val	246,500	245,200	-0.5	2,143	2,080	-63	-2.9	0.87	0.85
Res Hmstd: Ex-Hi Val	369,800	367,800	-0.5	3,353	3,250	-103	-3.1	0.91	0.88
Apartment	300,000	303,200	1.1	3,302	3,230	-72	-2.2	1.10	1.07
Seas Rec: Lo Val	75,000	74,800	-0.3	626	589	-37	-5.9	0.83	0.79
Seas Rec: Hi Val	200,000	199,400	-0.3	1,838	1,740	-98	-5.3	0.92	0.87
Comm/Ind: Lo Val	150,000	152,500	1.7	3,102	3,078	-24	-0.8	2.07	2.02
Comm/Ind: Med Val	300,000	305,000	1.7	7,152	7,062	-90	-1.3	2.38	2.32
Comm/Ind: Hi Val	1,000,000	1,016,800	1.7	26,054	25,660	-394	-1.5	2.61	2.52

**NORTH CENTRAL CITIES**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	3,418,039	3,407,079	-10,960	-0.3	35,588	37,324	1,735	4.9	1.04	1.10
Res Non-Hm: exis	651,607	661,513	9,906	1.5	9,392	9,861	469	5.0	1.44	1.49
Apartments: exis	230,318	228,493	-1,825	-0.8	4,010	4,075	65	1.6	1.74	1.78
Low-inc Apts: ex	82,507	82,087	-420	-0.5	949	965	15	1.6	1.15	1.18
Seasnl Rec: exis	2,122,413	2,084,249	-38,164	-1.8	22,047	22,225	178	0.8	1.04	1.07
Com/Ind: Lo: exi	508,216	507,847	-369	-0.1	14,441	14,591	150	1.0	2.84	2.87
Com/Ind Hi: exis	979,316	963,161	-16,155	-1.6	34,995	34,789	-205	-0.6	3.57	3.61
Publ U: Elec Gen	3,071	3,163	92	3.0	109	109	0	0.2	3.55	3.46
Publ U: Other	107,573	110,800	3,227	3.0	4,022	4,158	136	3.4	3.74	3.75
Ag HGA: Exist	25,776	25,566	-210	-0.8	277	288	10	3.6	1.08	1.12
Ag Hmstd Land	52,758	53,866	1,109	2.1	267	262	-6	-2.2	0.51	0.49
Ag Non-Hmstd	90,672	87,108	-3,564	-3.9	853	840	-13	-1.5	0.94	0.96
ResHmstd: NewCon	0	10,955	10,955	0.0	0	117	117	0.0	0.00	1.07
All other NewCon	0	34,358	34,358	0.0	0	800	800	0.0	0.00	2.33
<b>Total</b>	<b>8,272,265</b>	<b>8,260,245</b>	<b>-12,020</b>	<b>-0.1</b>	<b>126,950</b>	<b>130,404</b>	<b>3,453</b>	<b>2.7</b>	<b>1.53</b>	<b>1.58</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	91,444	91,366	-78	-0.1	County	41.45	41.28	0.000	0.000
(-) TIF Tax Capacity	2,570	2,585	14	0.6	City/Town	48.28	49.58	0.049	0.049
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	19.68	20.11	10.484	14.315
(=) Taxable Tax Capacity	88,874	88,782	-92	-0.1	Special District	0.93	0.95	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	110.34	111.92	10.533	14.364

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	84,200	83,900	-300	-0.4	690	727	37	5.3	0.82	0.87
Res Hmstd: Avg Val	126,300	125,900	-400	-0.3	1,241	1,300	59	4.7	0.98	1.03
Res Hmstd: Hi Val	168,400	167,900	-500	-0.3	1,792	1,873	81	4.5	1.06	1.12
Res Hmstd: Ex-Hi Val	252,600	251,800	-800	-0.3	2,893	3,017	123	4.3	1.15	1.2
Apartment	300,000	297,600	-2,400	-0.8	4,454	4,591	137	3.1	1.48	1.54
Seas Rec: Lo Val	75,000	73,700	-1,300	-1.7	896	893	-3	-0.3	1.19	1.21
Seas Rec: Hi Val	200,000	196,400	-3,600	-1.8	2,557	2,545	-12	-0.5	1.28	1.3
Comm/Ind: Lo Val	150,000	147,500	-2,500	-1.7	3,813	3,823	10	0.3	2.54	2.59
Comm/Ind: Med Val	300,000	295,100	-4,900	-1.6	8,844	8,832	-12	-0.1	2.95	2.99
Comm/Ind: Hi Val	1,000,000	983,500	-16,500	-1.7	32,321	32,291	-30	-0.1	3.23	3.28

<b>NORTH CENTRAL TOWNS</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	6,415,722	6,358,665	-57,057	-0.9	51,748	54,145	2,397	4.6	0.81	0.85
Res Non-Hm: exis	773,825	775,742	1,918	0.2	7,582	7,926	344	4.5	0.98	1.02
Apartments: exis	23,254	23,187	-67	-0.3	281	282	2	0.7	1.21	1.22
Low-inc Apts: ex	190	193	2	1.2	2	2	0	-3.0	0.92	0.88
Seasnl Rec: exis	6,586,638	6,515,375	-71,263	-1.1	56,965	56,904	-62	-0.1	0.86	0.87
Com/Ind: Lo: exi	192,104	195,155	3,051	1.6	4,033	4,153	120	3.0	2.10	2.13
Com/Ind Hi: exis	175,056	176,443	1,387	0.8	4,834	4,905	71	1.5	2.76	2.78
Publ U: Elec Gen	4,304	4,433	129	3.0	84	91	7	7.8	1.96	2.05
Publ U: Other	950,849	979,374	28,525	3.0	27,044	28,085	1,041	3.9	2.84	2.87
Ag HGA: Exist	1,007,764	1,006,641	-1,123	-0.1	8,665	9,128	462	5.3	0.86	0.91
Ag Hmstd Land	2,954,918	3,132,483	177,565	6.0	12,573	12,111	-462	-3.7	0.43	0.39
Ag Non-Hmstd	2,393,286	2,398,786	5,500	0.2	19,993	20,048	55	0.3	0.84	0.84
ResHmstd: NewCon	0	45,649	45,649	0.0	0	398	398	0.0	0.00	0.87
All other NewCon	0	89,068	89,068	0.0	0	890	890	0.0	0.00	1.00
<b>Total</b>	<b>21,477,910</b>	<b>21,701,196</b>	<b>223,286</b>	<b>1.0</b>	<b>193,805</b>	<b>199,068</b>	<b>5,263</b>	<b>2.7</b>	<b>0.90</b>	<b>0.92</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	203,643	205,450	1,806	0.9	County	45.81	45.32	0.000	0.000
(-) TIF Tax Capacity	16	16	0	2.4	City/Town	14.11	14.26	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.28	18.77	10.614	15.083
(=) Taxable Tax Capacity	203,628	205,434	1,806	0.9	Special District	1.26	1.28	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	79.46	79.63	10.614	15.083

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	113,400	112,400	-0.9	807	849	42	5.2	0.71	0.75
Res Hmstd: Avg Val	170,000	168,500	-0.9	1,357	1,420	63	4.7	0.8	0.84
Res Hmstd: Hi Val	226,600	224,600	-0.9	1,907	1,992	84	4.4	0.84	0.89
Res Hmstd: Ex-Hi Val	340,100	337,100	-0.9	3,011	3,138	127	4.2	0.89	0.93
Apartment	300,000	299,100	-0.3	3,298	3,428	130	3.9	1.1	1.15
Seas Rec: Lo Val	75,000	74,200	-1.1	664	659	-5	-0.8	0.89	0.89
Seas Rec: Hi Val	200,000	197,800	-1.1	1,940	1,925	-15	-0.8	0.97	0.97
Comm/Ind: Lo Val	150,000	151,200	0.8	3,119	3,205	86	2.8	2.08	2.12
Comm/Ind: Med Val	300,000	302,400	0.8	7,225	7,392	167	2.3	2.41	2.44
Comm/Ind: Hi Val	1,000,000	1,007,900	0.8	26,384	26,927	544	2.1	2.64	2.67

<b>TACONITE CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Pctg</b>		<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Chng</b>	<b>Base</b>	<b>Alte</b>	
Res Hmstd: exist	2,736,759	2,701,180	-35,579	-1.3	23,991	26,224	2,233	9.3	0.88	0.97	
Res Non-Hm: exis	430,241	432,626	2,385	0.6	7,138	7,586	449	6.3	1.66	1.75	
Apartments: exis	126,448	125,287	-1,161	-0.9	2,491	2,601	110	4.4	1.97	2.08	
Low-inc Apts: ex	56,919	56,611	-308	-0.5	672	705	32	4.8	1.18	1.25	
Seasnl Rec: exis	363,014	349,615	-13,399	-3.7	4,962	4,968	6	0.1	1.37	1.42	
Com/Ind: Lo: exi	322,587	319,463	-3,124	-1.0	10,132	10,345	213	2.1	3.14	3.24	
Com/Ind Hi: exis	525,784	511,862	-13,922	-2.6	21,459	21,490	31	0.1	4.08	4.20	
Publ U: Elec Gen	293,108	301,901	8,793	3.0	6,633	7,124	491	7.4	2.26	2.36	
Publ U: Other	248,239	255,686	7,447	3.0	9,406	9,998	591	6.3	3.79	3.91	
Ag HGA: Exist	8,546	8,581	35	0.4	88	96	8	8.6	1.03	1.12	
Ag Hmstd Land	9,306	9,042	-264	-2.8	41	39	-2	-5.3	0.44	0.43	
Ag Non-Hmstd	174,267	172,644	-1,623	-0.9	2,513	2,595	82	3.3	1.44	1.50	
ResHmstd: NewCon	0	12,741	12,741	0.0	0	124	124	0.0	0.00	0.97	
All other NewCon	0	19,417	19,417	0.0	0	600	600	0.0	0.00	3.09	
<b>Total</b>	<b>5,295,218</b>	<b>5,276,657</b>	<b>-18,561</b>	<b>-0.4</b>	<b>89,526</b>	<b>94,494</b>	<b>4,967</b>	<b>5.5</b>	<b>1.69</b>	<b>1.79</b>	

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	59,052	59,040	-12	0.0	County	52.63	54.19	0.000	0.000
(-) TIF Tax Capacity	1,120	1,104	-16	-1.5	City/Town	67.33	69.78	0.178	0.178
(-) FD Contrib Tax Cap	5,558	5,601	43	0.8	School District	15.75	16.37	9.449	14.310
(=) Taxable Tax Capacity	52,374	52,335	-39	-0.1	Special District	2.62	2.38	0.000	0.000
FD Distrib Tax Cap	6,652	6,749	97	1.5	<b>Total</b>	138.33	142.72	9.627	14.487

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Value</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	65,900	65,000		-1.4	295	336	40	13.7	0.45	0.52
Res Hmstd: Avg Val	98,700	97,400		-1.3	753	810	57	7.5	0.76	0.83
Res Hmstd: Hi Val	131,600	129,900		-1.3	1,281	1,362	82	6.4	0.97	1.05
Res Hmstd: Ex-Hi Val	197,500	194,900		-1.3	2,338	2,468	130	5.6	1.18	1.27
Apartment	300,000	297,200		-0.9	5,476	5,733	257	4.7	1.83	1.93
Seas Rec: Lo Val	75,000	72,200		-3.7	1,106	1,097	-9	-0.8	1.47	1.52
Seas Rec: Hi Val	200,000	192,600		-3.7	3,117	3,086	-30	-1.0	1.56	1.60
Comm/Ind: Lo Val	150,000	146,000		-2.7	4,429	4,460	31	0.7	2.95	3.05
Comm/Ind: Med Val	300,000	292,100		-2.6	10,286	10,302	16	0.2	3.43	3.53
Comm/Ind: Hi Val	1,000,000	973,500		-2.7	37,617	37,728	110	0.3	3.76	3.88



<b>TACONITE TOWNS</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	5,075,557	4,948,314	-127,243	-2.5	35,962	38,999	3,038	8.4	0.71	0.79
Res Non-Hm: exis	545,654	556,097	10,443	1.9	5,544	6,116	572	10.3	1.02	1.10
Apartments: exis	9,150	9,195	45	0.5	114	122	8	6.9	1.25	1.33
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	5,369,823	5,258,971	-110,853	-2.1	52,856	53,209	353	0.7	0.98	1.01
Com/Ind: Lo: exi	91,237	91,112	-125	-0.1	2,214	2,292	78	3.5	2.43	2.52
Com/Ind Hi: exis	245,421	248,419	2,998	1.2	7,502	7,816	314	4.2	3.06	3.15
Publ U: Elec Gen	2,179	2,245	65	3.0	46	52	6	12.4	2.11	2.31
Publ U: Other	500,974	516,003	15,029	3.0	15,992	16,880	888	5.6	3.19	3.27
Ag HGA: Exist	178,087	176,920	-1,167	-0.7	962	1,075	112	11.7	0.54	0.61
Ag Hmstd Land	339,583	327,023	-12,560	-3.7	792	687	-105	-13.2	0.23	0.21
Ag Non-Hmstd	2,211,129	2,100,341	-110,788	-5.0	19,551	19,130	-422	-2.2	0.88	0.91
ResHmstd: NewCon	0	28,498	28,498	0.0	0	232	232	0.0	0.00	0.81
All other NewCon	0	52,368	52,368	0.0	0	577	577	0.0	0.00	1.10
<b>Total</b>	<b>14,568,794</b>	<b>14,315,504</b>	<b>-253,290</b>	<b>-1.7</b>	<b>141,536</b>	<b>147,187</b>	<b>5,651</b>	<b>4.0</b>	<b>0.97</b>	<b>1.03</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	145,982	143,694	-2,288	-1.6	County	53.78	55.15	0.000	0.000
(-) TIF Tax Capacity	6	6	0	-1.2	City/Town	14.27	15.10	0.000	0.000
(-) FD Contrib Tax Cap	2,636	2,719	83	3.2	School District	16.11	16.32	7.418	13.008
(=) Taxable Tax Capacity	143,340	140,970	-2,371	-1.7	Special District	2.64	2.85	0.000	0.000
FD Distrib Tax Cap	1,548	1,571	23	1.5	<b>Total</b>	86.79	89.42	7.418	13.008

