

Description

Baseline: Final Pay 2021

Alternative: Actual Pay 2022

This report compares property taxes payable in 2021 to property taxes payable in 2022. The payable 2021 portion of the simulation uses final market value and levy data as well as actual credit data from the Department of Revenue. The payable 2022 portion of the simulation uses final market value and levy data as well as actual credit data from the Department of Revenue.

Key Points

- **Statewide, property taxes increased by \$409 million, or 3.6%**, according to the simulation. The overall tax increases are 3.9% in Greater Minnesota and 3.5% in the Metro area.
- **On a statewide basis, property tax changes vary by property type**, from -11.4% on public utility property to +5.1% on residential homesteads. Changes on other major property types are +3.3% on residential non-homestead property, +2.7% on apartments, +2.5% on seasonal-recreational property, -1.0% on commercial-industrial property, and +0.2% on agricultural property.

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

Baseline: Final Pay 2021

- **Market Values** (taxable market values) are actual values reported by the county assessors to the Department of Revenue.
- **Local government levies** are the levies that were certified by local taxing jurisdictions to county auditors, and then reported to the Department of Revenue.
- **Property tax credits** are as reported by county auditors to the Department of Revenue.

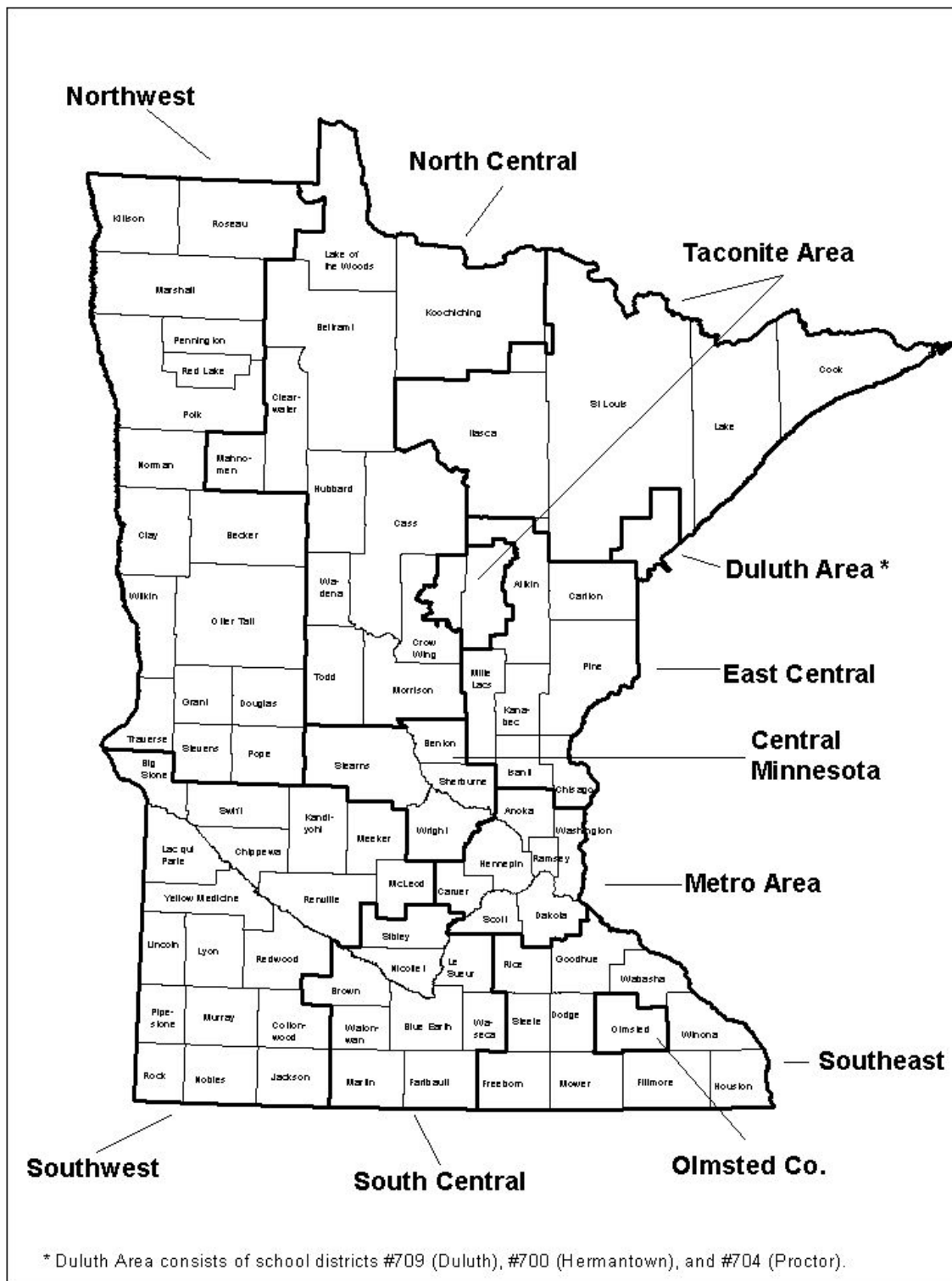
Alternative: Actual Pay 2022

- **Market Values** (taxable market values) are actual values reported by the county assessors to the Department of Revenue.
- **Local government levies** are the levies that were certified by local taxing jurisdictions to county auditors, and then reported to the Department of Revenue.
- **Property tax credits** are as reported by county auditors to the Department of Revenue.

Simulation Class Rates

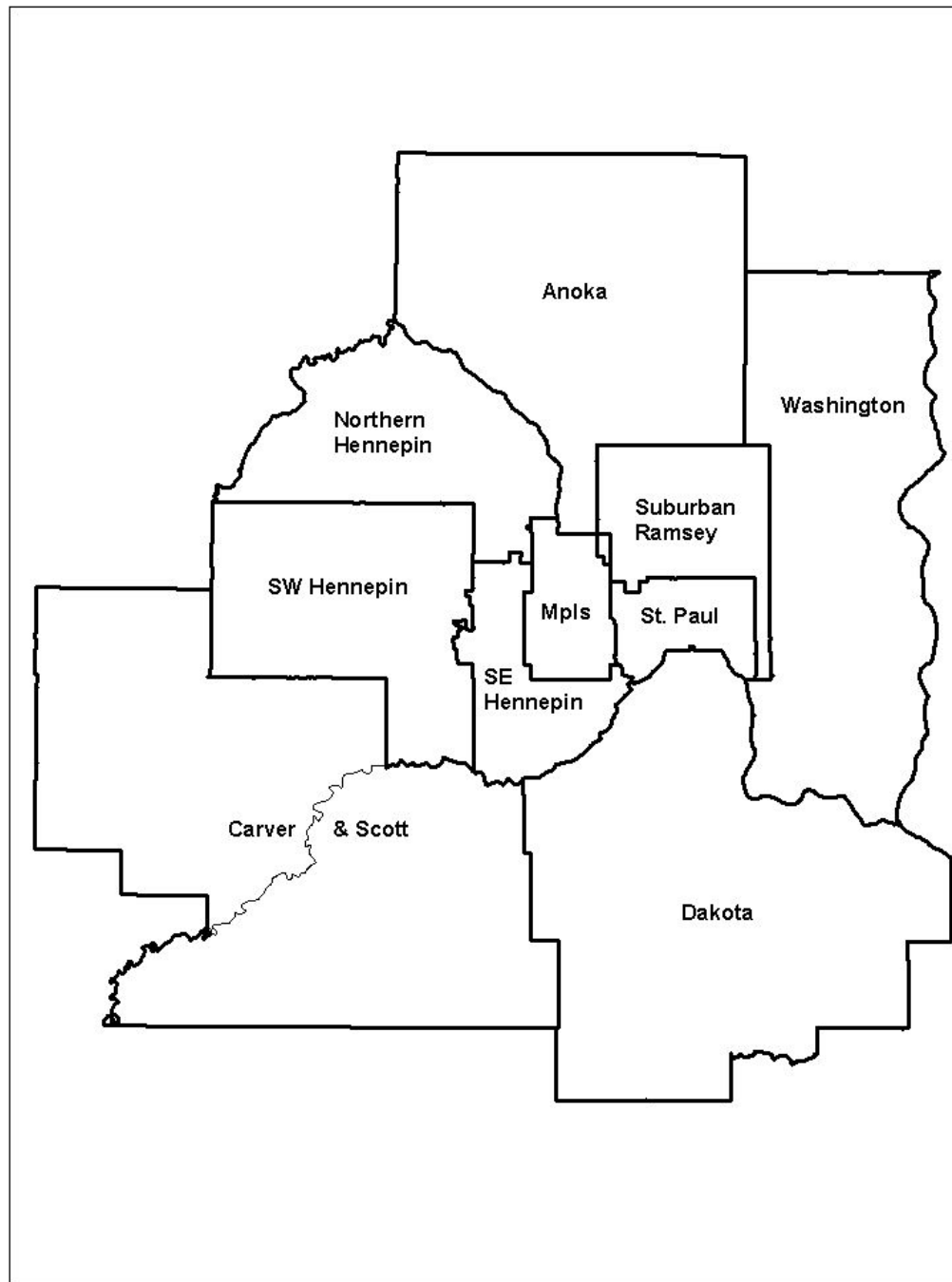
Property Class	Baseline	Alternative
Residential homestead:		
< \$500,000*	1.0%	1.0%
> \$500,000	1.25	1.25
Residential nonhomestead:		
Single unit:		
< \$500,000	1.0	1.0
> \$500,000	1.25	1.25
2-3 unit and undeveloped land:		
< \$500,000	1.25	1.25
> \$500,000	1.25	1.25
Apartments:		
Regular	1.25	1.25
Low-income:		
Lower tier^	0.75	0.75
Upper tier	0.25	0.25
Commercial-industrial-public utility		
< \$150,000	1.5	1.5
> \$150,000	2.0	2.0
Electric generation machinery	2.0	2.0
Seasonal recreational commercial:		
Homestead resorts (1c):		
< \$600,000	0.5	0.5
\$600,000 - \$2,300,000	1.0	1.0
> \$2,300,000	1.25	1.25
Nonhomestead resorts (4c):		
< \$500,000	1.0	1.0
> \$500,000	1.25	1.25
Seasonal recreational residential:		
< \$500,000	1.0	1.0
> \$500,000	1.25	1.25
Disabled homestead < \$50,000	0.45	0.45
Agricultural land & buildings:		
Homestead:		
Lower tier:~	0.5	0.5
Upper tier:	1.0	1.0
Nonhomestead:		
Agricultural and rural vacant	1.0	1.0
Managed forest land	0.65	0.65
* After subtraction of homestead market value exclusion.		
^ \$174,000 for payable 2022		
~ \$1,890,000 for payable 2022		

Property Tax Model Regions (Greater Minnesota)



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

Property Tax Model Regions (Metro Area)



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

STATEWIDE

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	399,522,835	419,950,550	20,427,715	5.1	4,888,542	5,155,055	266,513	5.5	1.22	1.23
Res Non-Hmstd	61,375,893	63,372,306	1,996,413	3.3	834,834	864,163	29,328	3.5	1.36	1.36
Apartments	44,464,550	45,019,591	555,041	1.2	731,867	747,435	15,569	2.1	1.65	1.66
Low-income Apts	7,117,590	7,632,768	515,179	7.2	72,900	79,343	6,442	8.8	1.02	1.04
Seasonal Rec'l	30,814,971	31,903,171	1,088,200	3.5	295,824	303,172	7,347	2.5	0.96	0.95
Com/Ind: Lo tier	10,857,912	10,624,829	-233,082	-2.1	235,327	228,199	-7,128	-3.0	2.17	2.15
Com/Ind: Hi tier	88,937,589	88,471,460	-466,129	-0.5	2,933,416	2,908,705	-24,711	-0.8	3.30	3.29
Publ U: Elec Gen	2,878,548	2,669,863	-208,685	-7.2	70,627	65,849	-4,778	-6.8	2.45	2.47
Publ U: Other	13,483,481	12,149,422	-1,334,059	-9.9	400,064	351,339	-48,725	-12.2	2.97	2.89
Ag HGA	13,253,092	14,035,166	782,074	5.9	126,951	134,240	7,289	5.7	0.96	0.96
Ag Hmstd Land	76,172,738	76,227,702	54,964	0.1	276,799	276,868	69	0.0	0.36	0.36
Ag Non-Hmstd	52,245,012	51,974,008	-271,005	-0.5	360,490	361,055	564	0.2	0.69	0.69
Miscellaneous	1,077,195	1,105,483	28,288	2.6	20,036	20,781	745	3.7	1.86	1.88
New Construction	0	10,294,713	10,294,713	0.0	0	160,607	160,607	0.0	0.00	1.56
Total	802,201,406	835,431,032	33,229,627	4.1	11,247,677	11,656,811	409,131	3.6	1.40	1.40

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	8,770,274	9,120,589	350,315	4.0
(-) TIF Tax Capacity	216,537	206,618	-9,919	-4.6
(-) FD Contrib Tax Cap	519,134	563,074	43,940	8.5
(=) Taxable Tax Capacity	8,034,603	8,350,896	316,293	3.9
FD Distrib Tax Cap	510,848	555,210	44,362	8.7

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	40.86	40.69	0.025	0.020
City/Town	34.92	35.61	0.367	0.211
School District	23.41	23.30	19.353	19.102
Special District	4.70	4.82	0.015	0.015
Total	103.88	104.41	19.759	19.349

GREATER MINNESOTA

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	137,484,254	145,513,754	8,029,499	5.8	1,634,197	1,725,456	91,258	5.6	1.19	1.19
Res Non-Hmstd	19,648,310	20,891,969	1,243,659	6.3	273,499	287,314	13,815	5.1	1.39	1.38
Apartments	7,421,143	7,623,997	202,854	2.7	131,673	135,259	3,587	2.7	1.77	1.77
Low-income Apts	1,449,295	1,557,479	108,184	7.5	16,529	17,607	1,078	6.5	1.14	1.13
Seasonal Rec'l	29,271,241	30,352,038	1,080,797	3.7	276,597	283,884	7,287	2.6	0.94	0.94
Com/Ind: Lo tier	6,726,849	6,554,357	-172,492	-2.6	147,306	142,818	-4,488	-3.0	2.19	2.18
Com/Ind: Hi tier	21,818,490	21,747,057	-71,432	-0.3	721,466	722,131	665	0.1	3.31	3.32
Publ U: Elec Gen	2,326,009	2,349,375	23,366	1.0	56,842	57,771	928	1.6	2.44	2.46
Publ U: Other	9,162,750	9,077,509	-85,240	-0.9	259,878	253,502	-6,376	-2.5	2.84	2.79
Ag HGA	12,026,008	12,758,248	732,240	6.1	114,531	121,506	6,975	6.1	0.95	0.95
Ag Hmstd Land	73,389,913	73,406,963	17,050	0.0	268,338	268,560	222	0.1	0.37	0.37
Ag Non-Hmstd	50,180,089	49,900,140	-279,949	-0.6	343,679	344,566	887	0.3	0.68	0.69
Miscellaneous	393,040	431,066	38,026	9.7	8,171	9,238	1,066	13.1	2.08	2.14
New Construction	0	3,471,277	3,471,277	0.0	0	50,494	50,494	0.0	0.00	1.45
Total	371,297,391	385,635,229	14,337,839	3.9	4,252,706	4,420,106	167,398	3.9	1.15	1.15

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	3,677,556	3,832,369	154,813	4.2
(-) TIF Tax Capacity	38,445	40,918	2,473	6.4
(-) FD Contrib Tax Cap	10,996	12,764	1,768	16.1
(=) Taxable Tax Capacity	3,628,115	3,778,687	150,572	4.2
FD Distrib Tax Cap	11,001	12,316	1,315	12.0

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.78	47.73	0.018	0.008
City/Town	29.70	30.04	0.360	0.329
School District	20.86	20.85	18.330	17.601
Special District	1.77	1.76	0.044	0.044
Total	100.12	100.39	18.751	17.982

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,200	122,000	5.9	1,100	1,180	80	7.3	0.95	0.97
Res Hmstd: AvgVal	172,700	182,800	5.8	1,836	1,955	119	6.5	1.06	1.07
Res Hmstd: Hi Val	230,200	243,700	5.9	2,571	2,731	160	6.2	1.12	1.12
Res Hmstd: Ex-Hi Val	345,400	365,600	5.8	4,044	4,284	240	5.9	1.17	1.17
Apartment	300,000	308,300	2.8	4,317	4,423	106	2.5	1.44	1.43
Seas Rec: Lo Val	75,000	77,800	3.7	802	833	31	3.8	1.07	1.07
Seas Rec: Hi Val	200,000	207,400	3.7	2,265	2,341	76	3.4	1.13	1.13
Comm/Ind: Lo Val	150,000	149,600	-0.3	2,767	2,749	-18	-0.7	1.84	1.84
Comm/Ind: Mid Val	300,000	299,100	-0.3	7,070	7,030	-40	-0.6	2.36	2.35
Comm/Ind: Hi Val	1,000,000	996,800	-0.3	27,149	27,020	-129	-0.5	2.71	2.71