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	123,200	120,100	-2.5	644	704	60	9.3	0.52	0.59
Res Hmstd: Avg Val	184,800	180,200	-2.5	1,272	1,368	96	7.5	0.69	0.76
Res Hmstd: Hi Val	246,300	240,100	-2.5	1,900	2,030	130	6.8	0.77	0.85
Res Hmstd: Ex-Hi Val	369,500	360,200	-2.5	3,157	3,357	200	6.3	0.85	0.93
Apartment	300,000	301,500	0.5	3,477	3,762	285	8.2	1.16	1.25
Seas Rec: Lo Val	75,000	73,500	-2.0	719	725	6	0.8	0.96	0.99
Seas Rec: Hi Val	200,000	195,900	-2.1	2,086	2,097	11	0.5	1.04	1.07
Comm/Ind: Lo Val	150,000	151,800	1.2	3,236	3,414	178	5.5	2.16	2.25
Comm/Ind: Med Val	300,000	303,700	1.2	7,514	7,886	373	5.0	2.50	2.6
Comm/Ind: Hi Val	1,000,000	1,012,200	1.2	27,476	28,746	1,271	4.6	2.75	2.84

<b>DULUTH AREA</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	5,073,065	5,104,940	31,874	0.6	65,373	67,975	2,603	4.0	1.29	1.33
Res Non-Hm: exis	1,108,764	1,109,011	247	0.0	17,460	17,864	403	2.3	1.57	1.61
Apartments: exis	348,810	364,279	15,469	4.4	6,475	6,887	412	6.4	1.86	1.89
Low-inc Apts: ex	68,922	72,148	3,226	4.7	788	840	52	6.6	1.14	1.16
Seasnl Rec: exis	142,749	144,629	1,880	1.3	1,943	1,999	56	2.9	1.36	1.38
Com/Ind: Lo: exi	234,573	234,804	231	0.1	6,924	7,009	85	1.2	2.95	2.98
Com/Ind Hi: exis	1,021,684	1,023,692	2,008	0.2	39,799	40,272	473	1.2	3.90	3.93
Publ U: Elec Gen	17,901	18,438	537	3.0	518	541	23	4.4	2.90	2.94
Publ U: Other	184,931	190,477	5,546	3.0	7,123	7,440	317	4.5	3.85	3.91
Ag HGA: Exist	10,822	11,090	268	2.5	124	136	12	9.8	1.15	1.23
Ag Hmstd Land	11,868	11,679	-188	-1.6	53	48	-5	-9.0	0.44	0.41
Ag Non-Hmstd	135,816	131,710	-4,106	-3.0	1,623	1,598	-25	-1.6	1.19	1.21
ResHmstd: NewCon	0	20,320	20,320	0.0	0	267	267	0.0	0.00	1.31
All other NewCon	0	38,289	38,289	0.0	0	984	984	0.0	0.00	2.57
<b>Total</b>	<b>8,359,904</b>	<b>8,475,504</b>	<b>115,601</b>	<b>1.4</b>	<b>148,203</b>	<b>153,860</b>	<b>5,658</b>	<b>3.8</b>	<b>1.77</b>	<b>1.82</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	91,853	93,367	1,515	1.6	County	64.82	65.66	0.000	0.000
(-) TIF Tax Capacity	2,097	2,128	32	1.5	City/Town	30.93	31.19	3.310	3.263
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.36	34.10	10.071	12.303
(=) Taxable Tax Capacity	89,756	91,239	1,483	1.7	Special District	4.63	4.57	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	133.74	135.51	13.381	15.566

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	113,100	113,800	0.6	1,302	1,353	51	3.9	1.15	1.19
Res Hmstd: Avg Val	169,600	170,700	0.6	2,201	2,282	81	3.7	1.3	1.34
Res Hmstd: Hi Val	226,100	227,500	0.6	3,101	3,210	109	3.5	1.37	1.41
Res Hmstd: Ex-Hi Val	339,200	341,300	0.6	4,901	5,068	167	3.4	1.44	1.48
Apartment	300,000	313,300	4.4	5,417	5,795	378	7.0	1.81	1.85
Comm/Ind: Lo Val	150,000	150,300	0.2	4,382	4,448	66	1.5	2.92	2.96
Comm/Ind: Med Val	300,000	300,600	0.2	10,157	10,297	140	1.4	3.39	3.43
Comm/Ind: Hi Val	1,000,000	1,002,000	0.2	37,110	37,592	482	1.3	3.71	3.75

<b>EAST CENTRAL CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	3,138,532	3,191,822	53,291	1.7	46,660	48,738	2,078	4.5	1.49	1.53
Res Non-Hm: exis	565,819	593,665	27,846	4.9	10,663	11,375	712	6.7	1.88	1.92
Apartments: exis	200,691	200,750	59	0.0	4,436	4,519	83	1.9	2.21	2.25
Low-inc Apts: ex	73,940	74,378	438	0.6	1,015	1,044	29	2.8	1.37	1.40
Seasnl Rec: exis	103,361	102,932	-429	-0.4	1,841	1,838	-3	-0.2	1.78	1.79
Com/Ind: Lo: exi	331,322	330,653	-669	-0.2	11,312	11,352	40	0.4	3.41	3.43
Com/Ind Hi: exis	669,873	669,772	-101	0.0	29,520	29,644	124	0.4	4.41	4.43
Publ U: Elec Gen	1,227	1,264	37	3.0	41	44	3	7.0	3.36	3.49
Publ U: Other	121,914	125,571	3,657	3.0	5,482	5,676	194	3.5	4.50	4.52
Ag HGA: Exist	56,746	55,740	-1,006	-1.8	800	819	18	2.3	1.41	1.47
Ag Hmstd Land	85,647	87,224	1,577	1.8	559	545	-15	-2.6	0.65	0.62
Ag Non-Hmstd	74,961	74,774	-187	-0.2	1,181	1,185	3	0.3	1.58	1.58
ResHmstd: NewCon	0	13,126	13,126	0.0	0	204	204	0.0	0.00	1.56
All other NewCon	0	22,506	22,506	0.0	0	763	763	0.0	0.00	3.39
<b>Total</b>	<b>5,424,033</b>	<b>5,544,177</b>	<b>120,144</b>	<b>2.2</b>	<b>113,512</b>	<b>117,746</b>	<b>4,234</b>	<b>3.7</b>	<b>2.09</b>	<b>2.12</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	57,647	59,006	1,359	2.4	County	75.57	75.00	0.084	0.083
(-) TIF Tax Capacity	487	493	6	1.2	City/Town	57.00	56.98	0.288	0.282
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.59	30.67	11.980	16.104
(=) Taxable Tax Capacity	57,160	58,513	1,353	2.4	Special District	4.25	4.23	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	167.40	166.88	12.352	16.469

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	86,300	87,800	1,700	1.7	1,058	1,120	62	5.9	1.23	1.28
Res Hmstd: Avg Val	129,400	131,600	2,200	1.7	1,898	1,989	91	4.8	1.47	1.51
Res Hmstd: Hi Val	172,500	175,400	2,900	1.7	2,737	2,858	121	4.4	1.59	1.63
Res Hmstd: Ex-Hi Val	258,900	263,300	4,400	1.7	4,421	4,601	181	4.1	1.71	1.75
Apartment	300,000	300,100	100	0.0	6,648	6,754	106	1.6	2.22	2.25
Comm/Ind: Lo Val	150,000	150,000	0	0.0	5,124	5,156	32	0.6	3.42	3.44
Comm/Ind: Med Val	300,000	300,000	0	0.0	11,894	11,947	54	0.5	3.96	3.98
Comm/Ind: Hi Val	1,000,000	999,800	-200	0.0	43,487	43,633	146	0.3	4.35	4.36

**EAST CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	4,571,659	4,668,851	97,192	2.1	55,635	59,410	3,775	6.8	1.22	1.27
Res Non-Hm: exis	646,042	674,104	28,062	4.3	9,190	9,941	751	8.2	1.42	1.47
Apartments: exis	5,252	5,440	188	3.6	97	108	10	10.5	1.85	1.98
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,663,408	1,642,746	-20,662	-1.2	20,282	20,429	147	0.7	1.22	1.24
Com/Ind: Lo: exi	96,829	96,940	111	0.1	2,697	2,747	50	1.9	2.79	2.83
Com/Ind Hi: exis	85,794	85,381	-413	-0.5	3,067	3,099	32	1.0	3.58	3.63
Publ U: Elec Gen	10,875	11,201	326	3.0	316	340	23	7.4	2.91	3.03
Publ U: Other	279,805	288,199	8,394	3.0	10,315	10,774	458	4.4	3.69	3.74
Ag HGA: Exist	858,645	826,683	-31,962	-3.7	9,715	9,741	26	0.3	1.13	1.18
Ag Hmstd Land	1,384,438	1,422,790	38,352	2.8	7,172	6,876	-296	-4.1	0.52	0.48
Ag Non-Hmstd	1,271,462	1,265,861	-5,601	-0.4	14,930	15,103	173	1.2	1.17	1.19
ResHmstd: NewCon	0	25,272	25,272	0.0	0	324	324	0.0	0.00	1.28
All other NewCon	0	26,611	26,611	0.0	0	342	342	0.0	0.00	1.28
<b>Total</b>	<b>10,874,209</b>	<b>11,040,079</b>	<b>165,870</b>	<b>1.5</b>	<b>133,418</b>	<b>139,234</b>	<b>5,816</b>	<b>4.4</b>	<b>1.23</b>	<b>1.26</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	97,912	99,543	1,631	1.7	County	73.41 73.42	0.207	0.201
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	22.22 22.12	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	27.01 27.60	10.516	15.924
(=) Taxable Tax Capacity	97,912	99,543	1,631	1.7	Special District	1.29 1.32	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	123.93 124.46	10.723	16.125

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	103,100	105,300	2.1	1,042	1,135	93	8.9	1.01	1.08
Res Hmstd: Avg Val	154,600	157,900	2.1	1,793	1,933	141	7.8	1.16	1.22
Res Hmstd: Hi Val	206,000	210,400	2.1	2,542	2,730	188	7.4	1.23	1.3
Res Hmstd: Ex-Hi Val	309,100	315,700	2.1	4,045	4,328	283	7.0	1.31	1.37
Apartment	300,000	310,700	3.6	4,969	5,335	366	7.4	1.66	1.72
Seas Rec: Lo Val	75,000	74,100	-1.2	998	990	-7	-0.7	1.33	1.34
Seas Rec: Hi Val	200,000	197,500	-1.3	2,829	2,807	-22	-0.8	1.41	1.42
Comm/Ind: Lo Val	150,000	149,300	-0.5	4,121	4,177	55	1.3	2.75	2.8
Comm/Ind: Med Val	300,000	298,600	-0.5	9,563	9,659	96	1.0	3.19	3.23
Comm/Ind: Hi Val	1,000,000	995,200	-0.5	34,956	35,267	311	0.9	3.5	3.54

## CENTRAL MINN CITIES

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	10,834,042	11,326,635	492,592	4.5	144,830	150,783	5,953	4.1	1.34	1.33
Res Non-Hm: exis	1,395,445	1,454,467	59,022	4.2	22,889	23,478	588	2.6	1.64	1.61
Apartments: exis	944,072	966,067	21,995	2.3	17,881	18,108	227	1.3	1.89	1.87
Low-inc Apts: ex	193,066	198,127	5,061	2.6	2,266	2,296	30	1.3	1.17	1.16
Seasnl Rec: exis	117,539	122,896	5,357	4.6	2,050	2,097	47	2.3	1.74	1.71
Com/Ind: Lo: exi	717,883	718,451	568	0.1	21,819	21,553	-266	-1.2	3.04	3.00
Com/Ind Hi: exis	3,057,809	3,043,298	-14,511	-0.5	119,760	117,182	-2,578	-2.2	3.92	3.85
Publ U: Elec Gen	740,812	763,037	22,224	3.0	18,691	18,902	211	1.1	2.52	2.48
Publ U: Other	539,714	555,905	16,191	3.0	20,446	20,645	200	1.0	3.79	3.71
Ag HGA: Exist	78,469	77,279	-1,190	-1.5	1,010	985	-25	-2.5	1.29	1.27
Ag Hmstd Land	174,424	182,288	7,864	4.5	1,074	1,041	-33	-3.1	0.62	0.57
Ag Non-Hmstd	189,928	195,630	5,702	3.0	2,575	2,592	17	0.7	1.36	1.33
ResHmstd: NewCon	0	92,971	92,971	0.0	0	1,234	1,234	0.0	0.00	1.33
All other NewCon	0	76,682	76,682	0.0	0	2,136	2,136	0.0	0.00	2.79
<b>Total</b>	<b>18,983,204</b>	<b>19,773,733</b>	<b>790,529</b>	<b>4.2</b>	<b>375,292</b>	<b>383,032</b>	<b>7,740</b>	<b>2.1</b>	<b>1.98</b>	<b>1.94</b>

*Tax Base**Tax Rates*

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	221,372	230,044	8,671	3.9	County	52.11	50.20	0.000	0.000
(-) TIF Tax Capacity	6,907	7,007	100	1.5	City/Town	49.03	48.20	1.701	1.633
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	33.27	32.92	14.356	15.513
(=) Taxable Tax Capacity	214,465	223,036	8,571	4.0	Special District	2.14	2.10	0.143	0.137
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	136.54	133.43	16.200	17.283

*Tax Burdens on  
Hypothetical Properties*

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	100,200	104,800	4.6	1,145	1,208	63	5.5	1.14	1.15
Res Hmstd: Avg Val	150,300	157,100	4.5	1,972	2,059	88	4.4	1.31	1.31
Res Hmstd: Hi Val	200,300	209,400	4.5	2,797	2,910	113	4.1	1.4	1.39
Res Hmstd: Ex-Hi Val	300,500	314,200	4.6	4,451	4,616	165	3.7	1.48	1.47
Apartment	300,000	307,000	2.3	5,606	5,651	45	0.8	1.87	1.84
Comm/Ind: Lo Val	150,000	149,300	-0.5	4,487	4,395	-92	-2.1	2.99	2.94
Comm/Ind: Med Val	300,000	298,600	-0.5	10,389	10,162	-227	-2.2	3.46	3.40
Comm/Ind: Hi Val	1,000,000	995,300	-0.5	37,930	37,103	-827	-2.2	3.79	3.73