METRO AREA

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	262,038,580	274,436,797	12,398,216	4.7	3,254,345	3,429,600	175,255	5.4	1.24	1.25
Res Non-Hmstd	41,727,583	42,480,337	752,754	1.8	561,336	576,849	15,513	2.8	1.35	1.36
Apartments	37,043,407	37,395,594	352,187	1.0	600,194	612,176	11,982	2.0	1.62	1.64
Low-income Apts	5,668,295	6,075,289	406,994	7.2	56,371	61,735	5,364	9.5	0.99	1.02
Seasonal Rec'l	1,543,730	1,551,134	7,404	0.5	19,227	19,288	61	0.3	1.25	1.24
Com/Ind: Lo tier	4,131,063	4,070,473	-60,591	-1.5	88,021	85,381	-2,640	-3.0	2.13	2.10
Com/Ind: Hi tier	67,119,100	66,724,403	-394,697	-0.6	2,211,950	2,186,574	-25,376	-1.1	3.30	3.28
Publ U: Elec Gen	552,538	320,487	-232,051	-42.0	13,785	8,078	-5,706	-41.4	2.49	2.52
Publ U: Other	4,320,731	3,071,912	-1,248,819	-28.9	140,186	97,837	-42,349	-30.2	3.24	3.18
Ag HGA	1,227,084	1,276,918	49,834	4.1	12,420	12,734	314	2.5	1.01	1.00
Ag Hmstd Land	2,782,825	2,820,739	37,914	1.4	8,461	8,308	-153	-1.8	0.30	0.29
Ag Non-Hmstd	2,064,923	2,073,868	8,945	0.4	16,811	16,488	-323	-1.9	0.81	0.80
Miscellaneous	684,154	674,416	-9,738	-1.4	11,865	11,543	-322	-2.7	1.73	1.71
New Construction	0	6,823,436	6,823,436	0.0	0	110,113	110,113	0.0	0.00	1.61
Total	430,904,013	449,795,803	18,891,788	4.4	6,994,972	7,236,704	241,733	3.5	1.62	1.61

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	5,092,719	5,288,219	195,500	3.8
(-) TIF Tax Capacity	178,093	165,700	-12,393	-7.0
(-) FD Contrib Tax Cap	508,138	550,311	42,173	8.3
(=) Taxable Tax Capacity	4,406,488	4,572,209	165,721	3.8
FD Distrib Tax Cap	499,847	542,894	43,047	8.6

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	35.17	34.87	0.028	0.027
City/Town	39.21	40.21	0.371	0.150
School District	25.50	25.32	19.879	19.886
Special District	7.10	7.35	0.000	0.000
Total	106.98	107.74	20.278	20.062

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	205,400	215,200	4.8	2,413	2,558	145	6.0	1.17	1.19
Res Hmstd: AvgVal	308,000	322,600	4.7	3,818	4,035	217	5.7	1.24	1.25
Res Hmstd: Hi Val	410,500	430,000	4.8	5,221	5,496	275	5.3	1.27	1.28
Res Hmstd: Ex-Hi Val	615,900	645,100	4.7	8,148	8,636	488	6.0	1.32	1.34
Apartment	300,000	302,900	1.0	4,620	4,687	67	1.5	1.54	1.55
Comm/Ind: Lo Val	150,000	149,200	-0.5	3,227	3,182	-45	-1.4	2.15	2.13
Comm/Ind: Mid Val	300,000	298,300	-0.6	8,136	8,026	-110	-1.4	2.71	2.69
Comm/Ind: Hi Val	1,000,000	994,200	-0.6	31,045	30,665	-381	-1.2	3.10	3.08

GREATER MINNESOTA CITIES

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	79,483,393	83,840,638	4,357,245	5.5	1,065,957	1,125,587	59,630	5.6	1.34	1.34
Res Non-Hmstd	12,319,283	12,796,565	477,282	3.9	193,003	199,452	6,449	3.3	1.57	1.56
Apartments	7,278,314	7,479,643	201,328	2.8	129,553	133,114	3,561	2.7	1.78	1.78
Low-income Apts	1,442,308	1,549,148	106,839	7.4	16,419	17,481	1,062	6.5	1.14	1.13
Seasonal Rec'l	4,043,041	4,189,435	146,395	3.6	46,448	46,959	511	1.1	1.15	1.12
Com/Ind: Lo tier	5,250,863	5,169,373	-81,490	-1.6	122,963	120,006	-2,957	-2.4	2.34	2.32
Com/Ind: Hi tier	18,717,397	18,752,357	34,960	0.2	639,319	641,709	2,390	0.4	3.42	3.42
Publ U: Elec Gen	2,269,490	2,300,249	30,759	1.4	55,737	56,796	1,060	1.9	2.46	2.47
Publ U: Other	2,742,631	2,418,289	-324,342	-11.8	96,030	84,066	-11,964	-12.5	3.50	3.48
Ag HGA	330,481	348,834	18,353	5.6	4,288	4,499	212	4.9	1.30	1.29
Ag Hmstd Land	803,052	823,102	20,050	2.5	4,738	4,872	134	2.8	0.59	0.59
Ag Non-Hmstd	1,175,144	1,190,141	14,997	1.3	14,423	14,623	200	1.4	1.23	1.23
Miscellaneous	320,844	352,376	31,532	9.8	6,891	7,845	953	13.8	2.15	2.23
New Construction	0	2,008,525	2,008,525	0.0	0	36,319	36,319	0.0	0.00	1.81
Total	136,176,241	143,218,675	7,042,433	5.2	2,395,769	2,493,328	97,560	4.1	1.76	1.74

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	1,551,930	1,627,042	75,112	4.8
(-) TIF Tax Capacity	38,229	40,688	2,459	6.4
(-) FD Contrib Tax Cap	6,089	6,686	597	9.8
(=) Taxable Tax Capacity	1,507,612	1,579,668	72,056	4.8
FD Distrib Tax Cap	7,041	7,791	750	10.7

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	48.63	48.42	0.014	0.003
City/Town	54.39	54.97	0.601	0.553
School District	23.90	23.58	18.585	17.698
Special District	2.09	2.06	0.053	0.052
Total	129.01	129.02	19.253	18.306

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,300	112,200	5.6	1,219	1,303	84	6.9	1.15	1.16
Res Hmstd: AvgVal	159,300	168,100	5.5	2,066	2,191	125	6.1	1.30	1.30
Res Hmstd: Hi Val	212,300	224,000	5.5	2,914	3,080	166	5.7	1.37	1.38
Res Hmstd: Ex-Hi Val	318,600	336,100	5.5	4,613	4,862	249	5.4	1.45	1.45
Apartment	300,000	308,300	2.8	5,415	5,537	121	2.2	1.80	1.80
Comm/Ind: Lo Val	150,000	150,300	0.2	3,425	3,420	-5	-0.2	2.28	2.28
Comm/Ind: Mid Val	300,000	300,600	0.2	8,602	8,595	-7	-0.1	2.87	2.86
Comm/Ind: Hi Val	1,000,000	1,001,900	0.2	32,763	32,743	-20	-0.1	3.28	3.27

GREATER MINNESOTA TOWNS

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	57,270,199	60,747,859	3,477,659	6.1	560,482	589,825	29,344	5.2	0.98	0.97
Res Non-Hmstd	7,231,196	7,965,992	734,796	10.2	78,585	85,524	6,939	8.8	1.09	1.07
Apartments	118,724	114,641	-4,083	-3.4	1,483	1,400	-83	-5.6	1.25	1.22
Low-income Apts	218	218	0	0.0	2	2	0	3.7	0.81	0.84
Seasonal Rec'l	25,170,103	26,100,754	930,650	3.7	229,397	236,161	6,764	2.9	0.91	0.90
Com/Ind: Lo tier	1,428,125	1,322,357	-105,768	-7.4	22,891	21,034	-1,857	-8.1	1.60	1.59
Com/Ind: Hi tier	2,986,510	2,871,520	-114,991	-3.9	77,106	75,102	-2,004	-2.6	2.58	2.62
Publ U: Elec Gen	56,519	49,126	-7,393	-13.1	1,106	975	-131	-11.9	1.96	1.98
Publ U: Other	6,402,021	6,631,227	229,205	3.6	163,130	168,497	5,367	3.3	2.55	2.54
Ag HGA	11,664,488	12,348,227	683,739	5.9	109,923	116,444	6,521	5.9	0.94	0.94
Ag Hmstd Land	72,500,772	71,981,943	-518,829	-0.7	263,277	261,265	-2,012	-0.8	0.36	0.36
Ag Non-Hmstd	48,919,146	48,001,556	-917,589	-1.9	328,324	324,963	-3,361	-1.0	0.67	0.68
Miscellaneous	71,313	77,717	6,403	9.0	1,248	1,359	111	8.9	1.75	1.75
New Construction	0	1,452,759	1,452,759	0.0	0	14,002	14,002	0.0	0.00	0.96
Total	233,819,334	239,665,896	5,846,558	2.5	1,836,954	1,896,553	59,600	3.2	0.79	0.79

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	2,113,017	2,179,935	66,918	3.2
(-) TIF Tax Capacity	216	141	-75	-34.7
(-) FD Contrib Tax Cap	4,010	5,178	1,168	29.1
(=) Taxable Tax Capacity	2,108,792	2,174,615	65,823	3.1
FD Distrib Tax Cap	1,937	2,086	149	7.7

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.10	47.17	0.026	0.015
City/Town	11.80	11.81	0.007	0.006
School District	18.72	18.91	17.997	17.487
Special District	1.55	1.53	0.030	0.033
Total	79.17	79.42	18.060	17.541

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	127,700	135,500	6.1	1,038	1,115	77	7.4	0.81	0.82
Res Hmstd: AvgVal	191,400	203,100	6.1	1,702	1,819	116	6.8	0.89	0.90
Res Hmstd: Hi Val	255,100	270,600	6.1	2,367	2,521	154	6.5	0.93	0.93
Res Hmstd: Ex-Hi Val	382,800	406,100	6.1	3,700	3,932	232	6.3	0.97	0.97
Apartment	300,000	289,700	-3.4	3,511	3,384	-126	-3.6	1.17	1.17
Seas Rec: Lo Val	75,000	77,800	3.7	645	670	25	3.8	0.86	0.86
Seas Rec: Hi Val	200,000	207,400	3.7	1,846	1,907	60	3.3	0.92	0.92
Comm/Ind: Lo Val	150,000	144,300	-3.8	2,283	2,166	-117	-5.1	1.52	1.50
Comm/Ind: Mid Val	300,000	288,500	-3.8	5,945	5,647	-298	-5.0	1.98	1.96
Comm/Ind: Hi Val	1,000,000	961,500	-3.9	23,032	22,040	-992	-4.3	2.30	2.29

NORTHWEST CITIES

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	7,916,661	8,035,229	118,568	1.5	101,749	103,306	1,557	1.5	1.29	1.29
Res Non-Hmstd	1,304,666	1,349,163	44,497	3.4	19,662	20,216	554	2.8	1.51	1.50
Apartments	1,026,962	1,036,479	9,517	0.9	16,899	17,047	147	0.9	1.65	1.64
Low-income Apts	150,440	149,948	-492	-0.3	1,648	1,629	-20	-1.2	1.10	1.09
Seasonal Rec'l	533,307	557,535	24,229	4.5	6,531	6,800	269	4.1	1.22	1.22
Com/Ind: Lo tier	683,719	670,526	-13,193	-1.9	14,341	13,966	-375	-2.6	2.10	2.08
Com/Ind: Hi tier	1,894,537	1,895,281	744	0.0	52,258	52,332	74	0.1	2.76	2.76
Publ U: Elec Gen	27,388	28,195	807	2.9	686	712	26	3.8	2.51	2.53
Publ U: Other	226,026	202,817	-23,209	-10.3	7,234	6,428	-806	-11.1	3.20	3.17
Ag HGA	21,868	22,079	211	1.0	270	277	7	2.8	1.23	1.26
Ag Hmstd Land	74,141	74,816	674	0.9	449	460	11	2.5	0.61	0.61
Ag Non-Hmstd	120,469	120,105	-365	-0.3	1,389	1,397	8	0.6	1.15	1.16
Miscellaneous	36,239	37,585	1,346	3.7	701	732	31	4.4	1.94	1.95
New Construction	0	195,792	195,792	0.0	0	3,371	3,371	0.0	0.00	1.72
Total	14,016,423	14,375,550	359,126	2.6	223,817	228,673	4,854	2.2	1.60	1.59

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	157,017	161,142	4,125	2.6
(-) TIF Tax Capacity	6,538	6,694	156	2.4
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	150,479	154,447	3,968	2.6
FD Distrib Tax Cap	0	0	0	0.0

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	45.28	45.75	0.000	0.000
City/Town	52.42	53.59	0.000	0.000
School District	24.43	23.54	18.829	17.355
Special District	2.97	3.06	0.116	0.127
Total	125.11	125.94	18.945	17.482

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	97,000	98,500	1.5	1,041	1,055	15	1.4	1.07	1.07
Res Hmstd: AvgVal	145,500	147,700	1.5	1,794	1,817	23	1.3	1.23	1.23
Res Hmstd: Hi Val	193,900	196,900	1.5	2,546	2,578	33	1.3	1.31	1.31
Res Hmstd: Ex-Hi Val	290,900	295,300	1.5	4,052	4,101	49	1.2	1.39	1.39
Apartment	300,000	302,800	0.9	5,260	5,296	36	0.7	1.75	1.75
Comm/Ind: Lo Val	150,000	150,100	0.1	3,364	3,366	2	0.0	2.24	2.24
Comm/Ind: Mid Val	300,000	300,200	0.1	8,463	8,476	13	0.2	2.82	2.82
Comm/Ind: Hi Val	1,000,000	1,000,400	0.0	32,254	32,314	59	0.2	3.23	3.23

NORTHWEST TOWNS

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	8,346,855	8,774,736	427,881	5.1	73,405	76,669	3,264	4.4	0.88	0.87
Res Non-Hmstd	1,054,995	1,176,876	121,882	11.6	10,304	11,417	1,113	10.8	0.98	0.97
Apartments	11,813	12,765	952	8.1	137	145	8	6.0	1.16	1.14
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	6,417,694	6,667,437	249,743	3.9	54,747	56,467	1,720	3.1	0.85	0.85
Com/Ind: Lo tier	231,423	229,348	-2,075	-0.9	3,420	3,330	-90	-2.6	1.48	1.45
Com/Ind: Hi tier	612,498	587,846	-24,653	-4.0	14,623	14,111	-512	-3.5	2.39	2.40
Publ U: Elec Gen	1,093	1,104	11	1.0	18	18	0	-2.2	1.69	1.64
Publ U: Other	1,162,886	1,177,082	14,196	1.2	27,436	28,224	787	2.9	2.36	2.40
Ag HGA	1,865,337	1,926,578	61,242	3.3	16,272	16,844	572	3.5	0.87	0.87
Ag Hmstd Land	13,952,943	13,174,644	-778,299	-5.6	49,430	46,663	-2,767	-5.6	0.35	0.35
Ag Non-Hmstd	10,378,431	9,729,857	-648,574	-6.2	67,519	64,272	-3,247	-4.8	0.65	0.66
Miscellaneous	4,599	4,705	106	2.3	61	63	2	4.1	1.32	1.34
New Construction	0	270,769	270,769	0.0	0	2,397	2,397	0.0	0.00	0.89
Total	44,040,567	43,733,747	-306,819	-0.7	317,372	320,620	3,247	1.0	0.72	0.73

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	399,593	399,694	101	0.0
(-) TIF Tax Capacity	87	78	-9	-10.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	399,506	399,616	110	0.0
FD Distrib Tax Cap	0	0	0	0.0

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	41.92	42.55	0.000	0.000
City/Town	10.09	10.13	0.000	0.000
School District	16.53	16.69	18.703	17.850
Special District	3.47	3.46	0.094	0.105
Total	72.01	72.82	18.797	17.956

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	122,100	128,400	5.2	920	979	59	6.4	0.75	0.76
Res Hmstd: AvgVal	183,100	192,500	5.1	1,513	1,602	89	5.9	0.83	0.83
Res Hmstd: Hi Val	244,000	256,600	5.2	2,106	2,226	121	5.7	0.86	0.87
Res Hmstd: Ex-Hi Val	366,100	384,900	5.1	3,293	3,475	182	5.5	0.90	0.90
Apartment	300,000	324,200	8.1	3,264	3,533	269	8.2	1.09	1.09
Seas Rec: Lo Val	75,000	78,000	4.0	591	620	29	4.9	0.79	0.79
Seas Rec: Hi Val	200,000	207,800	3.9	1,703	1,773	70	4.1	0.85	0.85
Comm/Ind: Lo Val	150,000	144,000	-4.0	2,167	2,066	-101	-4.7	1.44	1.43
Comm/Ind: Mid Val	300,000	288,000	-4.0	5,670	5,413	-258	-4.5	1.89	1.88
Comm/Ind: Hi Val	1,000,000	959,800	-4.0	22,018	21,179	-840	-3.8	2.20	2.21

NORTH CENTRAL CITIES

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,678,027	5,001,461	323,434	6.9	53,082	55,946	2,864	5.4	1.13	1.12
Res Non-Hmstd	889,562	1,024,878	135,316	15.2	12,878	14,264	1,386	10.8	1.45	1.39
Apartments	407,586	426,372	18,787	4.6	7,242	7,435	193	2.7	1.78	1.74
Low-income Apts	102,940	111,589	8,649	8.4	1,179	1,271	92	7.8	1.15	1.14
Seasonal Rec'l	2,601,960	2,705,524	103,564	4.0	26,534	26,591	57	0.2	1.02	0.98
Com/Ind: Lo tier	556,998	541,653	-15,345	-2.8	12,165	11,717	-448	-3.7	2.18	2.16
Com/Ind: Hi tier	1,160,958	1,163,150	2,191	0.2	39,118	39,119	1	0.0	3.37	3.36
Publ U: Elec Gen	6,025	3,096	-2,928	-48.6	169	88	-81	-47.9	2.81	2.85
Publ U: Other	136,480	142,412	5,931	4.3	4,675	4,824	149	3.2	3.43	3.39
Ag HGA	31,477	32,613	1,137	3.6	352	356	5	1.3	1.12	1.09
Ag Hmstd Land	53,574	54,684	1,110	2.1	223	233	10	4.7	0.42	0.43
Ag Non-Hmstd	97,564	94,766	-2,797	-2.9	871	828	-43	-4.9	0.89	0.87
Miscellaneous	16,850	17,374	524	3.1	371	375	4	1.1	2.20	2.16
New Construction	0	128,709	128,709	0.0	0	1,937	1,937	0.0	0.00	1.51
Total	10,740,001	11,448,281	708,282	6.6	158,859	164,984	6,126	3.9	1.48	1.44

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	119,454	127,383	7,929	6.6
(-) TIF Tax Capacity	2,400	2,324	-76	-3.2
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	117,054	125,058	8,004	6.8
FD Distrib Tax Cap	0	0	0	0.0

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	40.89	39.73	0.000	0.000
City/Town	49.98	49.51	0.000	0.000
School District	19.87	19.46	13.901	12.672
Special District	1.04	0.97	0.021	0.024
Total	111.78	109.67	13.922	12.696

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	91,000	97,300	6.9	819	878	59	7.2	0.90	0.90
Res Hmstd: AvgVal	136,300	145,800	7.0	1,434	1,520	85	6.0	1.05	1.04
Res Hmstd: Hi Val	181,700	194,300	6.9	2,050	2,161	110	5.4	1.13	1.11
Res Hmstd: Ex-Hi Val	272,600	291,500	6.9	3,285	3,446	162	4.9	1.21	1.18
Apartment	300,000	313,900	4.6	4,609	4,702	92	2.0	1.54	1.50
Seas Rec: Lo Val	75,000	78,000	4.0	889	907	18	2.0	1.19	1.16
Seas Rec: Hi Val	200,000	208,000	4.0	2,498	2,541	43	1.7	1.25	1.22
Comm/Ind: Lo Val	150,000	150,300	0.2	2,989	2,934	-55	-1.9	1.99	1.95
Comm/Ind: Mid Val	300,000	300,600	0.2	7,612	7,489	-123	-1.6	2.54	2.49
Comm/Ind: Hi Val	1,000,000	1,001,900	0.2	29,186	28,746	-440	-1.5	2.92	2.87

NORTH CENTRAL TOWNS

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	8,454,542	8,981,573	527,031	6.2	71,614	74,987	3,373	4.7	0.85	0.83
Res Non-Hmstd	997,636	1,119,115	121,479	12.2	9,849	10,678	829	8.4	0.99	0.95
Apartments	49,292	42,570	-6,722	-13.6	575	461	-114	-19.8	1.17	1.08
Low-income Apts	218	218	0	0.0	2	2	0	3.7	0.81	0.84
Seasonal Rec'l	7,747,282	8,027,682	280,400	3.6	63,287	64,706	1,419	2.2	0.82	0.81
Com/Ind: Lo tier	244,984	226,049	-18,935	-7.7	3,502	3,176	-325	-9.3	1.43	1.41
Com/Ind: Hi tier	335,592	311,419	-24,174	-7.2	8,143	7,512	-631	-7.7	2.43	2.41
Publ U: Elec Gen	10,826	5,021	-5,805	-53.6	193	100	-93	-48.4	1.78	1.98
Publ U: Other	1,236,997	1,215,010	-21,987	-1.8	31,033	29,237	-1,796	-5.8	2.51	2.41
Ag HGA	1,346,946	1,427,882	80,936	6.0	12,168	12,906	738	6.1	0.90	0.90
Ag Hmstd Land	3,323,605	3,401,112	77,508	2.3	10,724	10,714	-11	-0.1	0.32	0.32
Ag Non-Hmstd	2,752,717	2,825,783	73,066	2.7	20,935	21,271	337	1.6	0.76	0.75
Miscellaneous	23,248	24,679	1,431	6.2	452	470	18	4.0	1.94	1.90
New Construction	0	275,347	275,347	0.0	0	2,402	2,402	0.0	0.00	0.87
Total	26,523,885	27,883,460	1,359,575	5.1	232,477	238,622	6,146	2.6	0.88	0.86

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	257,296	270,762	13,466	5.2
(-) TIF Tax Capacity	60	64	4	6.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	257,236	270,698	13,462	5.2
FD Distrib Tax Cap	3	0	-3	-100.0

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	44.87	43.26	0.000	0.000
City/Town	13.24	12.94	0.000	0.000
School District	18.21	19.14	14.400	13.183
Special District	1.13	1.07	0.108	0.116
Total	77.44	76.41	14.508	13.298

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	110,900	117,900	6.3	809	854	46	5.6	0.73	0.72
Res Hmstd: AvgVal	166,300	176,700	6.3	1,357	1,422	66	4.8	0.82	0.80
Res Hmstd: Hi Val	221,700	235,600	6.3	1,905	1,991	86	4.5	0.86	0.85
Res Hmstd: Ex-Hi Val	332,600	353,400	6.3	3,002	3,129	127	4.2	0.90	0.89
Apartment	300,000	259,100	-13.6	3,339	2,819	-520	-15.6	1.11	1.09
Seas Rec: Lo Val	75,000	77,800	3.7	632	646	14	2.2	0.84	0.83
Seas Rec: Hi Val	200,000	207,300	3.6	1,812	1,843	32	1.7	0.91	0.89
Comm/Ind: Lo Val	150,000	139,200	-7.2	2,225	1,990	-236	-10.6	1.48	1.43
Comm/Ind: Mid Val	300,000	278,400	-7.2	5,827	5,231	-596	-10.2	1.94	1.88
Comm/Ind: Hi Val	1,000,000	928,000	-7.2	22,636	20,640	-1,996	-8.8	2.26	2.22

TACONITE CITIES

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	2,778,294	2,959,816	181,523	6.5	30,009	32,869	2,860	9.5	1.08	1.11
Res Non-Hmstd	485,856	560,096	74,241	15.3	8,593	10,000	1,406	16.4	1.77	1.79
Apartments	145,775	148,169	2,394	1.6	3,061	3,125	64	2.1	2.10	2.11
Low-income Apts	55,365	56,482	1,117	2.0	721	728	7	1.0	1.30	1.29
Seasonal Rec'l	362,981	381,215	18,234	5.0	4,760	5,025	266	5.6	1.31	1.32
Com/Ind: Lo tier	309,710	285,745	-23,965	-7.7	8,346	7,686	-661	-7.9	2.69	2.69
Com/Ind: Hi tier	535,844	538,236	2,392	0.4	21,584	21,850	266	1.2	4.03	4.06
Publ U: Elec Gen	280,515	275,383	-5,132	-1.8	7,694	7,852	158	2.1	2.74	2.85
Publ U: Other	388,595	343,151	-45,444	-11.7	14,813	13,202	-1,612	-10.9	3.81	3.85
Ag HGA	9,526	9,391	-135	-1.4	104	104	0	0.5	1.09	1.11
Ag Hmstd Land	9,590	8,706	-884	-9.2	43	39	-4	-9.3	0.45	0.45
Ag Non-Hmstd	155,210	159,644	4,434	2.9	2,306	2,414	108	4.7	1.49	1.51
Miscellaneous	15,429	15,299	-130	-0.8	545	539	-6	-1.2	3.53	3.52
New Construction	0	34,059	34,059	0.0	0	521	521	0.0	0.00	1.53
Total	5,532,690	5,775,392	242,704	4.4	102,579	105,954	3,373	3.3	1.85	1.83

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	63,653	65,682	2,029	3.2
(-) TIF Tax Capacity	994	817	-177	-17.8
(-) FD Contrib Tax Cap	6,089	6,686	597	9.8
(=) Taxable Tax Capacity	56,570	58,179	1,609	2.8
FD Distrib Tax Cap	7,041	7,791	750	10.7

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	57.55	56.64	0.000	0.000
City/Town	72.88	74.73	0.000	0.000
School District	16.64	17.10	12.054	10.852
Special District	1.46	1.44	0.000	0.000
Total	148.53	149.92	12.054	10.852

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	61,200	65,200	6.5	304	342	38	12.5	0.50	0.52
Res Hmstd: AvgVal	91,700	97,700	6.5	727	829	102	14.1	0.79	0.85
Res Hmstd: Hi Val	122,300	130,300	6.5	1,259	1,397	138	11.0	1.03	1.07
Res Hmstd: Ex-Hi Val	183,400	195,400	6.5	2,322	2,532	210	9.0	1.27	1.30
Apartment	300,000	305,000	1.7	5,932	6,047	115	1.9	1.98	1.98
Seas Rec: Lo Val	75,000	78,800	5.1	1,165	1,235	69	6.0	1.55	1.57
Seas Rec: Hi Val	200,000	210,100	5.1	3,234	3,413	180	5.6	1.62	1.62
Comm/Ind: Lo Val	150,000	150,700	0.5	3,901	3,962	62	1.6	2.60	2.63
Comm/Ind: Mid Val	300,000	301,400	0.5	9,748	9,893	144	1.5	3.25	3.28
Comm/Ind: Hi Val	1,000,000	1,004,500	0.4	37,038	37,561	523	1.4	3.70	3.74

TACONITE TOWNS

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,478,674	5,818,207	339,532	6.2	43,031	46,399	3,368	7.8	0.79	0.80
Res Non-Hmstd	729,663	1,019,434	289,771	39.7	7,712	11,017	3,305	42.9	1.06	1.08
Apartments	14,014	14,100	86	0.6	177	178	2	0.9	1.26	1.27
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	5,828,179	6,000,367	172,188	3.0	57,069	59,461	2,391	4.2	0.98	0.99
Com/Ind: Lo tier	184,148	103,244	-80,905	-43.9	3,257	2,098	-1,158	-35.6	1.77	2.03
Com/Ind: Hi tier	365,279	324,835	-40,444	-11.1	10,941	10,560	-381	-3.5	3.00	3.25
Publ U: Elec Gen	2,569	2,497	-72	-2.8	59	59	0	0.3	2.31	2.38
Publ U: Other	705,062	656,411	-48,652	-6.9	20,684	19,844	-840	-4.1	2.93	3.02
Ag HGA	209,049	219,072	10,023	4.8	1,345	1,453	108	8.0	0.64	0.66
Ag Hmstd Land	325,984	329,689	3,705	1.1	669	754	85	12.7	0.21	0.23
Ag Non-Hmstd	1,914,031	1,920,840	6,809	0.4	16,230	16,738	507	3.1	0.85	0.87
Miscellaneous	11,291	11,580	289	2.6	272	304	31	11.5	2.41	2.62
New Construction	0	126,086	126,086	0.0	0	1,197	1,197	0.0	0.00	0.95
Total	15,767,943	16,546,362	778,416	4.9	161,446	170,062	8,615	5.3	1.02	1.03

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	162,327	169,831	7,504	4.6
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	4,010	5,178	1,168	29.1
(=) Taxable Tax Capacity	158,317	164,653	6,336	4.0
FD Distrib Tax Cap	1,933	2,086	153	7.9

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	58.53	58.26	0.000	0.000
City/Town	12.25	13.34	0.000	0.000
School District	14.11	14.31	11.484	10.676
Special District	3.24	3.31	0.000	0.000
Total	88.13	89.23	11.484	10.676

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	109,900	116,800	6.3	564	639	75	13.2	0.51	0.55
Res Hmstd: AvgVal	164,700	175,000	6.3	1,153	1,267	113	9.8	0.70	0.72
Res Hmstd: Hi Val	219,600	233,300	6.2	1,744	1,896	152	8.7	0.79	0.81
Res Hmstd: Ex-Hi Val	329,400	349,900	6.2	2,925	3,154	230	7.9	0.89	0.90
Apartment	300,000	301,900	0.6	3,649	3,689	40	1.1	1.22	1.22
Seas Rec: Lo Val	75,000	77,300	3.1	712	741	28	4.0	0.95	0.96
Seas Rec: Hi Val	200,000	206,000	3.0	2,025	2,095	70	3.4	1.01	1.02
Comm/Ind: Lo Val	150,000	133,400	-11.1	2,732	2,517	-215	-7.9	1.82	1.89
Comm/Ind: Mid Val	300,000	266,800	-11.1	7,024	6,415	-609	-8.7	2.34	2.40
Comm/Ind: Hi Val	1,000,000	889,300	-11.1	27,053	25,168	-1,886	-7.0	2.71	2.83

DULUTH AREA

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	6,641,589	6,862,257	220,668	3.3	92,349	97,566	5,217	5.6	1.39	1.42
Res Non-Hmstd	1,459,282	1,534,782	75,500	5.2	23,635	25,464	1,829	7.7	1.62	1.66
Apartments	646,649	710,988	64,339	9.9	12,503	14,070	1,567	12.5	1.93	1.98
Low-income Apts	113,578	133,607	20,029	17.6	1,358	1,629	271	20.0	1.20	1.22
Seasonal Rec'l	170,708	178,439	7,730	4.5	2,228	2,320	92	4.1	1.31	1.30
Com/Ind: Lo tier	261,580	255,472	-6,108	-2.3	6,230	6,179	-51	-0.8	2.38	2.42
Com/Ind: Hi tier	1,529,351	1,607,818	78,467	5.1	56,145	60,337	4,192	7.5	3.67	3.75
Publ U: Elec Gen	33,145	28,649	-4,496	-13.6	993	881	-112	-11.3	3.00	3.07
Publ U: Other	265,762	180,110	-85,651	-32.2	9,496	6,513	-2,983	-31.4	3.57	3.62
Ag HGA	14,490	14,986	496	3.4	173	183	10	5.7	1.19	1.22
Ag Hmstd Land	13,994	13,001	-993	-7.1	41	40	-1	-3.5	0.29	0.31
Ag Non-Hmstd	147,361	145,625	-1,736	-1.2	1,530	1,546	17	1.1	1.04	1.06
Miscellaneous	57,697	74,159	16,462	28.5	1,511	2,168	657	43.5	2.62	2.92
New Construction	0	98,497	98,497	0.0	0	2,175	2,175	0.0	0.00	2.21
Total	11,355,186	11,838,390	483,204	4.3	208,192	221,071	12,880	6.2	1.83	1.87

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	129,552	135,089	5,537	4.3
(-) TIF Tax Capacity	3,563	3,789	226	6.3
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	125,988	131,300	5,312	4.2
FD Distrib Tax Cap	0	0	0	0.0

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	66.55	67.75	0.000	0.000
City/Town	37.56	39.21	2.440	2.341
School District	27.34	28.49	14.768	13.839
Special District	4.35	4.35	0.000	0.000
Total	135.80	139.80	17.207	16.180