**CENTRAL MINN TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	6,532,803	6,649,038	116,235	1.8	72,681	74,063	1,383	1.9	1.11	1.11
Res Non-Hm: exis	613,975	632,100	18,125	3.0	7,833	8,022	188	2.4	1.28	1.27
Apartments: exis	4,745	4,639	-106	-2.2	69	67	-2	-2.8	1.45	1.44
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	1,148,101	1,153,594	5,493	0.5	13,043	12,901	-142	-1.1	1.14	1.12
Com/Ind: Lo: exi	156,395	158,353	1,959	1.3	3,915	3,922	8	0.2	2.50	2.48
Com/Ind Hi: exis	252,795	259,201	6,406	2.5	8,210	8,277	67	0.8	3.25	3.19
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	330,467	340,381	9,914	3.0	10,720	10,896	176	1.6	3.24	3.20
Ag HGA: Exist	1,027,117	989,590	-37,527	-3.7	10,722	10,468	-254	-2.4	1.04	1.06
Ag Hmstd Land	3,205,543	3,573,153	367,610	11.5	16,127	16,552	425	2.6	0.50	0.46
Ag Non-Hmstd	1,117,932	1,221,250	103,318	9.2	11,219	11,905	685	6.1	1.00	0.97
ResHmstd: NewCon	0	41,527	41,527	0.0	0	475	475	0.0	0.00	1.14
All other NewCon	0	40,339	40,339	0.0	0	526	526	0.0	0.00	1.30
<b>Total</b>	<b>14,389,872</b>	<b>15,063,166</b>	<b>673,294</b>	<b>4.7</b>	<b>154,539</b>	<b>158,074</b>	<b>3,535</b>	<b>2.3</b>	<b>1.07</b>	<b>1.05</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	128,480	133,791	5,311	4.1	County	53.22	51.39	0.000	0.000
(-) TIF Tax Capacity	170	170	-1	-0.5	City/Town	19.94	19.50	0.045	0.044
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	30.84	30.31	13.451	16.146
(=) Taxable Tax Capacity	128,310	133,622	5,312	4.1	Special District	1.16	1.15	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	105.16	102.34	13.495	16.190

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	135,900	138,300	1.8	1,349	1,386	36	2.7	0.99	1.00
Res Hmstd: Avg Val	203,700	207,300	1.8	2,218	2,267	49	2.2	1.09	1.09
Res Hmstd: Hi Val	271,600	276,400	1.8	3,088	3,150	62	2.0	1.14	1.14
Res Hmstd: Ex-Hi Val	407,500	414,800	1.8	4,829	4,917	87	1.8	1.19	1.19
Apartment	300,000	293,300	-2.2	4,348	4,227	-121	-2.8	1.45	1.44
Seas Rec: Lo Val	75,000	75,400	0.5	857	841	-16	-1.8	1.14	1.12
Seas Rec: Hi Val	200,000	201,000	0.5	2,454	2,414	-40	-1.6	1.23	1.20
Comm/Ind: Lo Val	150,000	153,800	2.5	3,740	3,822	82	2.2	2.49	2.49
Comm/Ind: Med Val	300,000	307,600	2.5	8,660	8,797	137	1.6	2.89	2.86
Comm/Ind: Hi Val	1,000,000	1,025,300	2.5	31,619	32,010	391	1.2	3.16	3.12

<b>SOUTHWEST CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	5,026,401	5,029,527	3,127	0.1	61,665	60,734	-931	-1.5	1.23	1.21
Res Non-Hm: exis	728,068	741,452	13,383	1.8	11,663	11,690	27	0.2	1.60	1.58
Apartments: exis	321,693	324,324	2,631	0.8	5,822	5,779	-43	-0.7	1.81	1.78
Low-inc Apts: ex	92,694	93,149	456	0.5	1,051	1,036	-15	-1.4	1.13	1.11
Seasnl Rec: exis	46,125	45,392	-733	-1.6	838	820	-19	-2.2	1.82	1.81
Com/Ind: Lo: exi	632,754	634,292	1,538	0.2	18,860	18,440	-421	-2.2	2.98	2.91
Com/Ind Hi: exis	1,372,292	1,384,685	12,393	0.9	47,411	47,081	-330	-0.7	3.45	3.40
Publ U: Elec Gen	4,506	4,642	135	3.0	149	148	-1	-0.7	3.32	3.20
Publ U: Other	120,188	123,793	3,606	3.0	4,954	4,982	27	0.5	4.12	4.02
Ag HGA: Exist	20,234	20,399	165	0.8	258	253	-5	-2.1	1.28	1.24
Ag Hmstd Land	157,726	179,758	22,032	14.0	1,296	1,421	126	9.7	0.82	0.79
Ag Non-Hmstd	138,358	153,106	14,748	10.7	1,800	1,945	145	8.1	1.30	1.27
ResHmstd: NewCon	0	26,305	26,305	0.0	0	314	314	0.0	0.00	1.19
All other NewCon	0	71,630	71,630	0.0	0	2,060	2,060	0.0	0.00	2.88
<b>Total</b>	<b>8,661,038</b>	<b>8,832,452</b>	<b>171,415</b>	<b>2.0</b>	<b>155,770</b>	<b>156,704</b>	<b>934</b>	<b>0.6</b>	<b>1.80</b>	<b>1.77</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	90,994	93,407	2,413	2.7	County	38.77	36.43	0.172	0.169
(-) TIF Tax Capacity	2,099	2,201	102	4.9	City/Town	76.58	76.52	0.352	0.347
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	13.54	13.26	21.199	21.033
(=) Taxable Tax Capacity	88,895	91,206	2,311	2.6	Special District	1.44	1.39	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	130.33	127.60	21.723	21.548

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	63,700	63,700	0.0	636	625	-12	-1.8	1	0.98
Res Hmstd: Avg Val	95,500	95,600	0.1	1,079	1,060	-18	-1.7	1.13	1.11
Res Hmstd: Hi Val	127,200	127,300	0.1	1,598	1,570	-28	-1.8	1.26	1.23
Res Hmstd: Ex-Hi Val	190,900	191,000	0.1	2,641	2,593	-48	-1.8	1.38	1.36
Apartment	300,000	302,500	0.8	5,539	5,477	-62	-1.1	1.85	1.81
Comm/Ind: Lo Val	150,000	151,400	0.9	4,430	4,401	-29	-0.7	2.95	2.91
Comm/Ind: Med Val	300,000	302,700	0.9	10,228	10,140	-88	-0.9	3.41	3.35
Comm/Ind: Hi Val	1,000,000	1,009,000	0.9	37,287	36,930	-356	-1.0	3.73	3.66

<b>SOUTHWEST TOWNS</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	3,367,752	3,439,254	71,502	2.1	27,795	27,736	-59	-0.2	0.83	0.81
Res Non-Hm: exis	482,657	497,401	14,744	3.1	4,287	4,265	-22	-0.5	0.89	0.86
Apartments: exis	5,440	5,600	161	3.0	52	50	-2	-3.4	0.96	0.90
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	854,864	858,175	3,312	0.4	8,190	8,009	-181	-2.2	0.96	0.93
Com/Ind: Lo: exi	144,231	145,350	1,119	0.8	2,818	2,755	-63	-2.2	1.95	1.90
Com/Ind Hi: exis	311,825	317,194	5,369	1.7	7,338	7,235	-103	-1.4	2.35	2.28
Publ U: Elec Gen	9,778	10,071	293	3.0	114	113	-1	-1.0	1.16	1.12
Publ U: Other	618,388	636,940	18,552	3.0	14,397	14,338	-59	-0.4	2.33	2.25
Ag HGA: Exist	1,541,624	1,540,290	-1,334	-0.1	10,703	10,223	-480	-4.5	0.69	0.66
Ag Hmstd Land	28,351,252	32,356,177	4,004,925	14.1	91,365	95,953	4,587	5.0	0.32	0.30
Ag Non-Hmstd	16,784,179	19,145,055	2,360,876	14.1	79,876	85,805	5,929	7.4	0.48	0.45
ResHmstd: NewCon	0	31,967	31,967	0.0	0	237	237	0.0	0.00	0.74
All other NewCon	0	148,124	148,124	0.0	0	774	774	0.0	0.00	0.52
<b>Total</b>	<b>52,471,989</b>	<b>59,131,598</b>	<b>6,659,609</b>	<b>12.7</b>	<b>246,935</b>	<b>257,494</b>	<b>10,559</b>	<b>4.3</b>	<b>0.47</b>	<b>0.44</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	443,144	501,345	58,201	13.1	County	33.15	30.80	0.123	0.121
(-) TIF Tax Capacity	68	69	0	0.3	City/Town	6.92	6.45	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	9.76	9.55	22.296	22.308
(=) Taxable Tax Capacity	443,076	501,277	58,201	13.1	Special District	0.78	0.71	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>50.62</b>	<b>47.51</b>	<b>22.418</b>	<b>22.429</b>

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	111,900	114,300	2,400	2.1	680	671	-8	-1.2	0.61	0.59
Res Hmstd: Avg Val	167,800	171,400	3,600	2.1	1,113	1,095	-18	-1.6	0.66	0.64
Res Hmstd: Hi Val	223,700	228,400	4,700	2.1	1,547	1,518	-29	-1.9	0.69	0.66
Res Hmstd: Ex-Hi Val	335,700	342,800	7,100	2.1	2,416	2,367	-49	-2.0	0.72	0.69
Apartment	300,000	308,900	8,900	3.0	2,571	2,527	-43	-1.7	0.86	0.82
Comm/Ind: Lo Val	150,000	152,600	2,600	1.7	2,647	2,617	-31	-1.2	1.76	1.71
Comm/Ind: Med Val	300,000	305,200	5,200	1.7	6,065	5,974	-90	-1.5	2.02	1.96
Comm/Ind: Hi Val	1,000,000	1,017,200	17,200	1.7	22,013	21,640	-373	-1.7	2.20	2.13



**SOUTH CENTRAL CITIES**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	5,456,083	5,556,186	100,103	1.8	66,952	67,543	591	0.9	1.23	1.22
Res Non-Hm: exis	881,570	897,786	16,216	1.8	13,429	13,394	-36	-0.3	1.52	1.49
Apartments: exis	484,525	508,616	24,091	5.0	7,965	8,110	145	1.8	1.64	1.59
Low-inc Apts: ex	87,423	91,316	3,893	4.5	921	941	20	2.2	1.05	1.03
Seasnl Rec: exis	70,261	70,093	-167	-0.2	966	962	-4	-0.4	1.38	1.37
Com/Ind: Lo: exi	487,281	489,342	2,061	0.4	14,272	14,161	-111	-0.8	2.93	2.89
Com/Ind Hi: exis	1,431,348	1,450,217	18,869	1.3	49,365	48,842	-523	-1.1	3.45	3.37
Publ U: Elec Gen	16,919	17,427	508	3.0	409	405	-4	-1.0	2.42	2.32
Publ U: Other	117,503	121,028	3,525	3.0	4,457	4,510	53	1.2	3.79	3.73
Ag HGA: Exist	10,982	10,667	-315	-2.9	149	143	-5	-3.7	1.35	1.34
Ag Hmstd Land	70,678	76,929	6,251	8.8	623	670	47	7.5	0.88	0.87
Ag Non-Hmstd	117,012	126,182	9,170	7.8	1,458	1,540	82	5.6	1.25	1.22
ResHmstd: NewCon	0	39,697	39,697	0.0	0	479	479	0.0	0.00	1.21
All other NewCon	0	94,956	94,956	0.0	0	2,081	2,081	0.0	0.00	2.19
<b>Total</b>	<b>9,231,584</b>	<b>9,550,442</b>	<b>318,858</b>	<b>3.5</b>	<b>160,966</b>	<b>163,780</b>	<b>2,814</b>	<b>1.7</b>	<b>1.74</b>	<b>1.71</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	100,128	104,130	4,002	4.0	County	40.00	37.98	0.000	0.000
(-) TIF Tax Capacity	2,570	2,618	48	1.9	City/Town	63.92	63.22	0.322	0.311
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	20.29	19.46	18.524	19.190
(=) Taxable Tax Capacity	97,558	101,512	3,954	4.1	Special District	0.40	0.39	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	124.61	121.05	18.845	19.502

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	80,900	82,400	1,500	1.9	787	797	10	1.3	0.97	0.97
Res Hmstd: Avg Val	121,200	123,400	2,200	1.8	1,411	1,418	7	0.5	1.16	1.15
Res Hmstd: Hi Val	161,600	164,600	3,000	1.9	2,035	2,042	7	0.3	1.26	1.24
Res Hmstd: Ex-Hi Val	242,500	246,900	4,400	1.8	3,287	3,288	1	0.1	1.36	1.33
Apartment	300,000	314,900	14,900	5.0	5,238	5,379	141	2.7	1.75	1.71
Comm/Ind: Lo Val	150,000	152,000	2,000	1.3	4,258	4,243	-15	-0.4	2.84	2.79
Comm/Ind: Med Val	300,000	304,000	4,000	1.3	9,842	9,778	-64	-0.6	3.28	3.22
Comm/Ind: Hi Val	1,000,000	1,013,200	13,200	1.3	35,898	35,605	-293	-0.8	3.59	3.51

**SOUTH CENTRAL TOWNS**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	2,652,667	2,715,401	62,733	2.4	21,972	22,102	130	0.6	0.83	0.81
Res Non-Hm: exis	395,148	403,788	8,641	2.2	3,572	3,573	1	0.0	0.90	0.88
Apartments: exis	5,404	5,591	188	3.5	59	59	0	-0.2	1.09	1.05
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	268,121	269,600	1,479	0.6	2,156	2,159	3	0.1	0.80	0.80
Com/Ind: Lo: exi	83,355	85,369	2,014	2.4	1,658	1,657	-1	-0.1	1.99	1.94
Com/Ind Hi: exis	195,780	199,999	4,219	2.2	4,709	4,752	43	0.9	2.41	2.38
Publ U: Elec Gen	25,669	26,439	770	3.0	298	294	-3	-1.1	1.16	1.11
Publ U: Other	315,081	324,533	9,452	3.0	7,932	7,953	21	0.3	2.52	2.45
Ag HGA: Exist	1,032,605	1,009,601	-23,004	-2.2	7,821	7,488	-332	-4.3	0.76	0.74
Ag Hmstd Land	13,797,746	15,467,676	1,669,930	12.1	53,735	57,070	3,335	6.2	0.39	0.37
Ag Non-Hmstd	7,705,004	8,593,951	888,947	11.5	44,160	47,513	3,353	7.6	0.57	0.55
ResHmstd: NewCon	0	23,264	23,264	0.0	0	182	182	0.0	0.00	0.78
All other NewCon	0	68,054	68,054	0.0	0	406	406	0.0	0.00	0.60
<b>Total</b>	<b>26,476,579</b>	<b>29,193,266</b>	<b>2,716,688</b>	<b>10.3</b>	<b>148,071</b>	<b>155,209</b>	<b>7,138</b>	<b>4.8</b>	<b>0.56</b>	<b>0.53</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	222,205	245,288	23,082	10.4	County	39.00	37.66	0.000	0.000
(-) TIF Tax Capacity	0	0	0	0.0	City/Town	8.14	7.72	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	12.90	12.44	20.862	21.688
(=) Taxable Tax Capacity	222,205	245,288	23,082	10.4	Special District	0.27	0.26	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>60.32</b>	<b>58.08</b>	<b>20.862</b>	<b>21.688</b>