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	118,800	122,800	3.4	1,457	1,549	92	6.3	1.23	1.26
Res Hmstd: AvgVal	178,000	184,000	3.4	2,435	2,581	146	6.0	1.37	1.40
Res Hmstd: Hi Val	237,300	245,200	3.3	3,415	3,613	197	5.8	1.44	1.47
Res Hmstd: Ex-Hi Val	356,000	367,900	3.3	5,376	5,681	305	5.7	1.51	1.54
Apartment	300,000	329,900	10.0	5,609	6,299	690	12.3	1.87	1.91
Comm/Ind: Lo Val	150,000	157,700	5.1	3,579	3,937	359	10.0	2.39	2.50
Comm/Ind: Mid Val	300,000	315,400	5.1	8,972	9,723	751	8.4	2.99	3.08
Comm/Ind: Hi Val	1,000,000	1,051,400	5.1	34,139	36,724	2,585	7.6	3.41	3.49

EAST CENTRAL CITIES

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,400,837	5,747,854	347,017	6.4	79,582	84,238	4,656	5.9	1.47	1.47
Res Non-Hmstd	730,932	737,321	6,389	0.9	12,527	12,501	-25	-0.2	1.71	1.70
Apartments	277,961	295,370	17,408	6.3	5,841	6,106	265	4.5	2.10	2.07
Low-income Apts	96,498	104,016	7,518	7.8	1,247	1,319	72	5.8	1.29	1.27
Seasonal Rec'l	113,608	117,849	4,241	3.7	1,815	1,880	65	3.6	1.60	1.59
Com/Ind: Lo tier	341,305	342,868	1,563	0.5	8,919	8,759	-160	-1.8	2.61	2.55
Com/Ind: Hi tier	766,402	788,003	21,601	2.8	30,080	30,488	408	1.4	3.92	3.87
Publ U: Elec Gen	2,670	2,602	-68	-2.6	93	88	-4	-4.7	3.47	3.40
Publ U: Other	160,119	131,631	-28,488	-17.8	6,170	4,999	-1,171	-19.0	3.85	3.80
Ag HGA	83,738	88,022	4,284	5.1	1,152	1,190	37	3.2	1.38	1.35
Ag Hmstd Land	90,026	91,888	1,861	2.1	397	391	-6	-1.5	0.44	0.43
Ag Non-Hmstd	81,153	86,275	5,122	6.3	1,055	1,090	35	3.3	1.30	1.26
Miscellaneous	26,266	29,204	2,938	11.2	532	568	36	6.8	2.02	1.94
New Construction	0	145,801	145,801	0.0	0	2,518	2,518	0.0	0.00	1.73
Total	8,171,515	8,708,704	537,187	6.6	149,410	156,135	6,726	4.5	1.83	1.79

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	87,227	92,851	5,624	6.4
(-) TIF Tax Capacity	1,292	1,366	74	5.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	85,935	91,485	5,550	6.5
FD Distrib Tax Cap	0	0	0	0.0

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	66.98	66.40	0.058	0.053
City/Town	49.65	49.21	0.176	0.000
School District	29.00	27.22	14.665	15.292
Special District	4.37	4.14	0.000	0.000
Total	150.00	146.97	14.898	15.345

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	115,000	122,400	6.4	1,493	1,601	108	7.3	1.30	1.31
Res Hmstd: AvgVal	172,400	183,500	6.4	2,517	2,674	157	6.2	1.46	1.46
Res Hmstd: Hi Val	229,800	244,600	6.4	3,541	3,746	206	5.8	1.54	1.53
Res Hmstd: Ex-Hi Val	344,800	367,000	6.4	5,592	5,895	303	5.4	1.62	1.61
Apartment	300,000	318,800	6.3	6,072	6,346	274	4.5	2.02	1.99
Comm/Ind: Lo Val	150,000	154,300	2.9	3,864	3,967	103	2.7	2.58	2.57
Comm/Ind: Mid Val	300,000	308,500	2.8	9,648	9,832	184	1.9	3.22	3.19
Comm/Ind: Hi Val	1,000,000	1,028,200	2.8	36,641	37,207	566	1.5	3.66	3.62

EAST CENTRAL TOWNS

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	7,118,844	7,618,890	500,046	7.0	84,099	89,442	5,343	6.4	1.18	1.17
Res Non-Hmstd	917,460	990,373	72,914	7.9	11,972	12,714	742	6.2	1.30	1.28
Apartments	8,996	10,290	1,294	14.4	146	163	18	12.0	1.62	1.59
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	2,021,936	2,121,556	99,621	4.9	22,789	23,515	726	3.2	1.13	1.11
Com/Ind: Lo tier	120,736	119,825	-911	-0.8	2,366	2,301	-65	-2.7	1.96	1.92
Com/Ind: Hi tier	138,183	141,004	2,820	2.0	4,239	4,328	89	2.1	3.07	3.07
Publ U: Elec Gen	21,344	21,852	508	2.4	556	549	-7	-1.2	2.60	2.51
Publ U: Other	400,087	423,516	23,429	5.9	12,932	13,670	738	5.7	3.23	3.23
Ag HGA	1,283,871	1,353,176	69,304	5.4	14,635	15,388	753	5.1	1.14	1.14
Ag Hmstd Land	1,455,948	1,481,822	25,874	1.8	4,905	4,767	-137	-2.8	0.34	0.32
Ag Non-Hmstd	1,433,736	1,469,911	36,175	2.5	14,556	14,608	52	0.4	1.02	0.99
Miscellaneous	6,466	7,349	883	13.7	90	98	8	8.3	1.39	1.33
New Construction	0	173,236	173,236	0.0	0	2,038	2,038	0.0	0.00	1.18
Total	14,927,607	15,932,800	1,005,193	6.7	173,285	183,581	10,298	5.9	1.16	1.15

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	140,263	150,829	10,566	7.5
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	140,263	150,829	10,566	7.5
FD Distrib Tax Cap	0	0	0	0.0

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	67.68	67.09	0.136	0.126
City/Town	18.43	18.00	0.000	0.000
School District	24.63	23.44	14.430	15.140
Special District	1.23	1.13	0.000	0.000
Total	111.97	109.67	14.565	15.266

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	119,600	128,100	7.1	1,217	1,318	101	8.3	1.02	1.03
Res Hmstd: AvgVal	179,200	191,800	7.0	2,031	2,177	146	7.2	1.13	1.14
Res Hmstd: Hi Val	238,900	255,700	7.0	2,847	3,038	192	6.7	1.19	1.19
Res Hmstd: Ex-Hi Val	358,400	383,600	7.0	4,479	4,763	283	6.3	1.25	1.24
Apartment	300,000	343,200	14.4	4,636	5,229	593	12.8	1.55	1.52
Seas Rec: Lo Val	75,000	78,700	4.9	891	916	25	2.8	1.19	1.16
Seas Rec: Hi Val	200,000	209,900	5.0	2,502	2,565	63	2.5	1.25	1.22
Comm/Ind: Lo Val	150,000	153,100	2.1	3,003	3,058	55	1.8	2.00	2.00
Comm/Ind: Mid Val	300,000	306,200	2.1	7,642	7,738	96	1.3	2.55	2.53
Comm/Ind: Hi Val	1,000,000	1,020,500	2.1	29,288	29,572	284	1.0	2.93	2.90

CENTRAL MINN CITIES

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	17,766,739	18,799,276	1,032,537	5.8	236,429	247,425	10,997	4.7	1.33	1.32
Res Non-Hmstd	2,095,507	2,111,847	16,341	0.8	31,209	30,925	-284	-0.9	1.49	1.46
Apartments	1,479,717	1,509,805	30,088	2.0	26,302	26,648	345	1.3	1.78	1.76
Low-income Apts	280,936	290,354	9,418	3.4	3,043	3,092	50	1.6	1.08	1.06
Seasonal Rec'l	139,316	143,425	4,108	2.9	2,062	2,090	28	1.3	1.48	1.46
Com/Ind: Lo tier	772,727	771,133	-1,594	-0.2	17,097	16,783	-314	-1.8	2.21	2.18
Com/Ind: Hi tier	3,677,230	3,741,273	64,043	1.7	125,690	127,119	1,430	1.1	3.42	3.40
Publ U: Elec Gen	1,205,798	1,201,914	-3,884	-0.3	26,878	26,823	-55	-0.2	2.23	2.23
Publ U: Other	744,190	680,887	-63,304	-8.5	23,753	21,452	-2,301	-9.7	3.19	3.15
Ag HGA	109,319	117,404	8,086	7.4	1,380	1,464	84	6.1	1.26	1.25
Ag Hmstd Land	199,769	216,510	16,741	8.4	854	949	95	11.2	0.43	0.44
Ag Non-Hmstd	226,127	229,448	3,321	1.5	2,487	2,482	-4	-0.2	1.10	1.08
Miscellaneous	56,189	57,994	1,805	3.2	996	1,058	62	6.2	1.77	1.82
New Construction	0	597,255	597,255	0.0	0	9,470	9,470	0.0	0.00	1.59
Total	28,753,564	30,468,525	1,714,961	6.0	498,180	517,780	19,603	3.9	1.73	1.70

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	335,488	353,839	18,351	5.5
(-) TIF Tax Capacity	6,252	6,480	228	3.6
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	329,236	347,359	18,123	5.5
FD Distrib Tax Cap	0	0	0	0.0

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.18	45.71	0.000	0.000
City/Town	45.79	45.80	0.822	0.776
School District	28.20	27.79	19.006	17.993
Special District	2.11	2.03	0.184	0.175
Total	122.28	121.34	20.012	18.944

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	138,100	146,200	5.9	1,662	1,759	97	5.8	1.20	1.20
Res Hmstd: AvgVal	207,000	219,100	5.8	2,718	2,861	143	5.3	1.31	1.31
Res Hmstd: Hi Val	276,000	292,100	5.8	3,776	3,965	189	5.0	1.37	1.36
Res Hmstd: Ex-Hi Val	414,000	438,100	5.8	5,891	6,146	255	4.3	1.42	1.40
Apartment	300,000	306,200	2.1	5,186	5,224	39	0.7	1.73	1.71
Comm/Ind: Lo Val	150,000	152,700	1.8	3,317	3,371	54	1.6	2.21	2.21
Comm/Ind: Mid Val	300,000	305,300	1.8	8,346	8,448	102	1.2	2.78	2.77
Comm/Ind: Hi Val	1,000,000	1,017,500	1.8	31,817	32,142	326	1.0	3.18	3.16

CENTRAL MINN TOWNS

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	10,228,552	10,965,075	736,523	7.2	110,012	114,365	4,352	4.0	1.08	1.04
Res Non-Hmstd	905,050	956,059	51,009	5.6	10,428	10,637	210	2.0	1.15	1.11
Apartments	5,273	4,533	-740	-14.0	70	60	-11	-15.0	1.33	1.32
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,395,603	1,443,052	47,449	3.4	14,046	14,139	93	0.7	1.01	0.98
Com/Ind: Lo tier	173,974	171,894	-2,081	-1.2	2,928	2,809	-119	-4.0	1.68	1.63
Com/Ind: Hi tier	304,899	310,305	5,407	1.8	8,297	8,330	33	0.4	2.72	2.68
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	514,332	520,655	6,323	1.2	13,806	13,914	108	0.8	2.68	2.67
Ag HGA	1,429,596	1,511,007	81,412	5.7	14,535	15,097	561	3.9	1.02	1.00
Ag Hmstd Land	3,613,951	3,713,416	99,465	2.8	12,514	12,664	150	1.2	0.35	0.34
Ag Non-Hmstd	1,347,806	1,387,733	39,927	3.0	11,065	11,194	128	1.2	0.82	0.81
Miscellaneous	7,380	7,525	145	2.0	91	90	-1	-0.6	1.23	1.20
New Construction	0	212,980	212,980	0.0	0	2,256	2,256	0.0	0.00	1.06
Total	19,926,416	21,204,234	1,277,819	6.4	197,792	205,555	7,760	3.9	0.99	0.97

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	186,100	199,371	13,271	7.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	186,100	199,371	13,271	7.1
FD Distrib Tax Cap	0	0	0	0.0

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.64	46.06	0.000	0.000
City/Town	18.37	17.70	0.000	0.000
School District	25.90	25.07	18.899	17.653
Special District	0.48	0.44	0.000	0.000
Total	91.38	89.27	18.899	17.653

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	163,100	174,900	7.2	1,593	1,678	86	5.4	0.98	0.96
Res Hmstd: AvgVal	244,400	262,000	7.2	2,556	2,680	123	4.8	1.05	1.02
Res Hmstd: Hi Val	325,800	349,300	7.2	3,521	3,683	162	4.6	1.08	1.05
Res Hmstd: Ex-Hi Val	488,800	524,000	7.2	5,391	5,656	266	4.9	1.10	1.08
Apartment	300,000	257,900	-14.0	3,994	3,333	-661	-16.5	1.33	1.29
Seas Rec: Lo Val	75,000	77,600	3.5	736	744	8	1.0	0.98	0.96
Seas Rec: Hi Val	200,000	206,800	3.4	2,091	2,105	14	0.7	1.05	1.02
Comm/Ind: Lo Val	150,000	152,700	1.8	2,605	2,612	7	0.3	1.74	1.71
Comm/Ind: Mid Val	300,000	305,400	1.8	6,691	6,693	3	0.0	2.23	2.19
Comm/Ind: Hi Val	1,000,000	1,017,800	1.8	25,758	25,734	-24	-0.1	2.58	2.53

SOUTHWEST CITIES

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	6,573,999	6,963,089	389,091	5.9	91,001	97,508	6,507	7.2	1.38	1.40
Res Non-Hmstd	987,390	997,630	10,239	1.0	16,705	16,983	278	1.7	1.69	1.70
Apartments	437,603	461,691	24,087	5.5	8,605	9,092	487	5.7	1.97	1.97
Low-income Apts	125,230	123,668	-1,562	-1.2	1,457	1,454	-3	-0.2	1.16	1.18
Seasonal Rec'l	65,312	71,269	5,957	9.1	1,144	1,243	99	8.6	1.75	1.74
Com/Ind: Lo tier	680,772	676,796	-3,976	-0.6	17,097	16,998	-100	-0.6	2.51	2.51
Com/Ind: Hi tier	1,777,567	1,789,637	12,070	0.7	64,849	65,707	858	1.3	3.65	3.67
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	185,626	167,762	-17,864	-9.6	7,360	6,545	-815	-11.1	3.96	3.90
Ag HGA	20,424	20,987	564	2.8	291	306	15	5.3	1.42	1.46
Ag Hmstd Land	135,355	136,280	924	0.7	1,076	1,107	31	2.9	0.80	0.81
Ag Non-Hmstd	150,360	145,426	-4,934	-3.3	1,994	1,973	-21	-1.1	1.33	1.36
Miscellaneous	16,666	16,987	321	1.9	400	413	13	3.2	2.40	2.43
New Construction	0	144,658	144,658	0.0	0	3,242	3,242	0.0	0.00	2.24
Total	11,156,304	11,715,880	559,575	5.0	211,979	222,571	10,591	5.0	1.90	1.90

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	123,055	129,186	6,131	5.0
(-) TIF Tax Capacity	3,266	3,444	178	5.5
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	119,790	125,742	5,952	5.0
FD Distrib Tax Cap	0	0	0	0.0

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	43.99	44.06	0.124	0.000
City/Town	75.39	76.67	0.157	0.075
School District	20.79	20.30	21.194	20.909
Special District	1.61	1.63	0.000	0.000
Total	141.79	142.66	21.475	20.984

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	72,900	77,300	6.0	777	833	56	7.2	1.07	1.08
Res Hmstd: AvgVal	109,300	115,800	5.9	1,396	1,512	117	8.3	1.28	1.31
Res Hmstd: Hi Val	145,700	154,400	6.0	2,037	2,194	157	7.7	1.40	1.42
Res Hmstd: Ex-Hi Val	218,600	231,600	5.9	3,320	3,556	236	7.1	1.52	1.54
Apartment	300,000	316,600	5.5	5,961	6,310	349	5.9	1.99	1.99
Comm/Ind: Lo Val	150,000	151,100	0.7	3,778	3,833	55	1.5	2.52	2.54
Comm/Ind: Mid Val	300,000	302,100	0.7	9,414	9,531	117	1.2	3.14	3.15
Comm/Ind: Hi Val	1,000,000	1,006,800	0.7	35,718	36,125	407	1.1	3.57	3.59

SOUTHWEST TOWNS

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	4,515,954	4,811,910	295,956	6.6	43,024	46,368	3,344	7.8	0.95	0.96
Res Non-Hmstd	636,237	665,395	29,159	4.6	6,426	6,799	373	5.8	1.01	1.02
Apartments	8,668	8,601	-66	-0.8	100	103	3	2.9	1.15	1.20
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	1,016,828	1,056,227	39,399	3.9	9,850	9,903	53	0.5	0.97	0.94
Com/Ind: Lo tier	181,028	180,686	-342	-0.2	2,703	2,669	-34	-1.3	1.49	1.48
Com/Ind: Hi tier	515,520	502,485	-13,035	-2.5	12,288	12,068	-220	-1.8	2.38	2.40
Publ U: Elec Gen	8,557	7,670	-888	-10.4	116	102	-14	-12.3	1.36	1.33
Publ U: Other	1,020,416	1,104,573	84,156	8.2	23,040	25,181	2,140	9.3	2.26	2.28
Ag HGA	1,848,265	1,949,196	100,931	5.5	15,536	16,556	1,020	6.6	0.84	0.85
Ag Hmstd Land	23,847,758	23,958,475	110,717	0.5	81,121	82,645	1,525	1.9	0.34	0.34
Ag Non-Hmstd	17,059,937	16,556,746	-503,191	-2.9	97,125	96,184	-941	-1.0	0.57	0.58
Miscellaneous	3,904	4,099	195	5.0	83	89	6	6.8	2.14	2.17
New Construction	0	144,984	144,984	0.0	0	1,217	1,217	0.0	0.00	0.84
Total	50,663,072	50,951,047	287,975	0.6	291,412	299,884	8,472	2.9	0.58	0.59

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	434,246	438,001	3,755	0.9
(-) TIF Tax Capacity	68	0	-68	-100.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	434,178	438,001	3,823	0.9
FD Distrib Tax Cap	0	0	0	0.0

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	40.58	41.26	0.103	0.00
City/Town	8.00	8.08	0.000	0.00
School District	15.39	15.96	23.328	24.23
Special District	1.14	1.20	0.000	0.00
Total	65.11	66.50	23.431	24.23

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	108,500	115,700	6.6	782	871	90	11.5	0.72	0.75
Res Hmstd: AvgVal	162,700	173,400	6.6	1,293	1,429	136	10.5	0.79	0.82
Res Hmstd: Hi Val	216,800	231,100	6.6	1,804	1,987	183	10.2	0.83	0.86
Res Hmstd: Ex-Hi Val	325,300	346,700	6.6	2,828	3,105	277	9.8	0.87	0.90
Apartment	300,000	297,700	-0.8	3,145	3,196	51	1.6	1.05	1.07
Comm/Ind: Lo Val	150,000	146,300	-2.5	2,082	2,061	-21	-1.0	1.39	1.41
Comm/Ind: Mid Val	300,000	292,500	-2.5	5,447	5,380	-68	-1.2	1.82	1.84
Comm/Ind: Hi Val	1,000,000	974,800	-2.5	21,153	20,957	-196	-0.9	2.12	2.15

SOUTH CENTRAL CITIES

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	7,579,214	7,952,326	373,112	4.9	104,479	110,079	5,600	5.4	1.38	1.38
Res Non-Hmstd	1,187,095	1,172,817	-14,278	-1.2	19,099	18,884	-216	-1.1	1.61	1.61
Apartments	796,667	839,961	43,294	5.4	13,684	14,387	703	5.1	1.72	1.71
Low-income Apts	117,680	126,045	8,365	7.1	1,359	1,434	75	5.5	1.16	1.14
Seasonal Rec'l	80,156	82,161	2,005	2.5	1,257	1,267	10	0.8	1.57	1.54
Com/Ind: Lo tier	532,347	526,098	-6,249	-1.2	13,107	12,954	-153	-1.2	2.46	2.46
Com/Ind: Hi tier	1,886,446	1,838,322	-48,124	-2.6	64,519	63,094	-1,425	-2.2	3.42	3.43
Publ U: Elec Gen	21,002	13,031	-7,971	-38.0	491	305	-186	-37.9	2.34	2.34
Publ U: Other	154,457	139,414	-15,043	-9.7	5,572	5,023	-550	-9.9	3.61	3.60
Ag HGA	13,634	14,393	759	5.6	206	223	16	7.9	1.51	1.55
Ag Hmstd Land	68,749	67,504	-1,245	-1.8	610	611	1	0.2	0.89	0.91
Ag Non-Hmstd	88,643	96,089	7,446	8.4	1,185	1,294	109	9.2	1.34	1.35
Miscellaneous	29,039	29,770	731	2.5	482	497	15	3.2	1.66	1.67
New Construction	0	171,707	171,707	0.0	0	3,189	3,189	0.0	0.00	1.86
Total	12,555,129	13,069,638	514,509	4.1	226,050	233,241	7,188	3.2	1.80	1.78

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	140,700	145,716	5,016	3.6
(-) TIF Tax Capacity	3,362	3,453	91	2.7
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	137,337	142,263	4,926	3.6
FD Distrib Tax Cap	0	0	0	0.0

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.62	47.46	0.000	0.000
City/Town	62.67	63.17	0.222	0.209
School District	21.92	22.19	19.786	18.994
Special District	0.45	0.43	0.000	0.000
Total	132.66	133.25	20.008	19.204

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	99,300	104,200	4.9	1,141	1,217	77	6.7	1.15	1.17
Res Hmstd: AvgVal	148,900	156,300	5.0	1,957	2,074	117	6.0	1.31	1.33
Res Hmstd: Hi Val	198,400	208,200	4.9	2,772	2,928	156	5.6	1.40	1.41
Res Hmstd: Ex-Hi Val	297,700	312,400	4.9	4,406	4,641	235	5.3	1.48	1.49
Apartment	300,000	316,400	5.5	5,575	5,878	303	5.4	1.86	1.86
Comm/Ind: Lo Val	150,000	146,200	-2.5	3,550	3,449	-101	-2.8	2.37	2.36
Comm/Ind: Mid Val	300,000	292,400	-2.5	8,891	8,633	-258	-2.9	2.96	2.95
Comm/Ind: Hi Val	1,000,000	974,500	-2.5	33,815	32,970	-846	-2.5	3.38	3.38

SOUTH CENTRAL TOWNS

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	3,698,583	3,920,192	221,609	6.0	37,387	39,587	2,200	5.9	1.01	1.01
Res Non-Hmstd	536,987	536,943	-44	0.0	5,744	5,750	7	0.1	1.07	1.07
Apartments	8,118	8,687	568	7.0	109	115	6	5.1	1.34	1.32
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	309,728	321,875	12,147	3.9	3,180	3,247	67	2.1	1.03	1.01
Com/Ind: Lo tier	98,912	97,863	-1,049	-1.1	1,548	1,522	-26	-1.7	1.56	1.56
Com/Ind: Hi tier	295,834	273,529	-22,306	-7.5	7,270	6,867	-402	-5.5	2.46	2.51
Publ U: Elec Gen	12,128	10,983	-1,144	-9.4	163	147	-17	-10.2	1.35	1.34
Publ U: Other	620,451	706,829	86,378	13.9	14,726	16,882	2,156	14.6	2.37	2.39
Ag HGA	1,266,379	1,305,364	38,985	3.1	11,865	12,269	404	3.4	0.94	0.94
Ag Hmstd Land	12,057,871	12,038,435	-19,436	-0.2	48,386	48,779	393	0.8	0.40	0.41
Ag Non-Hmstd	7,334,351	7,317,700	-16,652	-0.2	50,202	50,310	108	0.2	0.68	0.69
Miscellaneous	577	558	-18	-3.2	10	9	0	-2.1	1.66	1.68
New Construction	0	71,751	71,751	0.0	0	657	657	0.0	0.00	0.92
Total	26,239,919	26,610,709	370,789	1.4	180,590	186,141	5,553	3.1	0.69	0.70

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	224,879	230,150	5,271	2.3
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	224,879	230,150	5,271	2.3
FD Distrib Tax Cap	0	0	0	0.0

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	48.52	48.81	0.000	0.000
City/Town	9.48	9.50	0.000	0.000
School District	18.06	18.51	21.699	21.327
Special District	0.45	0.44	0.000	0.000
Total	76.51	77.27	21.699	21.327

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	136,200	144,400	6.0	1,147	1,236	90	7.8	0.84	0.86
Res Hmstd: AvgVal	204,200	216,500	6.0	1,861	1,997	136	7.3	0.91	0.92
Res Hmstd: Hi Val	272,100	288,500	6.0	2,575	2,757	183	7.1	0.95	0.96
Res Hmstd: Ex-Hi Val	408,300	432,800	6.0	4,006	4,267	261	6.5	0.98	0.99
Apartment	300,000	321,100	7.0	3,520	3,786	266	7.6	1.17	1.18
Comm/Ind: Lo Val	150,000	138,700	-7.5	2,312	2,110	-202	-8.8	1.54	1.52
Comm/Ind: Mid Val	300,000	277,400	-7.5	5,994	5,471	-523	-8.7	2.00	1.97
Comm/Ind: Hi Val	1,000,000	924,700	-7.5	23,175	21,456	-1,719	-7.4	2.32	2.32

OLMSTED COUNTY

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	11,106,262	11,783,721	677,459	6.1	142,107	153,065	10,957	7.7	1.28	1.30
Res Non-Hmstd	1,976,601	2,034,670	58,069	2.9	27,411	28,430	1,020	3.7	1.39	1.40
Apartments	1,310,337	1,264,587	-45,750	-3.5	21,886	21,218	-668	-3.1	1.67	1.68
Low-income Apts	206,102	262,093	55,992	27.2	2,145	2,721	576	26.8	1.04	1.04
Seasonal Rec'l	10,768	9,088	-1,680	-15.6	157	124	-34	-21.4	1.46	1.36
Com/Ind: Lo tier	351,030	346,435	-4,595	-1.3	7,358	7,270	-88	-1.2	2.10	2.10
Com/Ind: Hi tier	3,282,609	3,159,595	-123,014	-3.7	106,590	103,293	-3,297	-3.1	3.25	3.27
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	197,464	225,758	28,293	14.3	5,871	6,744	873	14.9	2.97	2.99
Ag HGA	424,630	440,150	15,520	3.7	4,356	4,661	304	7.0	1.03	1.06
Ag Hmstd Land	1,188,158	1,176,299	-11,859	-1.0	4,422	4,400	-22	-0.5	0.37	0.37
Ag Non-Hmstd	665,515	674,744	9,229	1.4	5,529	5,691	163	2.9	0.83	0.84
Miscellaneous	33,517	42,742	9,225	27.5	671	845	175	26.0	2.00	1.98
New Construction	0	293,451	293,451	0.0	0	5,251	5,251	0.0	0.00	1.79
Total	20,752,993	21,713,333	960,340	4.6	328,503	343,713	15,210	4.6	1.58	1.58

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	236,895	246,716	9,821	4.1
(-) TIF Tax Capacity	6,535	7,373	838	12.8
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	230,361	239,343	8,982	3.9
FD Distrib Tax Cap	0	0	0	0.0

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	46.69	47.14	0.000	0.000
City/Town	42.55	43.53	1.212	1.144
School District	22.04	22.60	18.881	17.770
Special District	1.64	1.64	0.000	0.000
Total	112.92	114.92	20.093	18.914

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	162,900	172,900	6.1	1,912	2,065	153	8.0	1.17	1.19
Res Hmstd: AvgVal	244,200	259,100	6.1	3,076	3,308	232	7.5	1.26	1.28
Res Hmstd: Hi Val	325,600	345,500	6.1	4,241	4,553	312	7.4	1.30	1.32
Res Hmstd: Ex-Hi Val	488,400	518,200	6.1	6,496	6,987	491	7.6	1.33	1.35
Apartment	300,000	289,600	-3.5	4,837	4,708	-130	-2.7	1.61	1.63
Comm/Ind: Lo Val	150,000	144,400	-3.7	3,107	2,999	-108	-3.5	2.07	2.08
Comm/Ind: Mid Val	300,000	288,800	-3.7	7,857	7,575	-282	-3.6	2.62	2.62
Comm/Ind: Hi Val	1,000,000	962,600	-3.7	30,023	29,125	-898	-3.0	3.00	3.03

SOUTHEAST CITIES

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	12,512,428	13,356,893	844,465	6.7	173,664	184,366	10,702	6.2	1.39	1.38
Res Non-Hmstd	1,730,704	1,807,091	76,387	4.4	27,573	28,249	676	2.5	1.59	1.56
Apartments	756,683	793,855	37,172	4.9	13,638	14,095	458	3.4	1.80	1.78
Low-income Apts	193,538	191,344	-2,195	-1.1	2,262	2,205	-57	-2.5	1.17	1.15
Seasonal Rec'l	107,108	107,948	840	0.8	1,696	1,672	-24	-1.4	1.58	1.55
Com/Ind: Lo tier	813,235	804,526	-8,709	-1.1	19,222	18,614	-608	-3.2	2.36	2.31
Com/Ind: Hi tier	2,345,311	2,374,922	29,611	1.3	82,452	82,539	87	0.1	3.52	3.48
Publ U: Elec Gen	692,948	747,378	54,431	7.9	18,732	20,047	1,315	7.0	2.70	2.68
Publ U: Other	454,152	390,493	-63,658	-14.0	15,819	13,613	-2,206	-13.9	3.48	3.49
Ag HGA	35,718	38,956	3,238	9.1	467	507	39	8.4	1.31	1.30
Ag Hmstd Land	162,662	164,126	1,464	0.9	1,032	1,029	-2	-0.2	0.63	0.63
Ag Non-Hmstd	170,636	170,361	-276	-0.2	2,094	2,055	-40	-1.9	1.23	1.21
Miscellaneous	40,132	41,613	1,481	3.7	786	800	15	1.9	1.96	1.92
New Construction	0	258,651	258,651	0.0	0	5,354	5,354	0.0	0.00	2.07
Total	20,015,255	21,248,157	1,232,902	6.2	359,437	375,145	15,709	4.4	1.80	1.77

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	225,142	238,868	13,726	6.1
(-) TIF Tax Capacity	4,027	4,947	920	22.8
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	221,115	233,920	12,805	5.8
FD Distrib Tax Cap	0	0	0	0.0

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	45.64	45.17	0.000	0.000
City/Town	61.32	61.42	0.000	0.000
School District	22.55	21.47	22.248	21.417
Special District	1.57	1.56	0.000	0.000
Total	131.08	129.61	22.248	21.417

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	106,000	113,200	6.8	1,262	1,359	97	7.7	1.19	1.20
Res Hmstd: AvgVal	158,900	169,700	6.8	2,136	2,278	142	6.7	1.34	1.34
Res Hmstd: Hi Val	211,800	226,100	6.8	3,009	3,196	187	6.2	1.42	1.41
Res Hmstd: Ex-Hi Val	317,800	339,300	6.8	4,760	5,037	278	5.8	1.50	1.48
Apartment	300,000	314,800	4.9	5,583	5,774	191	3.4	1.86	1.83
Comm/Ind: Lo Val	150,000	151,900	1.3	3,548	3,571	23	0.6	2.37	2.35
Comm/Ind: Mid Val	300,000	303,800	1.3	8,875	8,913	38	0.4	2.96	2.93
Comm/Ind: Hi Val	1,000,000	1,012,700	1.3	33,735	33,846	111	0.3	3.37	3.34

SOUTHEAST TOWNS

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	5,957,538	6,235,990	278,452	4.7	59,415	61,227	1,813	3.1	1.00	0.98
Res Non-Hmstd	924,857	968,066	43,208	4.7	9,863	10,049	186	1.9	1.07	1.04
Apartments	4,924	5,460	536	10.9	62	67	4	6.9	1.27	1.22
Low-income Apts	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Seasonal Rec'l	290,670	297,538	6,868	2.4	2,693	2,673	-21	-0.8	0.93	0.90
Com/Ind: Lo tier	140,363	141,573	1,210	0.9	2,250	2,212	-38	-1.7	1.60	1.56
Com/Ind: Hi tier	279,846	276,220	-3,626	-1.3	7,342	7,158	-184	-2.5	2.62	2.59
Publ U: Elec Gen	3	0	-3	-100.0	0	0	0	-100.0	2.33	0.00
Publ U: Other	571,550	641,008	69,458	12.2	14,738	16,270	1,532	10.4	2.58	2.54
Ag HGA	1,980,703	2,205,803	225,100	11.4	19,104	21,160	2,056	10.8	0.96	0.96
Ag Hmstd Land	12,729,744	12,703,637	-26,107	-0.2	51,120	49,890	-1,230	-2.4	0.40	0.39
Ag Non-Hmstd	5,970,243	6,060,646	90,403	1.5	44,673	44,237	-436	-1.0	0.75	0.73
Miscellaneous	6,669	6,872	203	3.0	85	84	0	-0.6	1.27	1.23
New Construction	0	117,551	117,551	0.0	0	1,128	1,128	0.0	0.00	0.96
Total	28,857,110	29,660,364	803,253	2.8	211,345	216,155	4,810	2.3	0.73	0.73

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	242,060	251,869	9,809	4.1
(-) TIF Tax Capacity	0	0	0	0.0
(-) FD Contrib Tax Cap	0	0	0	0.0
(=) Taxable Tax Capacity	242,060	251,869	9,809	4.1
FD Distrib Tax Cap	0	0	0	0.0