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Value</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	125,600	128,600		2.4	863	877	14	1.6	0.69	0.68
Res Hmstd: Avg Val	188,400	192,900		2.4	1,407	1,423	16	1.2	0.75	0.74
Res Hmstd: Hi Val	251,100	257,000		2.3	1,950	1,968	18	0.9	0.78	0.77
Res Hmstd: Ex-Hi Val	376,700	385,600		2.4	3,038	3,061	23	0.8	0.81	0.79
Apartment	300,000	310,400		3.5	2,888	2,927	39	1.4	0.96	0.94
Comm/Ind: Lo Val	150,000	153,200		2.1	2,842	2,863	21	0.7	1.89	1.87
Comm/Ind: Med Val	300,000	306,500		2.2	6,527	6,548	21	0.3	2.18	2.14
Comm/Ind: Hi Val	1,000,000	1,021,600		2.2	23,724	23,741	17	0.1	2.37	2.32

<b>OLMSTED COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Pctg</b>		<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Chng</b>	<b>Base</b>	<b>Alte</b>	
Res Hmstd: exist	7,483,789	7,483,817	28	0.0	90,738	94,468	3,730	4.1	1.21	1.26	
Res Non-Hm: exis	1,219,705	1,195,520	-24,185	-2.0	17,270	17,475	205	1.2	1.42	1.46	
Apartments: exis	446,291	446,250	-41	0.0	7,630	7,813	183	2.4	1.71	1.75	
Low-inc Apts: ex	93,404	93,435	31	0.0	987	1,015	29	2.9	1.06	1.09	
Seasnl Rec: exis	9,961	9,961	0	0.0	166	173	7	4.2	1.67	1.74	
Com/Ind: Lo: exi	325,806	326,043	237	0.1	9,099	9,231	132	1.4	2.79	2.83	
Com/Ind Hi: exis	2,019,789	2,107,705	87,915	4.4	74,448	78,137	3,689	5.0	3.69	3.71	
Publ U: Elec Gen	3,361	3,461	101	3.0	67	73	6	8.2	2.01	2.11	
Publ U: Other	83,163	85,658	2,495	3.0	2,927	3,107	180	6.1	3.52	3.63	
Ag HGA: Exist	342,253	339,064	-3,189	-0.9	3,418	3,635	217	6.3	1.00	1.07	
Ag Hmstd Land	1,177,842	1,352,950	175,108	14.9	6,217	6,991	774	12.5	0.53	0.52	
Ag Non-Hmstd	530,433	601,535	71,103	13.4	5,220	5,959	739	14.2	0.98	0.99	
ResHmstd: NewCon	0	80,427	80,427	0.0	0	1,044	1,044	0.0	0.00	1.30	
All other NewCon	0	84,471	84,471	0.0	0	1,892	1,892	0.0	0.00	2.24	
<b>Total</b>	<b>13,735,796</b>	<b>14,210,297</b>	<b>474,501</b>	<b>3.5</b>	<b>218,188</b>	<b>231,013</b>	<b>12,825</b>	<b>5.9</b>	<b>1.59</b>	<b>1.63</b>	

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	148,511	153,793	5,282	3.6	County	56.68	56.08	0.000	0.000
(-) TIF Tax Capacity	2,247	2,361	114	5.1	City/Town	41.85	41.63	0.241	0.237
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	23.26	24.16	10.788	15.296
(=) Taxable Tax Capacity	146,263	151,432	5,168	3.5	Special District	0.00	0.00	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	121.79	121.87	11.030	15.533

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	125,000	125,000	0.0	1,344	1,401	57	4.3	1.07	1.12
Res Hmstd: Avg Val	187,400	187,400	0.0	2,241	2,327	86	3.8	1.2	1.24
Res Hmstd: Hi Val	249,700	249,700	0.0	3,137	3,251	114	3.6	1.26	1.30
Res Hmstd: Ex-Hi Val	374,700	374,700	0.0	4,934	5,106	172	3.5	1.32	1.36
Apartment	300,000	300,000	0.0	4,898	5,036	138	2.8	1.63	1.68
Comm/Ind: Lo Val	150,000	156,500	4.3	4,078	4,364	287	7.0	2.72	2.79
Comm/Ind: Med Val	300,000	313,100	4.4	9,459	10,031	571	6.0	3.15	3.20
Comm/Ind: Hi Val	1,000,000	1,043,500	4.4	34,574	36,460	1,886	5.5	3.46	3.49

<b>SOUTHEAST CITIES</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	8,961,238	9,057,181	95,943	1.1	113,379	114,649	1,269	1.1	1.27	1.27
Res Non-Hm: exis	1,330,501	1,379,126	48,624	3.7	21,002	21,702	701	3.3	1.58	1.57
Apartments: exis	530,774	532,265	1,491	0.3	9,413	9,308	-106	-1.1	1.77	1.75
Low-inc Apts: ex	135,517	135,159	-357	-0.3	1,545	1,525	-20	-1.3	1.14	1.13
Seasnl Rec: exis	102,146	106,108	3,962	3.9	1,662	1,753	91	5.4	1.63	1.65
Com/Ind: Lo: exi	774,891	779,265	4,374	0.6	22,645	22,579	-66	-0.3	2.92	2.90
Com/Ind Hi: exis	1,752,919	1,764,496	11,577	0.7	62,806	62,167	-639	-1.0	3.58	3.52
Publ U: Elec Gen	399,895	411,891	11,997	3.0	10,770	11,348	578	5.4	2.69	2.76
Publ U: Other	310,857	320,183	9,326	3.0	11,812	12,142	330	2.8	3.80	3.79
Ag HGA: Exist	34,000	33,822	-177	-0.5	401	397	-4	-1.0	1.18	1.17
Ag Hmstd Land	162,004	182,821	20,817	12.8	1,101	1,190	89	8.0	0.68	0.65
Ag Non-Hmstd	133,107	147,206	14,099	10.6	1,590	1,724	134	8.5	1.19	1.17
ResHmstd: NewCon	0	35,334	35,334	0.0	0	458	458	0.0	0.00	1.30
All other NewCon	0	61,030	61,030	0.0	0	1,504	1,504	0.0	0.00	2.46
<b>Total</b>	<b>14,627,848</b>	<b>14,945,886</b>	<b>318,038</b>	<b>2.2</b>	<b>258,126</b>	<b>262,446</b>	<b>4,320</b>	<b>1.7</b>	<b>1.76</b>	<b>1.76</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>			<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	157,824	161,561	3,737	2.4	County	43.57	41.91	0.000	0.000
(-) TIF Tax Capacity	2,197	2,270	73	3.3	City/Town	60.15	60.79	0.170	0.166
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	21.15	20.70	21.655	22.572
(=) Taxable Tax Capacity	155,627	159,291	3,663	2.4	Special District	2.01	1.95	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	126.88	125.35	21.825	22.738

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	86,100	87,000	1.0	906	920	14	1.5	1.05	1.06
Res Hmstd: Avg Val	129,100	130,500	1.1	1,595	1,613	18	1.1	1.24	1.24
Res Hmstd: Hi Val	172,100	173,900	1.0	2,283	2,305	21	0.9	1.33	1.33
Res Hmstd: Ex-Hi Val	258,200	261,000	1.1	3,662	3,693	31	0.8	1.42	1.41
Apartment	300,000	300,800	0.3	5,413	5,397	-16	-0.3	1.80	1.79
Comm/Ind: Lo Val	150,000	151,000	0.7	4,354	4,353	-1	0.0	2.90	2.88
Comm/Ind: Med Val	300,000	302,000	0.7	10,051	10,031	-20	-0.2	3.35	3.32
Comm/Ind: Hi Val	1,000,000	1,006,600	0.7	36,634	36,525	-109	-0.3	3.66	3.63

<b>SOUTHEAST TOWNS</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	4,346,746	4,419,384	72,638	1.7	40,414	41,001	587	1.5	0.93	0.93
Res Non-Hm: exis	674,702	695,797	21,095	3.1	6,827	6,971	145	2.1	1.01	1.00
Apartments: exis	3,889	3,850	-39	-1.0	45	44	-1	-1.9	1.15	1.14
Low-inc Apts: ex	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasnl Rec: exis	233,249	237,872	4,623	2.0	2,212	2,213	1	0.0	0.95	0.93
Com/Ind: Lo: exi	113,449	115,538	2,089	1.8	2,448	2,453	5	0.2	2.16	2.12
Com/Ind Hi: exis	141,428	146,013	4,584	3.2	3,926	3,950	24	0.6	2.78	2.71
Publ U: Elec Gen	30	31	1	3.0	1	1	0	-3.8	1.97	1.84
Publ U: Other	376,588	387,886	11,298	3.0	10,351	10,345	-6	-0.1	2.75	2.67
Ag HGA: Exist	1,669,861	1,651,212	-18,649	-1.1	14,247	14,028	-218	-1.5	0.85	0.85
Ag Hmstd Land	12,831,958	14,653,602	1,821,644	14.2	57,416	60,673	3,257	5.7	0.45	0.41
Ag Non-Hmstd	5,750,140	6,547,462	797,322	13.9	41,135	44,426	3,291	8.0	0.72	0.68
ResHmstd: NewCon	0	26,938	26,938	0.0	0	237	237	0.0	0.00	0.88
All other NewCon	0	63,403	63,403	0.0	0	453	453	0.0	0.00	0.71
<b>Total</b>	<b>26,142,041</b>	<b>28,948,987</b>	<b>2,806,946</b>	<b>10.7</b>	<b>179,020</b>	<b>186,795</b>	<b>7,775</b>	<b>4.3</b>	<b>0.68</b>	<b>0.65</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	213,460	235,977	22,517	10.5	County	44.12	42.20	0.000	0.000
(-) TIF Tax Capacity	10	10	0	-2.7	City/Town	11.87	11.00	0.000	0.000
(-) FD Contrib Tax Cap	0	0	0	0.0	School District	18.68	17.99	20.272	22.271
(=) Taxable Tax Capacity	213,450	235,968	22,518	10.5	Special District	0.54	0.50	0.000	0.000
FD Distrib Tax Cap	0	0	0	0.0	<b>Total</b>	<b>75.22</b>	<b>71.69</b>	<b>20.272</b>	<b>22.271</b>

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	128,800	131,000	1.7	1,037	1,048	11	1.1	0.81	0.80
Res Hmstd: Avg Val	193,100	196,300	1.7	1,695	1,704	10	0.6	0.88	0.87
Res Hmstd: Hi Val	257,400	261,700	1.7	2,352	2,361	9	0.4	0.91	0.90
Res Hmstd: Ex-Hi Val	386,200	392,700	1.7	3,669	3,676	7	0.2	0.95	0.94
Apartment	300,000	297,000	-1.0	3,429	3,323	-106	-3.1	1.14	1.12
Comm/Ind: Lo Val	150,000	154,900	3.3	3,168	3,232	64	2.0	2.11	2.09
Comm/Ind: Med Val	300,000	309,700	3.2	7,292	7,384	93	1.3	2.43	2.38
Comm/Ind: Hi Val	1,000,000	1,032,400	3.2	26,533	26,768	234	0.9	2.65	2.59

<b>ANOKA COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	16,543,366	19,019,506	2,476,140	15.0	215,442	229,431	13,989	6.5	1.30	1.21
Res Non-Hm: exis	2,058,696	2,254,011	195,315	9.5	31,570	31,573	3	0.0	1.53	1.40
Apartments: exis	743,110	750,376	7,266	1.0	13,848	12,955	-893	-6.5	1.86	1.73
Low-inc Apts: ex	136,172	137,698	1,527	1.1	1,559	1,453	-106	-6.8	1.15	1.06
Seasnl Rec: exis	59,028	61,278	2,250	3.8	1,031	956	-75	-7.3	1.75	1.56
Com/Ind: Lo: exi	473,782	469,462	-4,321	-0.9	14,765	13,919	-846	-5.7	3.12	2.96
Com/Ind Hi: exis	3,020,167	2,990,322	-29,845	-1.0	123,366	116,363	-7,003	-5.7	4.08	3.89
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	269,917	278,015	8,098	3.0	10,914	10,708	-206	-1.9	4.04	3.85
Ag HGA: Exist	92,390	91,361	-1,029	-1.1	1,143	1,026	-117	-10.2	1.24	1.12
Ag Hmstd Land	109,008	106,998	-2,010	-1.8	553	432	-121	-21.9	0.51	0.40
Ag Non-Hmstd	124,215	123,778	-437	-0.4	1,535	1,374	-161	-10.5	1.24	1.11
ResHmstd: NewCon	0	198,249	198,249	0.0	0	2,379	2,379	0.0	0.00	1.20
All other NewCon	0	120,457	120,457	0.0	0	3,185	3,185	0.0	0.00	2.64
<b>Total</b>	<b>23,629,849</b>	<b>26,601,509</b>	<b>2,971,660</b>	<b>12.6</b>	<b>415,728</b>	<b>425,755</b>	<b>10,027</b>	<b>2.4</b>	<b>1.76</b>	<b>1.60</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	253,408	283,665	30,257	11.9	County	43.39	38.32	0.000	0.000
(-) TIF Tax Capacity	6,174	6,303	129	2.1	City/Town	45.19	40.97	0.408	0.362
(-) FD Contrib Tax Cap	27,078	26,173	-905	-3.3	School District	32.50	30.10	18.636	18.075
(=) Taxable Tax Capacity	220,156	251,189	31,032	14.1	Special District	6.65	6.04	0.000	0.000
FD Distrib Tax Cap	51,318	51,525	207	0.4	<b>Total</b>	127.72	115.42	19.044	18.437

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	116,000	133,400	15.0	1,360	1,494	134	9.9	1.17	1.12
Res Hmstd: Avg Val	173,900	199,900	15.0	2,276	2,454	177	7.8	1.31	1.23
Res Hmstd: Hi Val	231,800	266,500	15.0	3,193	3,414	222	6.9	1.38	1.28
Res Hmstd: Ex-Hi Val	347,900	400,000	15.0	5,030	5,340	310	6.2	1.45	1.34
Apartment	300,000	302,900	1.0	5,361	4,929	-432	-8.1	1.79	1.63
Comm/Ind: Lo Val	150,000	148,500	-1.0	4,331	3,987	-344	-7.9	2.89	2.68
Comm/Ind: Med Val	300,000	297,000	-1.0	10,011	9,200	-811	-8.1	3.34	3.1
Comm/Ind: Hi Val	1,000,000	990,100	-1.0	36,517	33,587	-2,931	-8.0	3.65	3.39

**WASHINGTON COUNTY**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	17,159,030	19,387,699	2,228,669	13.0	211,474	222,023	10,549	5.0	1.23	1.15
Res Non-Hm: exis	2,230,524	2,517,885	287,361	12.9	29,850	30,861	1,011	3.4	1.34	1.23
Apartments: exis	627,028	654,414	27,386	4.4	10,455	9,986	-469	-4.5	1.67	1.53
Low-inc Apts: ex	136,663	139,824	3,162	2.3	1,392	1,304	-88	-6.3	1.02	0.93
Seasnl Rec: exis	140,862	140,862	0	0.0	1,777	1,648	-129	-7.2	1.26	1.17
Com/Ind: Lo: exi	299,567	304,572	5,004	1.7	8,867	8,609	-258	-2.9	2.96	2.83
Com/Ind Hi: exis	2,577,009	2,572,541	-4,469	-0.2	100,296	95,448	-4,849	-4.8	3.89	3.71
Publ U: Elec Gen	170,180	175,285	5,105	3.0	4,975	4,917	-58	-1.2	2.92	2.80
Publ U: Other	277,626	285,955	8,329	3.0	10,787	10,613	-174	-1.6	3.89	3.71
Ag HGA: Exist	132,698	134,144	1,446	1.1	1,404	1,306	-98	-7.0	1.06	0.97
Ag Hmstd Land	249,386	296,482	47,096	18.9	1,036	1,041	5	0.5	0.42	0.35
Ag Non-Hmstd	385,992	441,917	55,925	14.5	3,786	3,919	133	3.5	0.98	0.89
ResHmstd: NewCon	0	213,209	213,209	0.0	0	2,468	2,468	0.0	0.00	1.16
All other NewCon	0	119,929	119,929	0.0	0	2,174	2,174	0.0	0.00	1.81
<b>Total</b>	<b>24,386,566</b>	<b>27,384,717</b>	<b>2,998,151</b>	<b>12.3</b>	<b>386,099</b>	<b>396,316</b>	<b>10,217</b>	<b>2.6</b>	<b>1.58</b>	<b>1.45</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	266,316	298,705	32,388	12.2	County	32.43	29.02	0.448	0.399
(-) TIF Tax Capacity	3,855	3,896	41	1.1	City/Town	38.00	34.78	0.715	0.637
(-) FD Contrib Tax Cap	23,649	23,509	-139	-0.6	School District	31.82	28.57	20.590	19.946
(=) Taxable Tax Capacity	238,813	271,299	32,487	13.6	Special District	6.46	5.98	0.000	0.000
FD Distrib Tax Cap	27,195	27,305	110	0.4	<b>Total</b>	108.70	98.35	21.754	20.982

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Value</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	160,200	181,000		13.0	1,842	1,954	112	6.1	1.15	1.08
Res Hmstd: Avg Val	240,100	271,300		13.0	2,962	3,111	149	5.0	1.23	1.15
Res Hmstd: Hi Val	320,100	361,700		13.0	4,084	4,270	186	4.6	1.28	1.18
Res Hmstd: Ex-Hi Val	480,300	542,700		13.0	6,266	6,581	315	5.0	1.30	1.21
Apartment	300,000	313,100		4.4	4,729	4,506	-223	-4.7	1.58	1.44
Comm/Ind: Lo Val	150,000	149,700		-0.2	3,944	3,674	-270	-6.8	2.63	2.45
Comm/Ind: Med Val	300,000	299,500		-0.2	9,094	8,469	-625	-6.9	3.03	2.83
Comm/Ind: Hi Val	1,000,000	998,300		-0.2	33,127	30,849	-2,279	-6.9	3.31	3.09

<b>DAKOTA COUNTY</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	24,024,009	26,664,156	2,640,146	11.0	305,010	323,058	18,049	5.9	1.27	1.21
Res Non-Hm: exis	2,610,192	2,884,558	274,366	10.5	37,169	38,561	1,393	3.7	1.42	1.34
Apartments: exis	1,741,228	1,829,025	87,796	5.0	28,826	28,442	-384	-1.3	1.66	1.56
Low-inc Apts: ex	131,247	137,074	5,827	4.4	1,396	1,376	-20	-1.4	1.06	1.00
Seasnl Rec: exis	41,679	41,475	-204	-0.5	688	649	-39	-5.6	1.65	1.57
Com/Ind: Lo: exi	521,928	527,715	5,788	1.1	15,661	15,293	-368	-2.3	3.00	2.90
Com/Ind Hi: exis	5,345,558	5,387,356	41,798	0.8	207,949	202,172	-5,777	-2.8	3.89	3.75
Publ U: Elec Gen	95,755	98,627	2,873	3.0	2,730	2,699	-31	-1.1	2.85	2.74
Publ U: Other	590,693	608,413	17,721	3.0	22,975	22,899	-77	-0.3	3.89	3.76
Ag HGA: Exist	176,785	177,294	509	0.3	1,824	1,758	-66	-3.6	1.03	0.99
Ag Hmstd Land	951,153	1,002,476	51,323	5.4	5,026	4,829	-197	-3.9	0.53	0.48
Ag Non-Hmstd	426,660	443,746	17,086	4.0	4,175	4,040	-136	-3.2	0.98	0.91
ResHmstd: NewCon	0	206,733	206,733	0.0	0	2,521	2,521	0.0	0.00	1.22
All other NewCon	0	218,924	218,924	0.0	0	4,579	4,579	0.0	0.00	2.09
<b>Total</b>	<b>36,656,885</b>	<b>40,227,571</b>	<b>3,570,686</b>	<b>9.7</b>	<b>633,429</b>	<b>652,876</b>	<b>19,447</b>	<b>3.1</b>	<b>1.73</b>	<b>1.62</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	411,274	450,606	39,332	9.6	County	31.69	29.11	0.000	0.000
(-) TIF Tax Capacity	9,409	9,602	192	2.0	City/Town	44.49	41.62	0.750	0.682
(-) FD Contrib Tax Cap	48,429	48,585	156	0.3	School District	29.83	27.90	23.068	22.972
(=) Taxable Tax Capacity	353,436	392,419	38,983	11.0	Special District	5.36	4.92	0.000	0.000
FD Distrib Tax Cap	49,286	49,485	199	0.4	<b>Total</b>	111.37	103.55	23.818	23.654

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	141,200	156,700	11.0	1,636	1,754	118	7.2	1.16	1.12
Res Hmstd: Avg Val	211,800	235,100	11.0	2,661	2,824	163	6.1	1.26	1.20
Res Hmstd: Hi Val	282,300	313,300	11.0	3,685	3,892	207	5.6	1.31	1.24
Res Hmstd: Ex-Hi Val	423,500	470,000	11.0	5,725	5,979	253	4.4	1.35	1.27
Apartment	300,000	315,100	5.0	4,891	4,824	-67	-1.4	1.63	1.53
Comm/Ind: Lo Val	150,000	151,200	0.8	4,035	3,879	-156	-3.9	2.69	2.57
Comm/Ind: Med Val	300,000	302,300	0.8	9,296	8,915	-381	-4.1	3.1	2.95
Comm/Ind: Hi Val	1,000,000	1,007,800	0.8	33,848	32,431	-1,416	-4.2	3.38	3.22



**CARVER & SCOTT COUNTIES**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	15,809,804	17,478,981	1,669,177	10.6	210,914	220,529	9,615	4.6	1.33	1.26
Res Non-Hm: exis	2,270,058	2,508,060	238,002	10.5	33,181	34,238	1,057	3.2	1.46	1.37
Apartments: exis	407,926	435,479	27,553	6.8	7,176	7,137	-39	-0.5	1.76	1.64
Low-inc Apts: ex	96,380	102,084	5,704	5.9	1,070	1,061	-8	-0.8	1.11	1.04
Seasnl Rec: exis	76,980	77,244	264	0.3	1,105	1,040	-65	-5.9	1.44	1.35
Com/Ind: Lo: exi	375,668	386,751	11,083	3.0	11,496	11,439	-57	-0.5	3.06	2.96
Com/Ind Hi: exis	2,370,544	2,450,706	80,162	3.4	94,789	94,193	-597	-0.6	4.00	3.84
Publ U: Elec Gen	19,564	20,151	587	3.0	545	537	-8	-1.5	2.79	2.66
Publ U: Other	248,209	255,655	7,446	3.0	9,581	9,558	-22	-0.2	3.86	3.74
Ag HGA: Exist	335,371	330,041	-5,329	-1.6	3,454	3,279	-176	-5.1	1.03	0.99
Ag Hmstd Land	1,253,584	1,324,134	70,550	5.6	6,256	5,930	-326	-5.2	0.50	0.45
Ag Non-Hmstd	550,976	574,541	23,565	4.3	5,736	5,652	-84	-1.5	1.04	0.98
ResHmstd: NewCon	0	249,048	249,048	0.0	0	3,206	3,206	0.0	0.00	1.29
All other NewCon	0	163,400	163,400	0.0	0	3,175	3,175	0.0	0.00	1.94
<b>Total</b>	<b>23,815,064</b>	<b>26,356,276</b>	<b>2,541,213</b>	<b>10.7</b>	<b>385,304</b>	<b>400,975</b>	<b>15,672</b>	<b>4.1</b>	<b>1.62</b>	<b>1.52</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	254,210	282,501	28,290	11.1	County	41.96	38.42	0.000	0.000
(-) TIF Tax Capacity	6,358	6,337	-21	-0.3	City/Town	35.77	33.08	0.978	0.880
(-) FD Contrib Tax Cap	21,471	22,240	769	3.6	School District	36.05	34.08	18.395	18.208
(=) Taxable Tax Capacity	226,381	253,924	27,543	12.2	Special District	5.54	5.07	0.000	0.000
FD Distrib Tax Cap	23,941	24,038	97	0.4	<b>Total</b>	119.32	110.64	19.373	19.089

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	168,500	186,300	10.6	2,074	2,190	117	5.6	1.23	1.18
Res Hmstd: Avg Val	252,700	279,400	10.6	3,332	3,491	159	4.8	1.32	1.25
Res Hmstd: Hi Val	336,800	372,400	10.6	4,588	4,790	201	4.4	1.36	1.29
Res Hmstd: Ex-Hi Val	505,300	558,600	10.5	7,024	7,409	385	5.5	1.39	1.33
Apartment	300,000	320,300	6.8	5,056	5,041	-14	-0.3	1.69	1.57
Comm/Ind: Lo Val	150,000	155,100	3.4	4,147	4,105	-43	-1.0	2.76	2.65
Comm/Ind: Med Val	300,000	310,100	3.4	9,580	9,420	-160	-1.7	3.19	3.04
Comm/Ind: Hi Val	1,000,000	1,033,800	3.4	34,933	34,238	-695	-2.0	3.49	3.31

**NORTHERN HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	14,710,071	16,234,428	1,524,357	10.4	229,338	240,108	10,770	4.7	1.56	1.48
Res Non-Hm: exis	1,608,075	1,779,365	171,289	10.7	28,900	30,132	1,231	4.3	1.80	1.69
Apartments: exis	936,215	999,183	62,968	6.7	20,757	20,750	-7	0.0	2.22	2.08
Low-inc Apts: ex	121,297	130,686	9,389	7.7	1,635	1,649	13	0.8	1.35	1.26
Seasnl Rec: exis	13,153	13,077	-75	-0.6	305	283	-22	-7.2	2.32	2.16
Com/Ind: Lo: exi	343,392	357,134	13,743	4.0	11,587	11,605	18	0.2	3.37	3.25
Com/Ind Hi: exis	3,810,589	3,815,980	5,392	0.1	167,401	161,712	-5,689	-3.4	4.39	4.24
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	259,666	267,456	7,790	3.0	11,287	11,213	-74	-0.7	4.35	4.19
Ag HGA: Exist	52,342	48,492	-3,850	-7.4	786	687	-100	-12.7	1.50	1.42
Ag Hmstd Land	138,766	152,975	14,208	10.2	968	960	-8	-0.8	0.70	0.63
Ag Non-Hmstd	191,021	190,470	-550	-0.3	2,804	2,645	-160	-5.7	1.47	1.39
ResHmstd: NewCon	0	187,330	187,330	0.0	0	2,769	2,769	0.0	0.00	1.48
All other NewCon	0	81,805	81,805	0.0	0	2,396	2,396	0.0	0.00	2.93
<b>Total</b>	<b>22,184,586</b>	<b>24,258,380</b>	<b>2,073,794</b>	<b>9.3</b>	<b>475,770</b>	<b>486,907</b>	<b>11,137</b>	<b>2.3</b>	<b>2.14</b>	<b>2.01</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	250,296	270,761	20,465	8.2	County	49.87	46.30	0.000	0.000
(-) TIF Tax Capacity	6,322	6,356	34	0.5	City/Town	51.88	49.74	0.732	0.669
(-) FD Contrib Tax Cap	31,490	31,522	32	0.1	School District	32.70	30.48	26.962	25.819
(=) Taxable Tax Capacity	212,484	232,882	20,399	9.6	Special District	10.89	10.17	0.000	0.000
FD Distrib Tax Cap	42,884	43,057	173	0.4	<b>Total</b>	145.33	136.69	27.694	26.488

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	123,500	136,300	10.4	1,757	1,883	126	7.1	1.42	1.38
Res Hmstd: Avg Val	185,100	204,300	10.4	2,904	3,076	172	5.9	1.57	1.51
Res Hmstd: Hi Val	246,700	272,300	10.4	4,050	4,269	219	5.4	1.64	1.57
Res Hmstd: Ex-Hi Val	370,200	408,600	10.4	6,348	6,661	313	4.9	1.71	1.63
Apartment	300,000	320,200	6.7	6,281	6,319	38	0.6	2.09	1.97
Comm/Ind: Lo Val	150,000	150,200	0.1	4,857	4,635	-223	-4.6	3.24	3.09
Comm/Ind: Med Val	300,000	300,400	0.1	11,195	10,679	-516	-4.6	3.73	3.56
Comm/Ind: Hi Val	1,000,000	1,001,400	0.1	40,772	38,890	-1,883	-4.6	4.08	3.88