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.62	46.99	0.000	0.000
City/Town	12.20	11.88	0.000	0.000
School District	21.66	21.02	22.545	22.207
Special District	0.47	0.47	0.000	0.000
Total	81.96	80.37	22.545	22.207

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	137,400	143,900	4.7	1,232	1,281	49	4.0	0.90	0.89
Res Hmstd: AvgVal	205,900	215,600	4.7	1,998	2,068	70	3.5	0.97	0.96
Res Hmstd: Hi Val	274,500	287,400	4.7	2,766	2,857	91	3.3	1.01	0.99
Res Hmstd: Ex-Hi Val	411,800	431,100	4.7	4,302	4,422	120	2.8	1.04	1.03
Apartment	300,000	332,700	10.9	3,750	4,081	331	8.8	1.25	1.23
Comm/Ind: Lo Val	150,000	148,100	-1.3	2,447	2,371	-77	-3.1	1.63	1.60
Comm/Ind: Mid Val	300,000	296,200	-1.3	6,305	6,122	-183	-2.9	2.10	2.07
Comm/Ind: Hi Val	1,000,000	987,100	-1.3	24,308	23,672	-636	-2.6	2.43	2.40

ANOKA COUNTY

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	28,192,091	30,012,066	1,819,975	6.5	314,308	326,694	12,387	3.9	1.11	1.09
Res Non-Hmstd	3,170,691	3,247,278	76,587	2.4	38,647	38,523	-125	-0.3	1.22	1.19
Apartments	1,648,893	1,741,186	92,293	5.6	24,336	25,180	844	3.5	1.48	1.45
Low-income Apts	433,384	519,426	86,042	19.9	4,015	4,593	578	14.4	0.93	0.88
Seasonal Rec'l	45,879	48,933	3,054	6.7	511	530	18	3.6	1.11	1.08
Com/Ind: Lo tier	502,515	492,596	-9,919	-2.0	10,196	9,691	-505	-5.0	2.03	1.97
Com/Ind: Hi tier	4,631,191	4,674,657	43,466	0.9	148,019	146,705	-1,314	-0.9	3.20	3.14
Publ U: Elec Gen	42,811	0	-42,811	-100.0	1,038	0	-1,038	-100.0	2.42	0.00
Publ U: Other	338,508	279,851	-58,657	-17.3	10,620	8,511	-2,109	-19.9	3.14	3.04
Ag HGA	140,980	144,542	3,562	2.5	1,477	1,444	-33	-2.3	1.05	1.00
Ag Hmstd Land	79,302	92,221	12,919	16.3	178	203	25	13.9	0.22	0.22
Ag Non-Hmstd	160,605	155,811	-4,794	-3.0	1,398	1,304	-94	-6.8	0.87	0.84
Miscellaneous	172,832	172,656	-176	-0.1	2,780	2,720	-61	-2.2	1.61	1.58
New Construction	0	555,963	555,963	0.0	0	7,654	7,654	0.0	0.00	1.38
Total	39,559,682	42,137,186	2,577,504	6.5	557,523	573,752	16,227	2.9	1.41	1.36

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	438,096	464,814	26,718	6.1
(-) TIF Tax Capacity	12,280	13,065	785	6.4
(-) FD Contrib Tax Cap	37,477	41,309	3,832	10.2
(=) Taxable Tax Capacity	388,339	410,439	22,100	5.7
FD Distrib Tax Cap	67,264	72,122	4,858	7.2

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	31.23	29.50	0.000	0.000
City/Town	38.08	38.31	0.182	0.111
School District	22.84	22.21	20.323	19.347
Special District	4.87	4.67	0.000	0.000
Total	97.01	94.69	20.504	19.458

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	173,900	185,200	6.5	1,834	1,919	85	4.6	1.05	1.04
Res Hmstd: AvgVal	260,700	277,600	6.5	2,930	3,053	123	4.2	1.12	1.10
Res Hmstd: Hi Val	347,500	370,000	6.5	4,026	4,186	161	4.0	1.16	1.13
Res Hmstd: Ex-Hi Val	521,400	555,100	6.5	6,179	6,467	288	4.7	1.19	1.17
Apartment	300,000	316,800	5.6	4,253	4,366	113	2.7	1.42	1.38
Comm/Ind: Lo Val	150,000	151,500	1.0	3,086	3,060	-26	-0.8	2.06	2.02
Comm/Ind: Mid Val	300,000	302,900	1.0	7,806	7,736	-70	-0.9	2.60	2.55
Comm/Ind: Hi Val	1,000,000	1,009,400	0.9	29,831	29,554	-277	-0.9	2.98	2.93

WASHINGTON COUNTY

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	26,316,866	27,251,132	934,267	3.6	303,359	320,931	17,572	5.8	1.15	1.18
Res Non-Hmstd	3,870,704	3,922,432	51,728	1.3	46,293	48,017	1,724	3.7	1.20	1.22
Apartments	1,401,840	1,458,936	57,096	4.1	20,675	21,729	1,054	5.1	1.47	1.49
Low-income Apts	340,323	354,778	14,455	4.2	2,989	3,178	189	6.3	0.88	0.90
Seasonal Rec'l	143,962	144,739	777	0.5	1,495	1,522	27	1.8	1.04	1.05
Com/Ind: Lo tier	313,353	309,858	-3,495	-1.1	6,310	6,167	-143	-2.3	2.01	1.99
Com/Ind: Hi tier	3,630,136	3,861,697	231,561	6.4	114,948	121,684	6,736	5.9	3.17	3.15
Publ U: Elec Gen	215,814	223,879	8,065	3.7	5,133	5,384	251	4.9	2.38	2.40
Publ U: Other	389,882	299,418	-90,463	-23.2	12,308	9,408	-2,899	-23.6	3.16	3.14
Ag HGA	233,521	244,442	10,921	4.7	2,280	2,441	162	7.1	0.98	1.00
Ag Hmstd Land	255,483	262,020	6,537	2.6	630	668	37	5.9	0.25	0.25
Ag Non-Hmstd	442,208	406,166	-36,042	-8.2	3,498	3,193	-304	-8.7	0.79	0.79
Miscellaneous	35,965	36,010	45	0.1	622	643	21	3.4	1.73	1.78
New Construction	0	703,303	703,303	0.0	0	10,011	10,011	0.0	0.00	1.42
Total	37,590,057	39,478,810	1,888,755	5.0	520,540	554,976	34,438	6.6	1.38	1.41

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	418,476	440,622	22,146	5.3
(-) TIF Tax Capacity	6,087	6,521	434	7.1
(-) FD Contrib Tax Cap	30,886	33,680	2,794	9.0
(=) Taxable Tax Capacity	381,503	400,422	18,919	5.0
FD Distrib Tax Cap	39,090	42,300	3,210	8.2

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	27.08	27.25	0.324	0.308
City/Town	34.00	34.62	0.169	0.160
School District	27.35	27.73	22.600	23.858
Special District	5.54	5.36	0.000	0.000
Total	93.98	94.96	23.092	24.326

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	212,800	220,400	3.6	2,321	2,464	143	6.1	1.09	1.12
Res Hmstd: AvgVal	319,000	330,400	3.6	3,654	3,870	216	5.9	1.15	1.17
Res Hmstd: Hi Val	425,300	440,400	3.6	4,979	5,254	275	5.5	1.17	1.19
Res Hmstd: Ex-Hi Val	638,000	660,700	3.6	7,793	8,263	470	6.0	1.22	1.25
Apartment	300,000	312,300	4.1	4,217	4,467	250	5.9	1.41	1.43
Comm/Ind: Lo Val	150,000	159,600	6.4	3,079	3,372	293	9.5	2.05	2.11
Comm/Ind: Mid Val	300,000	319,200	6.4	7,776	8,357	581	7.5	2.59	2.62
Comm/Ind: Hi Val	1,000,000	1,063,800	6.4	29,696	31,614	1,918	6.5	2.97	2.97

DAKOTA COUNTY

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	37,527,854	39,601,268	2,073,414	5.5	427,174	443,534	16,360	3.8	1.14	1.12
Res Non-Hmstd	4,341,178	4,430,857	89,679	2.1	52,137	52,158	20	0.0	1.20	1.18
Apartments	3,779,646	3,961,357	181,710	4.8	52,411	53,689	1,278	2.4	1.39	1.36
Low-income Apts	276,955	297,793	20,838	7.5	2,431	2,618	186	7.7	0.88	0.88
Seasonal Rec'l	25,939	25,824	-115	-0.4	307	297	-11	-3.5	1.19	1.15
Com/Ind: Lo tier	545,858	537,981	-7,877	-1.4	10,912	10,445	-468	-4.3	2.00	1.94
Com/Ind: Hi tier	7,128,987	7,474,109	345,122	4.8	220,362	226,957	6,595	3.0	3.09	3.04
Publ U: Elec Gen	133,510	2,012	-131,498	-98.5	3,192	46	-3,146	-98.6	2.39	2.28
Publ U: Other	820,051	653,321	-166,729	-20.3	25,256	19,709	-5,546	-22.0	3.08	3.02
Ag HGA	261,289	265,933	4,644	1.8	2,427	2,389	-38	-1.6	0.93	0.90
Ag Hmstd Land	938,478	980,579	42,101	4.5	3,004	3,000	-5	-0.2	0.32	0.31
Ag Non-Hmstd	430,244	445,391	15,146	3.5	3,047	3,016	-31	-1.0	0.71	0.68
Miscellaneous	153,402	140,336	-13,066	-8.5	2,383	1,971	-412	-17.3	1.55	1.40
New Construction	0	688,707	688,707	0.0	0	9,500	9,500	0.0	0.00	1.38
Total	56,363,391	59,505,468	3,142,076	5.6	805,043	829,329	24,282	3.0	1.43	1.39

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	641,678	676,513	34,835	5.4
(-) TIF Tax Capacity	8,681	15,545	6,864	79.1
(-) FD Contrib Tax Cap	59,395	64,382	4,987	8.4
(=) Taxable Tax Capacity	573,602	596,586	22,984	4.0
FD Distrib Tax Cap	68,687	74,435	5,748	8.4

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	22.38	21.43	0.000	0.000
City/Town	40.21	40.49	0.237	0.217
School District	24.75	24.08	24.747	23.542
Special District	3.68	3.68	0.000	0.000
Total	91.03	89.68	24.984	23.759

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	197,600	208,600	5.6	2,115	2,201	85	4.0	1.07	1.06
Res Hmstd: AvgVal	296,200	312,600	5.5	3,340	3,464	124	3.7	1.13	1.11
Res Hmstd: Hi Val	394,900	416,800	5.5	4,566	4,728	162	3.6	1.16	1.13
Res Hmstd: Ex-Hi Val	592,400	625,200	5.5	7,083	7,373	290	4.1	1.20	1.18
Apartment	300,000	314,500	4.8	4,163	4,273	110	2.6	1.39	1.36
Comm/Ind: Lo Val	150,000	157,300	4.9	3,069	3,225	157	5.1	2.05	2.05
Comm/Ind: Mid Val	300,000	314,600	4.9	7,743	8,043	300	3.9	2.58	2.56
Comm/Ind: Hi Val	1,000,000	1,048,500	4.9	29,555	30,522	967	3.3	2.96	2.91

CARVER AND SCOTT COUNTIES

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	24,764,092	25,049,763	285,671	1.2	292,032	299,043	7,011	2.4	1.18	1.19
Res Non-Hmstd	3,516,639	3,483,064	-33,576	-1.0	43,730	43,677	-53	-0.1	1.24	1.25
Apartments	1,095,887	1,167,563	71,676	6.5	16,236	17,491	1,255	7.7	1.48	1.50
Low-income Apts	257,314	266,876	9,562	3.7	2,318	2,435	116	5.0	0.90	0.91
Seasonal Rec'l	81,223	75,901	-5,321	-6.6	1,003	918	-85	-8.5	1.23	1.21
Com/Ind: Lo tier	419,474	413,436	-6,038	-1.4	8,607	8,383	-224	-2.6	2.05	2.03
Com/Ind: Hi tier	3,962,660	4,061,882	99,222	2.5	126,179	128,980	2,801	2.2	3.18	3.18
Publ U: Elec Gen	17,962	17,433	-530	-2.9	431	421	-10	-2.3	2.40	2.42
Publ U: Other	527,578	477,102	-50,476	-9.6	16,099	14,376	-1,723	-10.7	3.05	3.01
Ag HGA	399,269	415,277	16,007	4.0	3,715	3,819	104	2.8	0.93	0.92
Ag Hmstd Land	1,292,747	1,248,316	-44,430	-3.4	3,815	3,549	-266	-7.0	0.30	0.28
Ag Non-Hmstd	652,411	657,419	5,009	0.8	5,006	4,882	-124	-2.5	0.77	0.74
Miscellaneous	36,919	37,264	345	0.9	497	522	26	5.2	1.34	1.40
New Construction	0	643,368	643,368	0.0	0	9,171	9,171	0.0	0.00	1.43
Total	37,024,175	38,014,664	990,489	2.7	519,668	537,667	17,999	3.5	1.40	1.41

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	412,308	424,659	12,351	3.0
(-) TIF Tax Capacity	8,093	7,343	-750	-9.3
(-) FD Contrib Tax Cap	33,093	36,603	3,510	10.6
(=) Taxable Tax Capacity	371,122	380,713	9,591	2.6
FD Distrib Tax Cap	36,229	38,701	2,472	6.8

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	32.55	31.98	0.000	0.000
City/Town	31.63	32.18	0.139	0.062
School District	30.94	29.34	18.000	21.076
Special District	5.01	5.00	0.000	0.000
Total	100.14	98.50	18.139	21.138

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	223,000	225,600	1.2	2,466	2,532	67	2.7	1.11	1.12
Res Hmstd: AvgVal	334,200	338,100	1.2	3,881	3,978	97	2.5	1.16	1.18
Res Hmstd: Hi Val	445,500	450,700	1.2	5,269	5,392	123	2.3	1.18	1.20
Res Hmstd: Ex-Hi Val	668,400	676,200	1.2	8,327	8,524	197	2.4	1.25	1.26
Apartment	300,000	319,700	6.6	4,299	4,612	313	7.3	1.43	1.44
Comm/Ind: Lo Val	150,000	153,800	2.5	3,094	3,205	110	3.6	2.06	2.08
Comm/Ind: Mid Val	300,000	307,600	2.5	7,837	8,043	206	2.6	2.61	2.61
Comm/Ind: Hi Val	1,000,000	1,025,100	2.5	29,967	30,612	645	2.2	3.00	2.99

NORTHERN HENNEPIN CO.

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	24,017,460	25,587,488	1,570,028	6.5	318,066	334,848	16,782	5.3	1.32	1.31
Res Non-Hmstd	2,812,704	2,798,478	-14,225	-0.5	40,181	38,907	-1,274	-3.2	1.43	1.39
Apartments	2,233,967	2,275,519	41,552	1.9	39,318	39,098	-220	-0.6	1.76	1.72
Low-income Apts	375,852	468,704	92,852	24.7	4,038	4,961	923	22.9	1.07	1.06
Seasonal Rec'l	150,906	139,088	-11,818	-7.8	1,952	1,785	-167	-8.5	1.29	1.28
Com/Ind: Lo tier	331,351	328,666	-2,685	-0.8	7,464	7,152	-312	-4.2	2.25	2.18
Com/Ind: Hi tier	5,749,049	5,849,831	100,782	1.8	197,686	196,840	-846	-0.4	3.44	3.36
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	376,932	233,384	-143,548	-38.1	12,837	7,757	-5,080	-39.6	3.41	3.32
Ag HGA	96,609	97,316	708	0.7	1,309	1,289	-20	-1.5	1.35	1.32
Ag Hmstd Land	134,738	138,674	3,936	2.9	549	566	17	3.1	0.41	0.41
Ag Non-Hmstd	196,116	208,813	12,697	6.5	2,130	2,245	115	5.4	1.09	1.07
Miscellaneous	30,642	31,013	371	1.2	595	599	4	0.6	1.94	1.93
New Construction	0	651,356	651,356	0.0	0	10,478	10,478	0.0	0.00	1.61
Total	36,506,326	38,808,330	2,302,006	6.3	626,125	646,525	20,400	3.3	1.72	1.67

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	422,494	447,000	24,506	5.8
(-) TIF Tax Capacity	13,218	8,703	-4,515	-34.2
(-) FD Contrib Tax Cap	44,603	48,594	3,991	8.9
(=) Taxable Tax Capacity	364,674	389,703	25,029	6.9
FD Distrib Tax Cap	55,807	60,227	4,420	7.9

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	38.30	38.41	0.000	0.000
City/Town	43.36	42.77	0.311	0.520
School District	23.78	23.56	23.651	21.881
Special District	8.96	8.77	0.000	0.000
Total	114.41	113.52	23.962	22.400

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	181,800	193,700	6.5	2,277	2,408	131	5.8	1.25	1.24
Res Hmstd: AvgVal	272,500	290,400	6.6	3,625	3,821	196	5.4	1.33	1.32
Res Hmstd: Hi Val	363,200	387,000	6.6	4,973	5,233	259	5.2	1.37	1.35
Res Hmstd: Ex-Hi Val	545,000	580,700	6.6	7,670	8,122	452	5.9	1.41	1.40
Apartment	300,000	305,600	1.9	5,009	5,021	12	0.2	1.67	1.64
Comm/Ind: Lo Val	150,000	152,700	1.8	3,396	3,410	14	0.4	2.26	2.23
Comm/Ind: Mid Val	300,000	305,300	1.8	8,512	8,522	10	0.1	2.84	2.79
Comm/Ind: Hi Val	1,000,000	1,017,600	1.8	32,385	32,383	-2	0.0	3.24	3.18

SOUTHEAST HENNEPIN CO.