**SOUTHEAST HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	18,119,044	19,676,628	1,557,584	8.6	271,246	281,545	10,299	3.8	1.50	1.43
Res Non-Hm: exis	2,210,395	2,401,711	191,316	8.7	36,035	37,054	1,019	2.8	1.63	1.54
Apartments: exis	2,215,076	2,327,371	112,295	5.1	43,588	43,322	-267	-0.6	1.97	1.86
Low-inc Apts: ex	170,183	179,512	9,329	5.5	2,070	2,066	-4	-0.2	1.22	1.15
Seasnl Rec: exis	4,526	4,423	-103	-2.3	90	83	-7	-7.3	1.98	1.88
Com/Ind: Lo: exi	396,831	401,549	4,718	1.2	12,840	12,521	-320	-2.5	3.24	3.12
Com/Ind Hi: exis	7,612,678	7,803,694	191,015	2.5	320,536	316,272	-4,264	-1.3	4.21	4.05
Publ U: Elec Gen	222	228	7	3.0	8	7	0	-2.6	3.39	3.21
Publ U: Other	197,830	203,765	5,935	3.0	8,369	8,305	-65	-0.8	4.23	4.08
Ag HGA: Exist	151	147	-4	-2.6	2	2	0	-7.9	1.38	1.30
Ag Hmstd Land	130	156	26	20.0	1	1	0	6.2	0.44	0.39
Ag Non-Hmstd	312	370	58	18.5	4	5	1	11.5	1.40	1.31
ResHmstd: NewCon	0	145,911	145,911	0.0	0	2,061	2,061	0.0	0.00	1.41
All other NewCon	0	172,494	172,494	0.0	0	4,089	4,089	0.0	0.00	2.37
<b>Total</b>	<b>30,927,377</b>	<b>33,317,959</b>	<b>2,390,582</b>	<b>7.7</b>	<b>694,788</b>	<b>707,331</b>	<b>12,543</b>	<b>1.8</b>	<b>2.25</b>	<b>2.12</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	386,858	409,725	22,867	5.9	County	49.87	46.30	0.000	0.000
(-) TIF Tax Capacity	29,715	30,671	956	3.2	City/Town	45.02	42.69	0.203	0.189
(-) FD Contrib Tax Cap	59,507	50,660	-8,846	-14.9	School District	28.89	27.25	20.980	20.890
(=) Taxable Tax Capacity	297,636	328,393	30,757	10.3	Special District	12.59	11.70	0.000	0.000
FD Distrib Tax Cap	24,432	24,530	98	0.4	<b>Total</b>	136.37	127.94	21.183	21.079

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	165,000	179,200	8.6	2,294	2,400	106	4.6	1.39	1.34
Res Hmstd: Avg Val	247,400	268,700	8.6	3,694	3,837	144	3.9	1.49	1.43
Res Hmstd: Hi Val	329,800	358,200	8.6	5,093	5,274	181	3.6	1.54	1.47
Res Hmstd: Ex-Hi Val	494,800	537,300	8.6	7,796	8,126	331	4.2	1.58	1.51
Apartment	300,000	315,200	5.1	5,749	5,705	-44	-0.8	1.92	1.81
Comm/Ind: Lo Val	150,000	153,800	2.5	4,558	4,493	-65	-1.4	3.04	2.92
Comm/Ind: Med Val	300,000	307,500	2.5	10,529	10,326	-203	-1.9	3.51	3.36
Comm/Ind: Hi Val	1,000,000	1,025,100	2.5	38,396	37,562	-834	-2.2	3.84	3.66

**SOUTHWEST HENNEPIN CO.**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	24,581,147	26,260,386	1,679,240	6.8	346,178	357,447	11,269	3.3	1.41	1.36
Res Non-Hm: exis	4,097,127	4,384,144	287,017	7.0	61,040	63,081	2,040	3.3	1.49	1.44
Apartments: exis	1,749,679	1,867,544	117,865	6.7	30,934	31,816	882	2.9	1.77	1.70
Low-inc Apts: ex	127,885	136,286	8,401	6.6	1,389	1,434	45	3.2	1.09	1.05
Seasnl Rec: exis	122,647	118,071	-4,576	-3.7	1,855	1,704	-152	-8.2	1.51	1.44
Com/Ind: Lo: exi	364,442	365,793	1,351	0.4	11,148	10,954	-195	-1.7	3.06	2.99
Com/Ind Hi: exis	6,054,421	6,103,083	48,662	0.8	242,888	239,715	-3,172	-1.3	4.01	3.93
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	259,059	266,831	7,772	3.0	10,326	10,401	76	0.7	3.99	3.90
Ag HGA: Exist	53,377	49,990	-3,387	-6.3	705	645	-60	-8.5	1.32	1.29
Ag Hmstd Land	88,533	98,175	9,642	10.9	470	449	-21	-4.5	0.53	0.46
Ag Non-Hmstd	198,185	204,112	5,927	3.0	2,248	2,225	-23	-1.0	1.13	1.09
ResHmstd: NewCon	0	323,262	323,262	0.0	0	4,394	4,394	0.0	0.00	1.36
All other NewCon	0	211,813	211,813	0.0	0	5,533	5,533	0.0	0.00	2.61
<b>Total</b>	<b>37,696,503</b>	<b>40,389,490</b>	<b>2,692,987</b>	<b>7.1</b>	<b>709,181</b>	<b>729,798</b>	<b>20,617</b>	<b>2.9</b>	<b>1.88</b>	<b>1.81</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	449,124	479,567	30,443	6.8	County	49.87	46.30	0.000	0.000
(-) TIF Tax Capacity	7,515	7,710	195	2.6	City/Town	31.83	30.49	0.761	0.710
(-) FD Contrib Tax Cap	48,957	49,598	641	1.3	School District	26.42	27.04	20.977	21.052
(=) Taxable Tax Capacity	392,651	422,258	29,606	7.5	Special District	11.65	10.90	0.000	0.000
FD Distrib Tax Cap	17,822	17,894	72	0.4	<b>Total</b>	119.76	114.73	21.738	21.762

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	225,100	240,500	15,400	6.8	2,982	3,104	122	4.1	1.32	1.29
Res Hmstd: Avg Val	337,500	360,600	23,100	6.8	4,693	4,867	173	3.7	1.39	1.35
Res Hmstd: Hi Val	449,900	480,600	30,700	6.8	6,366	6,560	194	3.0	1.41	1.36
Res Hmstd: Ex-Hi Val	675,000	721,100	46,100	6.8	10,075	10,476	401	4.0	1.49	1.45
Apartment	300,000	320,200	20,200	6.7	5,143	5,289	146	2.8	1.71	1.65
Comm/Ind: Lo Val	150,000	151,200	1,200	0.8	4,193	4,104	-89	-2.1	2.8	2.71
Comm/Ind: Med Val	300,000	302,400	2,400	0.8	9,674	9,453	-221	-2.3	3.22	3.13
Comm/Ind: Hi Val	1,000,000	1,008,000	8,000	0.8	35,255	34,416	-838	-2.4	3.53	3.41

## SUBURBAN RAMSEY CO.

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	12,987,633	14,106,931	1,119,299	8.6	191,022	198,685	7,663	4.0	1.47	1.41
Res Non-Hm: exis	1,554,804	1,673,263	118,460	7.6	25,729	26,281	552	2.1	1.65	1.57
Apartments: exis	1,317,644	1,383,060	65,416	5.0	26,144	26,147	3	0.0	1.98	1.89
Low-inc Apts: ex	263,035	274,379	11,344	4.3	3,279	3,248	-31	-1.0	1.25	1.18
Seasnl Rec: exis	14,816	14,778	-38	-0.3	267	254	-13	-5.0	1.80	1.72
Com/Ind: Lo: exi	341,666	341,383	-283	-0.1	11,033	10,678	-355	-3.2	3.23	3.13
Com/Ind Hi: exis	4,369,366	4,357,862	-11,504	-0.3	185,282	179,442	-5,839	-3.2	4.24	4.12
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	202,277	208,346	6,068	3.0	8,521	8,512	-8	-0.1	4.21	4.09
Ag HGA: Exist	853	809	-44	-5.2	13	11	-1	-10.8	1.49	1.40
Ag Hmstd Land	986	1,132	146	14.8	5	5	0	0.1	0.55	0.48
Ag Non-Hmstd	21,753	23,062	1,309	6.0	272	272	0	-0.1	1.25	1.18
ResHmstd: NewCon	0	48,769	48,769	0.0	0	685	685	0.0	0.00	1.40
All other NewCon	0	103,592	103,592	0.0	0	3,013	3,013	0.0	0.00	2.91
<b>Total</b>	<b>21,074,832</b>	<b>22,537,366</b>	<b>1,462,534</b>	<b>6.9</b>	<b>451,567</b>	<b>457,234</b>	<b>5,666</b>	<b>1.3</b>	<b>2.14</b>	<b>2.03</b>

**Tax Base****Tax Rates**

					<b>Net Tax Cap (Pctg)</b>				<b>Ref Mkt Val</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>
Total Tax Capacity	250,479	266,176	15,697	6.3	County	63.56	59.87	0.000	0.000	
(-) TIF Tax Capacity	13,688	13,651	-37	-0.3	City/Town	35.06	34.25	1.028	0.961	
(-) FD Contrib Tax Cap	34,312	34,061	-251	-0.7	School District	27.25	25.77	22.857	21.479	
(=) Taxable Tax Capacity	202,478	218,464	15,986	7.9	Special District	10.39	9.89	0.000	0.000	
FD Distrib Tax Cap	27,647	27,759	111	0.4	<b>Total</b>	136.26	129.78	23.885	22.440	

**Tax Burdens on  
Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Pctg Chng</b>	<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>		<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	136,800	148,600	8.6	1,851	1,952	101	5.5	1.35	1.31	
Res Hmstd: Avg Val	205,100	222,800	8.6	3,029	3,168	140	4.6	1.48	1.42	
Res Hmstd: Hi Val	273,500	297,100	8.6	4,208	4,386	178	4.2	1.54	1.48	
Res Hmstd: Ex-Hi Val	410,300	445,700	8.6	6,567	6,785	218	3.3	1.60	1.52	
Apartment	300,000	314,900	5.0	5,826	5,815	-11	-0.2	1.94	1.85	
Comm/Ind: Lo Val	150,000	149,600	-0.3	4,596	4,399	-197	-4.3	3.06	2.94	
Comm/Ind: Med Val	300,000	299,200	-0.3	10,605	10,149	-456	-4.3	3.53	3.39	
Comm/Ind: Hi Val	1,000,000	997,400	-0.3	38,646	37,000	-1,646	-4.3	3.86	3.71	

**CITY OF MINNEAPOLIS**

<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	16,602,301	18,024,568	1,422,267	8.6	277,359	282,492	5,133	1.9	1.67	1.57
Res Non-Hm: exis	5,027,020	5,455,095	428,075	8.5	95,966	97,142	1,176	1.2	1.91	1.78
Apartments: exis	3,171,547	3,518,024	346,477	10.9	68,980	70,540	1,560	2.3	2.17	2.01
Low-inc Apts: ex	479,763	532,175	52,412	10.9	6,424	6,579	156	2.4	1.34	1.24
Seasnl Rec: exis	19,160	19,164	5	0.0	441	406	-34	-7.8	2.30	2.12
Com/Ind: Lo: exi	629,947	638,782	8,835	1.4	21,296	20,561	-735	-3.5	3.38	3.22
Com/Ind Hi: exis	6,850,549	7,084,824	234,275	3.4	303,620	298,823	-4,797	-1.6	4.43	4.22
Publ U: Elec Gen	37,452	38,576	1,124	3.0	1,270	1,231	-38	-3.0	3.39	3.19
Publ U: Other	335,717	345,788	10,072	3.0	14,876	14,582	-294	-2.0	4.43	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	1,496	1,524	28	1.9	23	22	-2	-6.8	1.56	1.43
ResHmstd: NewCon	0	134,175	134,175	0.0	0	2,106	2,106	0.0	0.00	1.57
All other NewCon	0	740,208	740,208	0.0	0	16,489	16,489	0.0	0.00	2.23
<b>Total</b>	<b>33,154,953</b>	<b>36,532,905</b>	<b>3,377,951</b>	<b>10.2</b>	<b>790,255</b>	<b>810,973</b>	<b>20,718</b>	<b>2.6</b>	<b>2.38</b>	<b>2.22</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	405,568	447,748	42,180	10.4	County	49.33	45.81	0.000	0.000
(-) TIF Tax Capacity	31,130	32,588	1,458	4.7	City/Town	71.84	65.48	2.819	2.559
(-) FD Contrib Tax Cap	49,148	50,272	1,124	2.3	School District	25.70	22.93	19.812	19.620
(=) Taxable Tax Capacity	325,290	364,887	39,598	12.2	Special District	9.01	8.44	0.000	0.000
FD Distrib Tax Cap	48,687	48,883	196	0.4	<b>Total</b>	155.89	142.66	22.631	22.179

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	144,300	156,700	8.6	2,198	2,253	55	2.5	1.52	1.44
Res Hmstd: Avg Val	216,400	234,900	8.5	3,586	3,642	56	1.6	1.66	1.55
Res Hmstd: Hi Val	288,400	313,100	8.6	4,973	5,032	59	1.2	1.72	1.61
Res Hmstd: Ex-Hi Val	432,700	469,800	8.6	7,725	7,744	20	0.3	1.79	1.65
Apartment	300,000	332,800	10.9	6,525	6,673	148	2.3	2.17	2.01
Comm/Ind: Lo Val	150,000	155,100	3.4	5,019	4,906	-113	-2.3	3.35	3.16
Comm/Ind: Med Val	300,000	310,300	3.4	11,598	11,270	-328	-2.8	3.87	3.63
Comm/Ind: Hi Val	1,000,000	1,034,200	3.4	42,299	40,955	-1,344	-3.2	4.23	3.96

<b>CITY OF ST. PAUL</b>
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<i>Tax Burdens by Property Class</i>	<b>Market Value</b>				<b>Net Tax</b>			<b>Effective Tax Rates</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alte</b>
Res Hmstd: exist	9,891,934	10,779,667	887,734	9.0	157,435	161,679	4,244	2.7	1.59	1.50
Res Non-Hm: exis	2,096,137	2,284,530	188,393	9.0	39,460	40,636	1,176	3.0	1.88	1.78
Apartments: exis	1,965,777	2,064,065	98,289	5.0	42,831	42,471	-360	-0.8	2.18	2.06
Low-inc Apts: ex	440,086	462,090	22,004	5.0	5,852	5,805	-47	-0.8	1.33	1.26
Seasnl Rec: exis	3,286	3,346	60	1.8	83	79	-3	-4.2	2.51	2.37
Com/Ind: Lo: exi	416,914	416,928	14	0.0	14,048	13,534	-513	-3.7	3.37	3.25
Com/Ind Hi: exis	3,241,208	3,243,227	2,019	0.1	144,003	138,815	-5,188	-3.6	4.44	4.28
Publ U: Elec Gen	963	992	29	3.0	33	32	0	-1.4	3.40	3.25
Publ U: Other	250,585	258,102	7,518	3.0	11,126	11,040	-86	-0.8	4.44	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	765	704	-61	-8.0	12	11	-2	-13.3	1.62	1.53
ResHmstd: NewCon	0	46,736	46,736	0.0	0	702	702	0.0	0.00	1.50
All other NewCon	0	126,958	126,958	0.0	0	2,872	2,872	0.0	0.00	2.26
<b>Total</b>	<b>18,307,653</b>	<b>19,687,346</b>	<b>1,379,693</b>	<b>7.5</b>	<b>414,882</b>	<b>417,676</b>	<b>2,794</b>	<b>0.7</b>	<b>2.27</b>	<b>2.12</b>

**Tax Base**

**Tax Rates**

					<b>Net Tax Cap (Pctg)</b>		<b>Ref Mkt Val</b>		
	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>	<b>Base</b>	<b>Alter</b>	
Total Tax Capacity	214,295	227,522	13,227	6.2	County	58.92	55.51	0.000	0.000
(-) TIF Tax Capacity	20,741	20,874	132	0.6	City/Town	46.11	43.66	0.000	0.000
(-) FD Contrib Tax Cap	22,811	22,452	-359	-1.6	School District	45.44	42.58	14.926	14.432
(=) Taxable Tax Capacity	170,743	184,196	13,453	7.9	Special District	11.90	11.32	0.000	0.000
FD Distrib Tax Cap	47,391	47,582	191	0.4	<b>Total</b>	162.37	153.07	14.926	14.432

**Tax Burdens on Hypothetical Properties**

	<b>Estimated Market Value</b>			<b>Net Tax</b>				<b>Effective Tax Rates</b>	
	<b>Baseline</b>	<b>Alternative</b>	<b>Chng</b>	<b>Baseline</b>	<b>Alternative</b>	<b>Change</b>	<b>Pctg Chng</b>	<b>Base</b>	<b>Alter</b>
Res Hmstd: Lo Val	118,600	129,200	8.9	1,671	1,772	101	6.0	1.41	1.37
Res Hmstd: Avg Val	177,800	193,800	9.0	2,807	2,943	136	4.8	1.58	1.52
Res Hmstd: Hi Val	237,000	258,300	9.0	3,944	4,112	169	4.3	1.66	1.59
Res Hmstd: Ex-Hi Val	355,600	387,500	9.0	6,220	6,454	235	3.8	1.75	1.67
Apartment	300,000	315,000	5.0	6,537	6,482	-55	-0.8	2.18	2.06
Comm/Ind: Lo Val	150,000	150,100	0.1	5,049	4,819	-231	-4.6	3.37	3.21
Comm/Ind: Med Val	300,000	300,200	0.1	11,707	11,170	-537	-4.6	3.90	3.72
Comm/Ind: Hi Val	1,000,000	1,000,600	0.1	42,775	40,806	-1,969	-4.6	4.28	4.08

Baseline Legal Class Report

	Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
165.1	Blind/dis Hmstd HGA: <50K: Exist	0.450	23,455	106	115
166.1	Ag Hmstd HGA: <76K: Exist	1.000	5,046,809	50,468	52,713
166.2	Ag Hmstd HGA: <76K: New	1.000	14,514	145	156
167.1	Ag Hmstd HGA: 76K-414K: Exist	1.000	3,227,464	32,275	34,235
167.2	Ag Hmstd HGA: 76K-414K: New	1.000	8,985	90	97
168.1	Ag Hmstd HGA: 414K-500K: Exist	1.000	30,412	304	327
168.2	Ag Hmstd HGA: 414K-500K: New	1.000	92	1	1
169.1	Ag Hmstd HGA: >500K: Exist	1.250	44,712	559	615
169.2	Ag Hmstd HGA: >500K: New	1.250	126	2	2
170.1	Blind/dis 2a Hmstd land <50K: Exist	0.450	2,492	11	2
170.2	Blind/dis 2a Hmstd land <50K: New	0.450	8	0	0
171.1	Ag Hmstd 2a 1 & b: <115K: Exist	0.500	8,877,882	44,389	9,860
171.2	Ag Hmstd 2a 1 & b: <115K: New	0.500	24,012	120	33
172.1	Ag Hmstd 2a 1 & b: 115K-345K: Exist	0.500	12,342,798	61,714	52,540
172.2	Ag Hmstd 2a 1 & b: 115K-345K: New	0.500	29,726	149	134
173.1	Ag Hmstd 2a 1 & b: 345K-1.29M: Exist	0.500	31,505,744	157,529	102,763
173.2	Ag Hmstd 2a 1 & b: 345K-1.29M: New	0.500	66,021	330	224
174.1	Ag Hmstd 2a 1 & b: >1.29M: Exist	1.000	24,261,315	242,613	139,178
174.2	Ag Hmstd 2a 1 & b: >1.29M: New	1.000	46,685	467	277
175.1	Blind/dis Hmstd 2b land <50K: Exist	0.450	331	1	1
176.1	Ag Hmstd 2b 1 & b: <115K: Exist	0.500	732,877	3,664	1,392
176.2	Ag Hmstd 2b 1 & b: <115K: New	0.500	123	1	0
177.1	Ag Hmstd 2b 1 & b: 115K-345K: Exist	0.500	999,543	4,998	5,194
177.2	Ag Hmstd 2b 1 & b: 115K-345K: New	0.500	112	1	1
178.1	Ag Hmstd 2b 1 & b: 345K-1.29M: Exist	0.500	881,625	4,408	3,872
178.2	Ag Hmstd 2b 1 & b: 345K-1.29M: New	0.500	89	0	0
179.1	Ag Hmstd 2b 1 & b: >1.29M: Exist	1.000	164,704	1,647	1,293
179.2	Ag Hmstd 2b 1 & b: >1.29M: New	1.000	17	0	0
183.1	Ag 2a Non-homestead: Exist	1.000	41,537,225	415,372	259,530
183.2	Ag 2a Non-homestead: New	1.000	80,725	807	519
184.1	Ag 2b Non-homestead: Exist	1.000	7,322,320	73,223	68,174
184.2	Ag 2b Non-homestead: New	1.000	1,929	19	19
185.1	Migrant Housing <500K: Exist	1.000	1,199	12	16
188.1	Managed forest land (2c)	0.650	439,137	2,854	2,651
189.1	Private Airport (2d)	1.000	1,027	10	11
195.1	Res 1b Homestead: <50K: Exist	0.450	471,441	2,121	2,981
196.1	Res Homestead: <76K: Exist	1.000	97,412,363	974,124	1,415,707
196.2	Res Homestead: <76K: New	1.000	657,768	6,578	9,273
197.1	Res Homestead: 76K-414K: Exist	1.000	127,996,063	1,279,961	1,811,259
197.2	Res Homestead: 76K-414K: New	1.000	960,422	9,604	13,361
198.1	Res Homestead: 414K-500K: Exist	1.000	2,445,127	24,451	31,406
198.2	Res Homestead: 414K-500K: New	1.000	20,385	204	265
199.1	Res Homestead: > 500K: Exist	1.250	9,109,782	113,872	152,002
199.2	Res Homestead: > 500K: New	1.250	70,857	886	1,168
201.1	Res NonHmstd 1 unit: <76K: Exist	1.000	15,102,272	151,023	223,393
201.2	Res NonHmstd 1 unit: <76K: New	1.000	225,556	2,256	3,159
202.1	Res NonHmstd 1 unit: 76K - 500K: Exis	1.000	14,667,670	146,677	214,374
202.2	Res NonHmstd 1 unit: 76K - 500K: New	1.000	260,143	2,601	3,643
203.1	Res NonHmstd 1 unit: >500K: Exist	1.250	2,043,359	25,542	34,612
203.2	Res NonHmstd 1 unit: >500K: New	1.250	41,337	517	676
205.1	Res NonHmstd 2-3 units: Exist	1.250	6,650,392	83,130	121,114



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Alternative: Projected Pay 2015: Final Tax &amp; E-12 Bills

(all figures in \$000s)

205.2	Res NonHmstd 2-3 units: New	1.250	104,172	1,302	1,780
208.1	Regular apartments (4a): Exist	1.250	18,665,272	233,316	360,895
208.2	Regular apartments (4a): New	1.250	474,874	5,936	9,310
209.1	Low-income housing (4d): Exist	0.750	3,037,707	22,783	36,702
209.2	Low-income housing (4d): New	0.750	66,855	501	826
210.1	Student housing: Exist	1.000	22,330	223	347
210.2	Student housing: New	1.000	1,057	11	16
211.1	Manuf home park land: Exist	1.250	606,707	7,584	10,985
211.2	Manuf home park land: New	1.250	31	0	0
213.1	Non-comm SeasRec: <76K: Exist	1.000	9,501,091	95,011	88,237
213.2	Non-comm SeasRec: <76K: New	1.000	82,986	830	776
214.1	Non-Comm SeasRec: 76K-500K: Exist	1.000	12,787,423	127,874	130,849
214.2	Non-Comm SeasRec: 76K-500K: New	1.000	100,636	1,006	1,033
215.1	Non-comm SeasRec: >500K: Exist	1.250	1,130,205	14,128	13,432
215.2	Non-comm SeasRec: >500K: New	1.250	8,108	101	99
217.1	Comm SeasRec 1c: <600K: Exist	0.500	378,001	1,890	1,757
217.2	Comm SeasRec 1c: <600K: New	0.500	1,487	7	8
218.1	Com SeasRec 1c: 600K-2.3M: Exist	1.000	172,461	1,725	1,517
218.2	Com SeasRec 1c: 600K-2.3M: New	1.000	557	6	6
219.1	Com SeasRec 1c: >2.3M: Exist	1.250	13,132	164	170
219.2	Com SeasRec 1c: >2.3M: New	1.250	12	0	0
220.1	Com SeasRec 4c: <500K: Exist	1.000	210,874	2,109	2,570
220.2	Com SeasRec 4c: <500K: New	1.000	1,152	12	14
221.1	Com SeasRec 4c: >500K: Exist	1.250	132,968	1,662	1,789
221.2	Com SeasRec 4c: >500K: New	1.250	1,154	14	18
222.1	Bed & Breakfast: Exist	1.250	21,701	271	321
222.2	Bed & Breakfast: New	1.250	28	0	1
223.1	Qualifying golf courses	1.250	220,302	2,754	3,246
224.1	Metro Non-profit Indoor Rec	1.250	12,414	155	270
225.1	Non-profit/Comm Serv - NonRev: Exist	1.500	32,530	488	704
226.1	Non-profit/Comm Serv - donation: Exist	1.500	66,463	997	1,653
227.1	Seasonal Restaurant on Lake: Exist	1.250	20,113	251	235
228.1	Qualifying Marina <500K: Exist	1.000	15,306	153	206
229.1	Qualifying Marina >500K: Exist	1.250	20,840	261	340
231.1	Commercial: <150K: Exist	1.500	8,448,532	126,728	250,663
231.2	Commercial: <150K: New	1.500	135,357	2,030	3,892
232.1	Commercial: >150K: Exist	2.000	44,504,189	890,084	1,806,036
232.2	Commercial: >150K: New	2.000	589,433	11,789	23,423
234.1	JOBZ Commercial: <150K: Exist	0.000	7,780	0	0
234.2	JOBZ Commercial: <150K: New	0.000	201	0	0
235.1	JOBZ Commercial: >150K: Exist	0.000	98,175	0	0
235.2	JOBZ Commercial: >150K: New	0.000	2,315	0	0
238.1	Industrial: <150K: Exist	1.500	1,343,760	20,156	41,195
238.2	Industrial: <150K: New	1.500	16,837	253	500
239.1	Industrial: >150K: Exist	2.000	13,589,072	271,781	551,359
239.2	Industrial: >150K: New	2.000	166,365	3,327	6,578
241.1	JOBZ Industrial: <150K: Exist	0.000	11,366	0	0
241.2	JOBZ Industrial: <150K: New	0.000	259	0	0
242.1	JOBZ Industrial: >150K: Exist	0.000	321,061	0	0
242.2	JOBZ Industrial: >150K: New	0.000	5,880	0	0
245.1	Publ Util: land & bldgs <150K	1.500	65,381	981	1,688
246.1	Publ Util: land & bldgs >150K	2.000	1,034,310	20,686	37,917
247.1	Publ Util: Electric Generat Mach	2.000	1,886,445	37,729	48,477
248.1	Publ Util: machinery (non-generat)	2.000	1,585,105	31,702	52,811
250.1	Railroad <150K	1.500	211,807	3,177	6,711

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Alternative: Projected Pay 2015: Final Tax &amp; E-12 Bills

(all figures in \$000s)

251.1	Railroad >150K	2.000	1,200,566	24,011	43,007
253.1	Non-comm aircraft hangars	1.500	3,826	57	80
254.1	Mineral	2.000	2,344	47	106
255.1	Misc class 5	2.000	1,644	33	43
261.1	Personal: 3f	1.000	24,773	248	285
262.1	Non-comm aircraft hangars	1.500	79,666	1,195	1,606
263.1	Pers: It31 tools&mach excl elec gen	2.000	312,138	6,243	10,251
264.1	Pers: It32 struct/lease land-non C/I,SRR	1.000	3,973	40	57
265.1	Pers: It32 struct/leased land-NCSRR<76	1.000	55,842	558	557
266.1	Pers: It32 NCSRR: 76K-500K	1.000	5,995	60	60
268.1	Pers: It32 struct/leased land-C/I	2.000	52,782	1,056	1,788
269.1	Pers: Item 33 ag real estate	1.000	46,588	466	454
271.1	Pers: It41 struct/leased land - C/I	2.000	484,038	9,681	14,675
275.1	Pers: It41 struct/leased land - nonC/I, no	1.250	13,542	169	253
276.1	Pers: Item 42 non-EZ struct/RR land	2.000	39,899	798	1,528
277.1	Pers: It43 leased real estate - non C/I	1.500	20,683	310	531
278.1	Pers: Item 43 leased real estate - C/I	2.000	510,705	10,214	14,813
279.1	Pers: Item 44T electric util trans lines	2.000	2,255,714	45,114	83,573
280.1	Pers: Item 44D electric util distri lines	2.000	313,222	6,264	11,530
281.1	Pers: Item 45 syst/gas utils	2.000	3,398,328	67,967	113,426
282.1	Pers: Item 46 syst/water utils	2.000	64	1	3
283.1	Pers: Item 48 misc	2.000	21,275	425	560
287.1	JOBZ: It41 non EZ struct/leased land-C/	0.000	1,571	0	0
305.1	Disabled vet excl val: Res HM <300K: E	0.000	1,069,689	0	0
305.2	Disabled vet excl val: Res HM <300K:	0.000	7,046	0	0
306.1	Disabled vet excl val: Res HM <150K: E	0.000	492,678	0	0
306.2	Disabled vet excl val: Res HM <150K:	0.000	3,181	0	0
307.1	Disabled vet excl val: Ag HGA <300K:	0.000	54,910	0	0
307.2	Disabled vet excl val: Ag HGA <300K:	0.000	205	0	0
308.1	Disabled vet excl val: Ag HGA <150K:	0.000	25,930	0	0
308.2	Disabled vet excl val: Ag HGA <150K:	0.000	73	0	0
319.1	Ag HGA: Hmstd Market Excl Value: Ex	0.000	1,880,666	0	3,568
319.2	Ag HGA: Hmstd Market Excl Value: Ne	0.000	5,457	0	9
320.1	Class 1b: Hmstd Market Excl Value: Exi	0.000	232,894	0	175
320.2	Class 1b: Hmstd Market Excl Value: Ne	0.000	1,328	0	1
321.1	Res Hmstd: Hmstd Market Excl Value:	0.000	27,507,896	0	52,300
321.2	Res Hmstd: Hmstd Market Excl Value:	0.000	175,545	0	338
<b>State Total</b>			578,092,429	6,040,743	8,631,276