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	25,668,798	27,062,462	1,393,665	5.4	341,146	359,853	18,706	5.5	1.33	1.33
Res Non-Hmstd	3,735,641	3,808,661	73,019	2.0	52,290	52,907	617	1.2	1.40	1.39
Apartments	5,630,132	5,706,820	76,688	1.4	92,730	93,365	635	0.7	1.65	1.64
Low-income Apts	463,317	447,207	-16,110	-3.5	4,635	4,471	-164	-3.5	1.00	1.00
Seasonal Rec'l	89,011	85,838	-3,173	-3.6	1,221	1,192	-30	-2.4	1.37	1.39
Com/Ind: Lo tier	334,338	329,816	-4,522	-1.4	7,378	7,096	-283	-3.8	2.21	2.15
Com/Ind: Hi tier	10,863,974	10,461,799	-402,175	-3.7	367,460	349,186	-18,275	-5.0	3.38	3.34
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	284,063	165,625	-118,438	-41.7	9,617	5,507	-4,110	-42.7	3.39	3.32
Ag HGA	178	189	11	6.0	2	2	0	7.7	1.15	1.17
Ag Hmstd Land	160	160	0	0.0	0	0	0	2.8	0.27	0.28
Ag Non-Hmstd	319	327	8	2.7	3	4	0	4.4	1.06	1.08
Miscellaneous	5,142	5,323	181	3.5	79	82	3	3.6	1.54	1.54
New Construction	0	683,624	683,624	0.0	0	12,795	12,795	0.0	0.00	1.87
Total	47,075,073	48,757,851	1,682,778	3.6	876,561	886,460	9,894	1.1	1.86	1.82

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	597,758	613,540	15,782	2.6
(-) TIF Tax Capacity	39,899	29,612	-10,287	-25.8
(-) FD Contrib Tax Cap	77,822	82,102	4,280	5.5
(=) Taxable Tax Capacity	480,037	501,827	21,790	4.5
FD Distrib Tax Cap	33,562	37,217	3,655	10.9

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	38.30	38.41	0.000	0.000
City/Town	41.13	41.26	0.000	0.000
School District	26.22	25.79	17.537	17.135
Special District	10.07	10.05	0.000	0.000
Total	115.72	115.51	17.537	17.135

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	222,500	234,600	5.4	2,766	2,926	160	5.8	1.24	1.25
Res Hmstd: AvgVal	333,600	351,800	5.5	4,362	4,602	240	5.5	1.31	1.31
Res Hmstd: Hi Val	444,700	468,900	5.4	5,926	6,220	294	5.0	1.33	1.33
Res Hmstd: Ex-Hi Val	667,100	703,400	5.4	9,373	9,917	544	5.8	1.41	1.41
Apartment	300,000	304,100	1.4	4,866	4,912	46	0.9	1.62	1.62
Comm/Ind: Lo Val	150,000	144,500	-3.7	3,335	3,140	-196	-5.9	2.22	2.17
Comm/Ind: Mid Val	300,000	288,900	-3.7	8,402	7,907	-494	-5.9	2.80	2.74
Comm/Ind: Hi Val	1,000,000	963,000	-3.7	32,045	30,367	-1,678	-5.2	3.20	3.15

SOUTHWEST HENNEPIN CO.

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	34,887,417	36,414,011	1,526,594	4.4	434,201	454,229	20,028	4.6	1.24	1.25
Res Non-Hmstd	6,458,260	6,428,716	-29,544	-0.5	82,885	82,479	-406	-0.5	1.28	1.28
Apartments	3,725,370	3,786,924	61,553	1.7	55,638	56,723	1,085	2.0	1.49	1.50
Low-income Apts	336,927	354,336	17,408	5.2	2,874	3,065	191	6.7	0.85	0.87
Seasonal Rec'l	962,046	983,945	21,898	2.3	11,976	12,226	250	2.1	1.24	1.24
Com/Ind: Lo tier	333,673	333,174	-499	-0.1	6,951	6,805	-146	-2.1	2.08	2.04
Com/Ind: Hi tier	7,898,895	7,831,770	-67,125	-0.8	255,869	251,785	-4,083	-1.6	3.24	3.21
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	406,110	239,484	-166,626	-41.0	13,051	7,607	-5,444	-41.7	3.21	3.18
Ag HGA	94,808	98,288	3,480	3.7	1,205	1,235	30	2.5	1.27	1.26
Ag Hmstd Land	81,350	83,073	1,723	2.1	281	283	3	0.9	0.34	0.34
Ag Non-Hmstd	158,274	156,575	-1,700	-1.1	1,479	1,458	-21	-1.4	0.93	0.93
Miscellaneous	17,188	18,651	1,463	8.5	517	561	44	8.5	3.01	3.01
New Construction	0	851,846	851,846	0.0	0	12,240	12,240	0.0	0.00	1.44
Total	55,360,318	57,580,793	2,220,471	4.0	866,927	890,696	23,771	2.7	1.57	1.55

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	664,921	688,687	23,766	3.6
(-) TIF Tax Capacity	16,149	15,574	-575	-3.6
(-) FD Contrib Tax Cap	62,703	66,441	3,738	6.0
(=) Taxable Tax Capacity	586,069	606,671	20,602	3.5
FD Distrib Tax Cap	27,101	29,563	2,462	9.1

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	38.30	38.41	0.000	0.000
City/Town	28.26	28.86	0.305	0.298
School District	23.82	24.31	21.485	20.108
Special District	9.38	9.32	0.000	0.000
Total	99.75	100.90	21.790	20.406

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	289,500	302,200	4.4	3,407	3,565	158	4.6	1.18	1.18
Res Hmstd: AvgVal	434,000	453,000	4.4	5,275	5,495	220	4.2	1.22	1.21
Res Hmstd: Hi Val	578,500	603,900	4.4	7,227	7,588	361	5.0	1.25	1.26
Res Hmstd: Ex-Hi Val	867,900	905,900	4.4	11,466	12,013	547	4.8	1.32	1.33
Apartment	300,000	305,000	1.7	4,394	4,469	75	1.7	1.46	1.47
Comm/Ind: Lo Val	150,000	148,800	-0.8	3,164	3,096	-68	-2.1	2.11	2.08
Comm/Ind: Mid Val	300,000	297,500	-0.8	7,980	7,821	-159	-2.0	2.66	2.63
Comm/Ind: Hi Val	1,000,000	991,600	-0.8	30,457	29,918	-539	-1.8	3.05	3.02

SUBURBAN RAMSEY CO.

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	19,431,478	19,904,707	473,229	2.4	257,605	273,309	15,704	6.1	1.33	1.37
Res Non-Hmstd	2,263,824	2,304,111	40,287	1.8	31,767	33,376	1,608	5.1	1.40	1.45
Apartments	2,877,951	2,896,292	18,341	0.6	48,914	50,692	1,777	3.6	1.70	1.75
Low-income Apts	465,245	483,365	18,119	3.9	4,904	5,230	326	6.6	1.05	1.08
Seasonal Rec'l	12,678	12,331	-347	-2.7	194	192	-2	-1.2	1.53	1.56
Com/Ind: Lo tier	348,224	340,281	-7,943	-2.3	7,703	7,530	-173	-2.3	2.21	2.21
Com/Ind: Hi tier	5,604,927	5,571,724	-33,203	-0.6	191,760	191,474	-286	-0.1	3.42	3.44
Publ U: Elec Gen	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Publ U: Other	307,965	213,998	-93,967	-30.5	10,511	7,364	-3,148	-29.9	3.41	3.44
Ag HGA	429	705	276	64.2	5	9	4	70.7	1.25	1.30
Ag Hmstd Land	568	658	90	15.9	2	3	0	7.5	0.44	0.40
Ag Non-Hmstd	19,467	19,518	52	0.3	186	191	5	2.6	0.95	0.98
Miscellaneous	131,954	137,358	5,404	4.1	2,046	2,180	134	6.6	1.55	1.59
New Construction	0	365,681	365,681	0.0	0	7,270	7,270	0.0	0.00	1.99
Total	31,464,710	32,250,729	786,019	2.5	555,597	578,820	23,219	4.2	1.77	1.79

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	376,132	384,354	8,222	2.2
(-) TIF Tax Capacity	15,602	14,354	-1,248	-8.0
(-) FD Contrib Tax Cap	41,813	45,620	3,807	9.1
(=) Taxable Tax Capacity	318,717	324,380	5,663	1.8
FD Distrib Tax Cap	39,554	43,277	3,723	9.4

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	47.70	47.86	0.000	0.000
City/Town	31.66	33.22	0.245	0.120
School District	30.09	28.24	20.250	22.809
Special District	7.33	9.41	0.000	0.000
Total	116.77	118.73	20.495	22.929

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	189,900	194,600	2.5	2,371	2,523	151	6.4	1.25	1.30
Res Hmstd: AvgVal	284,700	291,700	2.5	3,772	4,002	230	6.1	1.32	1.37
Res Hmstd: Hi Val	379,500	388,800	2.5	5,173	5,481	308	6.0	1.36	1.41
Res Hmstd: Ex-Hi Val	569,400	583,300	2.4	8,018	8,510	492	6.1	1.41	1.46
Apartment	300,000	302,000	0.7	4,994	5,175	181	3.6	1.66	1.71
Comm/Ind: Lo Val	150,000	149,200	-0.5	3,373	3,377	4	0.1	2.25	2.26
Comm/Ind: Mid Val	300,000	298,300	-0.6	8,475	8,467	-9	-0.1	2.83	2.84
Comm/Ind: Hi Val	1,000,000	994,100	-0.6	32,286	32,249	-37	-0.1	3.23	3.24

CITY OF MINNEAPOLIS

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	26,004,332	27,005,233	1,000,900	3.8	344,377	369,673	25,295	7.3	1.32	1.37
Res Non-Hmstd	8,254,135	8,411,872	157,737	1.9	119,661	126,040	6,378	5.3	1.45	1.50
Apartments	10,094,877	9,956,874	-138,003	-1.4	165,169	168,455	3,286	2.0	1.64	1.69
Low-income Apts	1,551,496	1,582,791	31,294	2.0	15,268	16,192	925	6.1	0.98	1.02
Seasonal Rec'l	27,532	26,298	-1,234	-4.5	478	482	4	0.9	1.74	1.83
Com/Ind: Lo tier	573,391	562,037	-11,354	-2.0	12,423	12,160	-263	-2.1	2.17	2.16
Com/Ind: Hi tier	12,348,826	11,686,071	-662,755	-5.4	416,267	397,013	-19,254	-4.6	3.37	3.40
Publ U: Elec Gen	58,867	13,260	-45,607	-77.5	1,568	356	-1,212	-77.3	2.66	2.69
Publ U: Other	508,761	328,390	-180,371	-35.5	17,125	11,134	-5,991	-35.0	3.37	3.39
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	1,529	1,585	56	3.7	17	19	1	7.6	1.13	1.17
Miscellaneous	73,216	68,692	-4,524	-6.2	1,801	1,721	-80	-4.4	2.46	2.51
New Construction	0	1,285,712	1,285,712	0.0	0	23,117	23,117	0.0	0.00	1.80
Total	59,496,962	60,928,815	1,431,851	2.4	1,094,154	1,126,362	32,206	2.9	1.84	1.85

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	753,067	762,595	9,528	1.3
(-) TIF Tax Capacity	27,995	25,850	-2,145	-7.7
(-) FD Contrib Tax Cap	88,352	95,293	6,941	7.9
(=) Taxable Tax Capacity	636,720	641,452	4,732	0.7
FD Distrib Tax Cap	63,957	69,995	6,038	9.4

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	38.18	38.34	0.000	0.000
City/Town	54.85	58.98	1.531	0.000
School District	18.76	20.40	13.775	13.395
Special District	6.86	6.92	0.000	0.000
Total	118.65	124.63	15.306	13.395

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	204,900	212,800	3.9	2,522	2,712	190	7.5	1.23	1.27
Res Hmstd: AvgVal	307,200	319,100	3.9	4,001	4,298	297	7.4	1.30	1.35
Res Hmstd: Hi Val	409,400	425,200	3.9	5,479	5,869	389	7.1	1.34	1.38
Res Hmstd: Ex-Hi Val	614,300	638,000	3.9	8,568	9,236	668	7.8	1.39	1.45
Apartment	300,000	295,900	-1.4	4,908	5,006	98	2.0	1.64	1.69
Comm/Ind: Lo Val	150,000	142,000	-5.3	3,319	3,133	-187	-5.6	2.21	2.21
Comm/Ind: Mid Val	300,000	283,900	-5.4	8,376	7,888	-487	-5.8	2.79	2.78
Comm/Ind: Hi Val	1,000,000	946,400	-5.4	31,972	30,395	-1,577	-4.9	3.20	3.21

CITY OF ST. PAUL

- Rep22A5
- **Baseline:** Final Pay 2021
- **Alternative:** Final Pay 2022

1. Tax Burdens by Property Class (all values in 000s)

Property Type	Market Value				Net Tax				ETRs	
	Baseline	Alternative	Change	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Homestead	15,228,192	15,664,646	436,454	2.9	222,076	238,005	15,929	7.2	1.46	1.52
Res Non-Hmstd	3,303,807	3,501,936	198,129	6.0	53,744	59,144	5,400	10.0	1.63	1.69
Apartments	4,554,843	4,443,574	-111,270	-2.4	84,767	85,749	982	1.2	1.86	1.93
Low-income Apts	1,167,480	1,300,015	132,535	11.4	12,899	14,993	2,094	16.2	1.10	1.15
Seasonal Rec'l	4,554	4,672	118	2.6	90	95	6	6.1	1.97	2.03
Com/Ind: Lo tier	428,886	419,787	-9,100	-2.1	10,076	9,901	-175	-1.7	2.35	2.36
Com/Ind: Hi tier	4,632,082	4,679,648	47,567	1.0	167,090	170,316	3,226	1.9	3.61	3.64
Publ U: Elec Gen	83,573	63,904	-19,669	-23.5	2,424	1,872	-552	-22.8	2.90	2.93
Publ U: Other	351,249	171,754	-179,495	-51.1	12,669	6,251	-6,418	-50.7	3.61	3.64
Ag HGA	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Hmstd Land	0	0	0	0.0	0	0	0	0.0	0.00	0.00
Ag Non-Hmstd	3,750	3,750	0	0.0	48	50	2	3.7	1.27	1.32
Miscellaneous	9,392	9,612	219	2.3	127	134	7	5.8	1.35	1.39
New Construction	0	385,693	385,693	0.0	0	7,786	7,786	0.0	0.00	2.02
Total	29,767,808	30,648,991	881,181	3.0	566,010	594,296	28,287	5.0	1.90	1.94

2. Tax Base

Base	Baseline	Alternative	Change	PctgChng
Total Tax Capacity	353,880	362,121	8,241	2.3
(-) TIF Tax Capacity	30,090	29,132	-958	-3.2
(-) FD Contrib Tax Cap	31,994	36,139	4,145	13.0
(=) Taxable Tax Capacity	291,796	296,850	5,054	1.7
FD Distrib Tax Cap	68,598	74,451	5,853	8.5

3. Tax Rates

Rate	Net Tax Cap		Ref Mkt Val	
	BasePct	AlterPct	Base	Alter
County	43.66	43.71	0.000	0.000
City/Town	44.87	47.77	0.000	0.000
School District	36.32	35.45	17.583	18.812
Special District	9.97	12.41	0.000	0.000
Total	134.82	139.33	17.583	18.812