Alternative Legal Class Report

	Legal Class	Class Rate	Mkt Val	Net Tax Cap	Net Tax
165.1	Blind/dis Hmstd HGA: <50K: Exist	0.450	23,455	106	116
167.1	Ag Hmstd HGA: <414K: Exist	1.000	8,188,602	81,886	85,654
167.2	Ag Hmstd HGA: <414K: New	1.000	23,556	236	256
168.1	Ag Hmstd HGA: 414K-500K: Exist	1.000	30,486	305	322
168.2	Ag Hmstd HGA: 414K-500K: New	1.000	101	1	1
169.1	Ag Hmstd HGA: >500K: Exist	1.250	44,891	561	600
169.2	Ag Hmstd HGA: >500K: New	1.250	136	2	2
170.1	Blind/dis 2a Hmstd land <50K: Exist	0.450	2,500	11	2
171.1	Ag Hmstd 2a 1 & b: <115K: Exist	0.500	9,100,488	45,502	8,959
171.2	Ag Hmstd 2a 1 & b: <115K: New	0.500	7,388	37	14
172.1	Ag Hmstd 2a 1 & b: 115K-345K: Exist	0.500	12,879,696	64,398	38,561
172.2	Ag Hmstd 2a 1 & b: 115K-345K: New	0.500	14,292	71	56
173.1	Ag Hmstd 2a 1 & b: 345K-1.9M: Exist	0.500	37,075,525	185,378	115,473
173.2	Ag Hmstd 2a 1 & b: 345K-1.9M: New	0.500	103,080	515	354
174.1	Ag Hmstd 2a 1 & b: >1.9M: Exist	1.000	29,375,031	293,750	158,795
174.2	Ag Hmstd 2a 1 & b: >1.9M: New	1.000	88,311	883	484
175.1	Blind/dis Hmstd 2b land <50K: Exist	0.450	331	1	1
176.1	Ag Hmstd 2b 1 & b: <115K: Exist	0.500	745,423	3,727	1,397
176.2	Ag Hmstd 2b 1 & b: <115K: New	0.500	89	0	0
177.1	Ag Hmstd 2b 1 & b: 115K-345K: Exist	0.500	1,009,929	5,050	4,080
177.2	Ag Hmstd 2b 1 & b: 115K-345K: New	0.500	118	1	0
178.1	Ag Hmstd 2b 1 & b: 345K-1.9M: Exist	0.500	885,908	4,430	3,796
178.2	Ag Hmstd 2b 1 & b: 345K-1.9M: New	0.500	101	1	0
179.1	Ag Hmstd 2b 1 & b: >1.9M: Exist	1.000	173,917	1,739	1,316
179.2	Ag Hmstd 2b 1 & b: >1.9M: New	1.000	17	0	0
183.1	Ag 2a Non-homestead: Exist	1.000	47,886,398	478,864	281,373
183.2	Ag 2a Non-homestead: New	1.000	105,295	1,053	625
184.1	Ag 2b Non-homestead: Exist	1.000	7,207,985	72,080	67,422
184.2	Ag 2b Non-homestead: New	1.000	1,880	19	19
185.1	Migrant Housing <500K: Exist	1.000	1,199	12	16
188.1	Managed forest land (2c)	0.650	439,137	2,854	2,655
189.1	Private Airport (2d)	1.000	1,027	10	11
195.1	Res 1b Homestead: <50K: Exist	0.450	471,441	2,121	2,951
197.1	Res Homestead: <414K: Exist	1.000	242,436,758	2,424,368	3,339,428
197.2	Res Homestead: <414K: New	1.000	2,067,676	20,677	27,956
198.1	Res Homestead: 414K-500K: Exist	1.000	3,615,178	36,152	45,872
198.2	Res Homestead: 414K-500K: New	1.000	33,201	332	420
199.1	Res Homestead: > 500K: Exist	1.250	11,324,217	141,553	181,308
199.2	Res Homestead: > 500K: New	1.250	125,001	1,563	1,976
202.1	Res NonHmstd 1 unit: < 500K: Exist	1.000	32,019,567	320,196	451,617
202.2	Res NonHmstd 1 unit: <500K: New	1.000	555,422	5,554	7,325
203.1	Res NonHmstd 1 unit: >500K: Exist	1.250	2,595,397	32,442	43,001
203.2	Res NonHmstd 1 unit: >500K: New	1.250	79,895	999	1,363
205.1	Res NonHmstd 2-3 units: Exist	1.250	7,167,179	89,590	125,369
205.2	Res NonHmstd 2-3 units: New	1.250	124,464	1,556	2,027
208.1	Regular apartments (4a): Exist	1.250	20,164,282	252,054	371,280
208.2	Regular apartments (4a): New	1.250	937,608	11,720	17,880
209.1	Low-income housing (4d): Exist	0.750	3,246,814	24,351	37,616
209.2	Low-income housing (4d): New	0.750	136,958	1,027	1,631
210.1	Student housing: Exist	1.000	23,388	234	334

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Alternative: Projected Pay 2015: Final Tax &amp; E-12 Bills

(all figures in \$000s)

211.1	Manuf home park land: Exist	1.250	611,391	7,642	10,610
211.2	Manuf home park land: New	1.250	31	0	1
213.1	Non-comm SeasRec: <76K: Exist	1.000	9,570,848	95,708	89,548
213.2	Non-comm SeasRec: <76K: New	1.000	49,788	498	480
214.1	Non-Comm SeasRec: 76K-500K: Exist	1.000	12,720,376	127,204	131,346
214.2	Non-Comm SeasRec: 76K-500K: New	1.000	116,124	1,161	1,212
215.1	Non-comm SeasRec: >500K: Exist	1.250	1,088,605	13,608	13,176
215.2	Non-comm SeasRec: >500K: New	1.250	26,606	333	322
217.1	Comm SeasRec 1c: <600K: Exist	0.500	376,695	1,883	1,853
217.2	Comm SeasRec 1c: <600K: New	0.500	647	3	4
218.1	Com SeasRec 1c: 600K-2.3M: Exist	1.000	167,597	1,676	1,556
218.2	Com SeasRec 1c: 600K-2.3M: New	1.000	788	8	8
219.1	Com SeasRec 1c: >2.3M: Exist	1.250	12,391	155	168
219.2	Com SeasRec 1c: >2.3M: New	1.250	138	2	2
220.1	Com SeasRec 4c: <500K: Exist	1.000	210,164	2,102	2,661
220.2	Com SeasRec 4c: <500K: New	1.000	1,031	10	14
221.1	Com SeasRec 4c: >500K: Exist	1.250	132,783	1,660	1,890
221.2	Com SeasRec 4c: >500K: New	1.250	1,385	17	23
222.1	Bed & Breakfast: Exist	1.250	21,640	270	324
222.2	Bed & Breakfast: New	1.250	16	0	0
223.1	Qualifying golf courses	1.250	220,302	2,754	3,178
224.1	Metro Non-profit Indoor Rec	1.250	12,414	155	249
225.1	Non-profit/Comm Serv - NonRev: Exist	1.500	32,530	488	685
226.1	Non-profit/Comm Serv - donation: Exist	1.500	66,463	997	1,629
227.1	Seasonal Restaurant on Lake: Exist	1.250	20,113	251	240
228.1	Qualifying Marina <500K: Exist	1.000	15,306	153	198
229.1	Qualifying Marina >500K: Exist	1.250	20,840	261	322
231.1	Commercial: <150K: Exist	1.500	8,641,456	129,622	251,669
231.2	Commercial: <150K: New	1.500	70,094	1,051	1,986
232.1	Commercial: >150K: Exist	2.000	45,680,007	913,600	1,796,820
232.2	Commercial: >150K: New	2.000	640,267	12,805	24,519
234.1	JOBZ Commercial: <150K: Exist	0.000	8,754	0	0
234.2	JOBZ Commercial: <150K: New	0.000	542	0	0
235.1	JOBZ Commercial: >150K: Exist	0.000	102,966	0	0
235.2	JOBZ Commercial: >150K: New	0.000	4,047	0	0
238.1	Industrial: <150K: Exist	1.500	1,362,962	20,444	40,625
238.2	Industrial: <150K: New	1.500	7,392	111	205
239.1	Industrial: >150K: Exist	2.000	13,833,969	276,679	543,543
239.2	Industrial: >150K: New	2.000	180,353	3,607	7,041
241.1	JOBZ Industrial: <150K: Exist	0.000	11,645	0	0
241.2	JOBZ Industrial: <150K: New	0.000	303	0	0
242.1	JOBZ Industrial: >150K: Exist	0.000	323,041	0	0
242.2	JOBZ Industrial: >150K: New	0.000	6,652	0	0
245.1	Publ Util: land & bldgs <150K	1.500	67,342	1,010	1,724
246.1	Publ Util: land & bldgs >150K	2.000	1,065,339	21,307	38,443
247.1	Publ Util: Electric Generat Mach	2.000	1,943,038	38,861	49,733
248.1	Publ Util: machinery (non-generat)	2.000	1,632,658	32,653	53,679
250.1	Railroad <150K	1.500	215,832	3,237	6,600
251.1	Railroad >150K	2.000	1,223,377	24,468	43,170
253.1	Non-comm aircraft hangars	1.500	3,826	57	77
254.1	Mineral	2.000	2,344	47	111
255.1	Misc class 5	2.000	1,644	33	41
261.1	Personal: 3f	1.000	24,773	248	295
262.1	Non-comm aircraft hangars	1.500	79,666	1,195	1,520
263.1	Pers: It31 tools&mach excl elec gen	2.000	321,502	6,430	10,537

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Alternative: Projected Pay 2015: Final Tax &amp; E-12 Bills

(all figures in \$000s)

264.1	Pers: It32 struct/lease land-non C/I,SRR	1.000	3,973	40	57
265.1	Pers: It32 struct/leased land-NCSRR<76	1.000	55,842	558	568
266.1	Pers: It32 NCSRR: 76K-500K	1.000	5,995	60	61
268.1	Pers: It32 struct/leased land-C/I	2.000	52,782	1,056	1,811
269.1	Pers: Item 33 ag real estate	1.000	46,588	466	437
271.1	Pers: It41 struct/leased land - C/I	2.000	484,038	9,681	14,302
275.1	Pers: It41 struct/leased land - nonC/I, no	1.250	13,542	169	257
276.1	Pers: Item 42 non-EZ struct/RR land	2.000	39,899	798	1,491
277.1	Pers: It43 leased real estate - non C/I	1.500	20,683	310	489
278.1	Pers: Item 43 leased real estate - C/I	2.000	510,705	10,214	14,095
279.1	Pers: Item 44T electric util trans lines	2.000	2,323,385	46,468	84,008
280.1	Pers: Item 44D electric util distri lines	2.000	322,619	6,452	11,660
281.1	Pers: Item 45 syst/gas utils	2.000	3,500,278	70,006	114,732
282.1	Pers: Item 46 syst/water utils	2.000	64	1	3
283.1	Pers: Item 48 misc	2.000	21,275	425	559
287.1	JOBZ: It41 non EZ struct/leased land-C/	0.000	1,571	0	0
319.1	Ag HGA: Hmstd Market Excl Value: Ex	0.000	1,857,320	0	3,943
319.2	Ag HGA: Hmstd Market Excl Value: Ne	0.000	5,390	0	11
320.1	Class 1b: Hmstd Market Excl Value: Exi	0.000	234,222	0	197
321.1	Res Hmstd: Hmstd Market Excl Value:	0.000	27,200,079	0	53,952
321.2	Res Hmstd: Hmstd Market Excl Value:	0.000	193,153	0	393
<b>State Total</b>			622,386,945	6,503,142	8,868,779

**Baseline Levy Summary***Levy Summary Report*

	County	City	Town	School District	Special District	State	Total
<b>Certified NTC Levy</b>	2,735,145	1,926,018	233,837	1,489,163	324,350	847,450	7,555,962
<b>Certified MKV Levy</b>	1,458	31,042	155	866,994	514	0	899,649
<b>Fiscal Disparities Levy</b>	175,953	188,305	1,432	197,036	38,003	0	600,728
<b>Disparity Reduction Aid</b>	9,681	0	467	7,897	0	0	18,045
<b>Spread NTC Levy</b>	2,549,511	1,737,714	231,938	1,360,813	286,347	847,450	7,013,772
<b>Spread MKV Levy</b>	1,458	31,042	155	790,411	514	0	823,579
<b>Tax Incr Financing Levy</b>							241,515
<b>Agricultural Credit</b>		22,227		<b>Disparity Reduction Credit</b>		8,621	
<b>Taconite credit</b>		17,629					

**Alternative Levy Summary***Levy Summary Report*

	County	City	Town	School District	Special District	State	Total
<b>Certified NTC Levy</b>	2,784,976	1,984,066	240,722	1,542,032	332,167	854,701	7,738,665
<b>Certified MKV Levy</b>	1,458	31,042	155	953,339	514	0	985,993
<b>Fiscal Disparities Levy</b>	173,703	187,407	1,509	197,005	37,858	0	597,482
<b>Disparity Reduction Aid</b>	9,630	0	461	7,912	0	0	18,003
<b>Spread NTC Levy</b>	2,601,643	1,796,660	238,752	1,415,664	294,309	854,701	7,201,730
<b>Spread MKV Levy</b>	1,458	31,042	155	874,789	514	0	907,957
<b>Tax Incr Financing Levy</b>							231,939
<b>Agricultural Credit</b>		38,328		<b>Disparity Reduction Credit</b>		10,093	
<b>Taconite credit</b>		17,049					