4. Tax Burdens on Hypothetical Properties

	Estimated Market Value			Net Tax				Effective Tax Rates	
	Baseline	Alternative	Pctg Chng	Baseline	Alternative	Change	Pctg Chng	Base	Alter
Res Hmstd: Lo Val	165,000	169,800	2.9	2,213	2,379	167	7.5	1.34	1.40
Res Hmstd: AvgVal	247,300	254,400	2.9	3,567	3,823	256	7.2	1.44	1.50
Res Hmstd: Hi Val	329,700	339,200	2.9	4,923	5,271	348	7.1	1.49	1.55
Res Hmstd: Ex-Hi Val	494,600	508,800	2.9	7,538	8,077	539	7.2	1.52	1.59
Apartment	300,000	292,700	-2.4	5,583	5,648	65	1.2	1.86	1.93
Comm/Ind: Lo Val	150,000	151,600	1.1	3,594	3,690	97	2.7	2.40	2.43
Comm/Ind: Mid Val	300,000	303,100	1.0	9,005	9,204	200	2.2	3.00	3.04
Comm/Ind: Hi Val	1,000,000	1,010,300	1.0	34,255	34,943	687	2.0	3.43	3.46

Baseline Legal Class Report (all values in 000s)

Baseline Legal Class Report

	Legal Class	Class Rate	Market Value	Net Tax Capacity	Net Tax
141.0	Blind/disabled Hmstd HGA: <50K	0.45	22,476	101	110
143.0	Ag Hmstd HGA: >500K	1.25	164,817	2,060	2,124
144.0	Blind/disabled 2a Hmstd land <50K	0.45	1,318	6	2
145.3	Ag Hmstd 2a l & b: <115K	0.50	8,416,127	42,081	12,804
145.4	Ag Hmstd 2a l & b: 115K - 260K	0.50	7,728,144	38,641	10,926
145.5	Ag Hmstd 2a l & b: 260K - 1.90M	0.50	38,289,200	191,446	123,486
146.0	Ag Hmstd 2a l & b: >1.90M	1.00	18,334,487	183,345	118,670
147.0	Blind/disabled Hmstd 2b land <50K	0.45	96	0	0
148.3	Ag Hmstd 2b l & b: <115K	0.50	573,457	2,867	1,089
148.4	Ag Hmstd 2b l & b: 115K - 260K	0.50	786,079	3,930	1,485
148.5	Ag Hmstd 2b l & b: 260K - 1.90M	0.50	1,526,611	7,633	5,836
149.0	Ag Hmstd 2b l & b: >1.90M	1.00	169,323	1,693	1,288
153.0	Ag Hmstd 2a Farm entity w/unused 1st tier	0.50	336,808	1,684	1,170
154.0	Ag 2a Non-homestead	1.00	43,733,286	437,333	289,907
155.0	Ag Hmstd 2b Farm entity w/unused 1st tier	0.50	11,090	55	44
156.0	Ag 2b Non-homestead	1.00	7,866,817	78,668	66,710
157.0	Migrant Housing <500K	1.00	2,705	27	30
160.0	Managed forest land (2c)	0.65	569,404	3,701	3,053
161.0	Private Airport (2d)	1.00	583	6	6
167.0	Res 1b Homestead: <50K	0.45	502,331	2,260	3,023
169.0	Res Homestead: > 500K	1.25	20,974,765	262,185	305,383
171.0	Res NonHmstd 1 unit: <500K	1.00	47,147,632	471,476	613,515
172.0	Res NonHmstd 1 unit: >500K	1.25	4,793,055	59,913	69,957
174.0	Res NonHmstd 2-3 units	1.25	9,435,206	117,940	151,363
177.0	Regular apartments (4a)	1.25	44,464,550	555,807	731,867
178.0	Low-income housing (4d) <162K	0.75	6,883,522	51,626	72,099
179.0	Low-income housing (4d) >162K	0.25	234,067	585	801
180.0	Student housing	1.00	40,829	408	500
181.0	Manuf home park land	1.25	451,966	5,650	7,221
182.0	MH Coop >50% owner-occupied	0.75	6,871	52	72
183.0	MH Coop <50% owner-occupied	1.00	553	6	6
184.0	MH Class I	1.00	329,431	3,294	4,438
186.0	Non-comm SeasRec: <76K	1.00	10,132,310	101,323	90,335
187.0	Non-Comm SeasRec: 76K-500K	1.00	16,520,292	165,203	158,384
188.0	Non-comm SeasRec: >500K	1.25	2,612,196	32,652	30,558
190.0	Comm SeasRec 1c: <600K	0.50	361,606	1,808	1,707

	Legal Class	Class Rate	Market Value	Net Tax Capacity	Net Tax
191.0	Com SeasRec 1c: 600K-2.3M	1.00	221,212	2,212	1,970
192.0	Com SeasRec 1c: >2.3M	1.25	27,752	347	331
193.0	Com SeasRec 4c: <500K	1.00	275,092	2,751	3,207
194.0	Com SeasRec 4c: >500K	1.25	159,124	1,989	2,101
195.0	Bed & Breakfast	1.25	19,381	242	305
196.0	Qualifying golf courses	1.25	208,639	2,608	2,851
197.0	Metro Non-profit Indoor Rec	1.25	18,263	228	299
198.0	Non-profit/Comm Serv - NonRev	1.50	33,179	498	645
199.0	CongChart Veteran's Org - NonRev	1.00	2,295	23	37
200.0	Non-profit/Comm Serv - donation	1.50	25,671	385	600
201.0	Cong Chart Veteran's Org - Donation	1.00	55,956	560	892
202.0	Seasonal Restaurant on Lake	1.25	26,366	330	303
203.0	Qualifying Marina <500K	1.00	15,960	160	189
204.0	Qualifying Marina >500K	1.25	37,177	465	528
206.0	Commercial: <150K	1.50	8,890,500	133,357	193,171
207.0	Commercial: >150K	2.00	60,144,563	1,202,891	2,001,350
213.0	Industrial: <150K	1.50	1,935,380	29,031	41,505
214.0	Industrial: >150K	2.00	24,387,963	487,759	807,488
220.0	Publ Util: land & bldgs <150K	1.50	49,962	749	943
221.0	Publ Util: land & bldgs >150K	2.00	1,438,405	28,768	45,052
222.0	Publ Util: Electric Generat Mach	2.00	2,878,548	57,571	70,627
223.0	Publ Util: machinery (non-generat)	2.00	2,391,429	47,829	68,243
225.0	Railroad <150K	1.50	32,031	480	651
226.0	Railroad >150K	2.00	2,821,208	56,424	87,152
228.0	Non-comm aircraft hangars	1.50	5,032	75	92
229.0	Mineral	2.00	2,339	47	101
230.0	All other real property	2.00	680	14	16
237.0	Pers tools&mach excl elec gen	2.00	652,002	13,040	18,182
238.0	Pers: Item 33 ag real estate	1.00	72,800	728	790
239.0	Pers: NCSRR<76K	1.00	52,069	521	486
240.0	Pers: NCSRR: 76K-500K	1.00	10,432	104	96
242.0	Pers Comm'l/Indstr'l	2.00	1,583,855	31,677	37,426
244.0	Pers: Item 44T electric util trans lines	2.00	2,407,190	48,144	64,926
245.0	Pers: Item 44D electric util distri lines	2.00	2,049,083	40,982	68,969
246.0	Pers: Item 45 syst/gas utils	2.00	4,491,788	89,836	133,675
247.0	Pers: Publ Util water lines	2.00	3,622	72	73
248.0	Pers: All other	2.00	238,911	4,778	7,584
262.0	Disabled vet excl val: Res HM <300K	0.00	2,187,022	0	0

Legal Class	Class Rate	Market Value	Net Tax Capacity	Net Tax
263.0 Disabled vet excl val: Res HM <150K	0.00	1,003,621	0	0
264.0 Disabled vet excl val: Ag HGA <300K	0.00	91,630	0	0
265.0 Disabled vet excl val: Ag HGA <150K	0.00	47,768	0	0
274.0 Ag Class 1b: Hmstd Market Excl Value	0.00	7,569	0	6
275.0 Ag HGA: Hmstd Market Excl Value	0.00	1,528,751	0	3,297
276.0 Class 1b: Hmstd Market Excl Value	0.00	137,145	0	110
277.0 Res Hmstd: Hmstd Market Excl Value	0.00	20,404,741	0	39,847
298.0 Ag Hmstd HGA: <76K	1.00	5,138,971	51,390	54,540
299.0 Ag Hmstd HGA: 76-413K	1.00	6,111,688	61,117	65,387
300.0 Ag Hmstd HGA: 413-500K	1.00	139,423	1,394	1,487
303.0 Res Hmstd: <76K	1.00	106,159,219	1,061,592	1,394,806
304.0 Res Hmstd: 76-413K	1.00	236,091,929	2,360,919	2,998,920
305.0 Res Hmstd: 413-500K	1.00	12,062,062	120,621	146,452
0.0 TOTAL	0.00	802,201,405	8,772,175	11,247,677

Alternative Legal Class Report (all values in 000s)

Alternative Legal Class Report

	Legal Class	Class Rate	Market Value	Net Tax Capacity	Net Tax
122.10	Blind/disabled Hmstd HGA: <50K: Exist	0.45	22,679	102	110
122.20	Blind/disabled Hmstd HGA: <50K: New	0.45	104	0	1
124.10	Ag Hmstd HGA: >500K: Exist	1.25	199,372	2,492	2,550
124.20	Ag Hmstd HGA: >500K: New	1.25	748	9	10
125.10	Blind/disabled 2a Hmstd land <50K: Exist	0.45	1,092	5	-3
125.20	Blind/disabled 2a Hmstd land <50K: New	0.45	3	0	0
126.31	Ag Hmstd 2a I & b: <115K: Exist	0.50	8,269,509	41,348	11,753
126.32	Ag Hmstd 2a I & b: <115K: New	0.50	23,233	116	38
126.41	Ag Hmstd 2a I & b: 115K - 260K: Exist	0.50	7,643,543	38,218	10,357
126.42	Ag Hmstd 2a I & b: 115K - 260K: New	0.50	17,560	88	28
126.51	Ag Hmstd 2a I & b: 260K - 1.89M: Exist	0.50	38,250,309	191,252	122,127
126.52	Ag Hmstd 2a I & b: 260K - 1.89M: New	0.50	63,643	318	214
127.10	Ag Hmstd 2a I & b: >1.89M: Exist	1.00	18,641,365	186,414	121,824
127.20	Ag Hmstd 2a I & b: >1.89M: New	1.00	23,930	239	158
128.10	Blind/disabled Hmstd 2b land <50K: Exist	0.45	25	0	0
129.31	Ag Hmstd 2b I & b: <115K: Exist	0.50	536,769	2,684	991
129.32	Ag Hmstd 2b I & b: <115K: New	0.50	114	1	0
129.41	Ag Hmstd 2b I & b: 115K - 260K: Exist	0.50	765,328	3,827	1,402
129.42	Ag Hmstd 2b I & b: 115K - 260K: New	0.50	129	1	0
129.51	Ag Hmstd 2b I & b: 260K - 1.89M: Exist	0.50	1,613,249	8,066	6,000
129.52	Ag Hmstd 2b I & b: 260K - 1.89M: New	0.50	245	1	1
130.10	Ag Hmstd 2b I & b: >1.89M: Exist	1.00	175,828	1,758	1,317
130.20	Ag Hmstd 2b I & b: >1.89M: New	1.00	28	0	0
134.10	Ag Hmstd 2a Farm w/unused 1st tier: Exist	0.50	318,042	1,590	1,053
134.20	Ag Hmstd 2a Farm w/unused 1st tier: New	0.50	559	3	2
135.10	Ag 2a Non-homestead: Exist	1.00	43,309,593	433,096	289,415
135.20	Ag 2a Non-homestead: New	1.00	68,256	683	498
136.10	Ag Hmstd 2b Farm w/unused 1st tier: Exist	0.50	12,643	63	48
136.20	Ag Hmstd 2b Farm w/unused 1st tier: New	0.50	0	0	0
137.10	Ag 2b Non-homestead: Exist	1.00	7,977,752	79,778	67,597
137.20	Ag 2b Non-homestead: New	1.00	1,459	15	13
138.10	Migrant Housing <500K: Exist	1.00	3,327	33	38
138.20	Migrant Housing <500K: New	1.00	8	0	0
139.10	Migrant Housing >500K: Exist	1.25	35	0	0
139.20	Migrant Housing >500K: New	1.25	0	0	0
141.10	Managed forest land (2c): Exist	0.65	608,534	3,955	3,212

	Legal Class	Class Rate	Market Value	Net Tax Capacity	Net Tax
142.10	Private Airport (2d): Exist	1.00	657	7	6
148.10	Res 1b Homestead: <50K: Exist	0.45	497,311	2,238	2,995
148.20	Res 1b Homestead: <50K: New	0.45	3,992	18	23
150.10	Res Homestead: > 500K: Exist	1.25	23,693,980	296,175	344,961
150.20	Res Homestead: > 500K: New	1.25	210,672	2,633	2,989
152.10	Res NonHmstd 1 unit: <500K: Exist	1.00	48,130,611	481,306	627,156
152.20	Res NonHmstd 1 unit: <500K: New	1.00	1,338,900	13,389	16,896
153.10	Res NonHmstd 1 unit: >500K: Exist	1.25	5,084,981	63,562	74,518
153.20	Res NonHmstd 1 unit: >500K: New	1.25	190,528	2,382	2,678
155.10	Res NonHmstd 2-3 units: Exist	1.25	10,156,714	126,959	162,488
155.20	Res NonHmstd 2-3 units: New	1.25	268,795	3,360	4,115
158.10	Regular apartments (4a): Exist	1.25	45,019,591	562,745	747,435
158.20	Regular apartments (4a): New	1.25	2,372,129	29,652	38,998
159.10	Low-income housing (4d) <174K: Exist	0.75	7,419,254	55,644	78,603
159.20	Low-income housing (4d) <174K: New	0.75	366,518	2,749	3,822
160.10	Low-income housing (4d) >174K: Exist	0.25	213,515	534	740
160.20	Low-income housing (4d) >174K: New	0.25	9,563	24	32
161.10	Student housing: Exist	1.00	38,967	390	499
161.20	Student housing: New	1.00	2,519	25	32
162.10	Manuf home park land: Exist	1.25	517,290	6,466	8,204
162.20	Manuf home park land: New	1.25	740	9	12
163.10	MH Coop >50% owner-occupied: Exist	0.75	8,115	61	86
164.10	MH Coop <50% owner-occupied: Exist	1.00	568	6	6
165.10	MH Class I: Exist	1.00	288,388	2,884	3,909
167.10	Non-comm SeasRec: <76K: Exist	1.00	10,024,055	100,241	88,894
167.20	Non-comm SeasRec: <76K: New	1.00	117,114	1,171	1,052
168.10	Non-Comm SeasRec: 76K-500K: Exist	1.00	17,285,900	172,859	163,215
168.20	Non-Comm SeasRec: 76K-500K: New	1.00	184,942	1,849	1,741
169.10	Non-comm SeasRec: >500K: Exist	1.25	3,031,991	37,900	34,602
169.20	Non-comm SeasRec: >500K: New	1.25	31,677	396	356
171.10	Comm SeasRec 1c: <600K: Exist	0.50	361,537	1,808	1,689
171.20	Comm SeasRec 1c: <600K: New	0.50	2,033	10	10
172.10	Com SeasRec 1c: 600K-2.3M: Exist	1.00	245,366	2,454	2,164
172.20	Com SeasRec 1c: 600K-2.3M: New	1.00	1,221	12	11
173.10	Com SeasRec 1c: >2.3M: Exist	1.25	26,764	335	312
173.20	Com SeasRec 1c: >2.3M: New	1.25	186	2	2
174.10	Com SeasRec 4c: <500K: Exist	1.00	245,777	2,458	2,833
174.20	Com SeasRec 4c: <500K: New	1.00	1,682	17	20

	Legal Class	Class Rate	Market Value	Net Tax Capacity	Net Tax
175.10	Com SeasRec 4c: >500K: Exist	1.25	176,035	2,200	2,283
175.20	Com SeasRec 4c: >500K: New	1.25	1,257	16	17
176.10	Bed & Breakfast: Exist	1.25	16,458	206	256
176.20	Bed & Breakfast: New	1.25	3	0	0
177.10	Qualifying golf courses: Exist	1.25	203,320	2,541	2,763
178.10	Metro Non-profit Indoor Rec: Exist	1.25	15,535	194	263
179.10	Non-profit/Comm Serv - NonRev: Exist	1.50	33,940	509	666
180.10	CongChart Veteran's Org - NonRev: Exist	1.00	1,777	18	29
180.20	CongChart Veteran's Org - NonRev: New	1.00	23	0	0
181.10	Non-profit/Comm Serv - donation: Exist	1.50	23,357	350	541
181.20	Non-profit/Comm Serv - donation: New	1.50	293	4	7
182.10	Cong Chart Veteran's Org - Donation: Exist	1.00	58,930	589	926
182.20	Cong Chart Veteran's Org - Donation: New	1.00	979	10	15
183.10	Seasonal Restaurant on Lake: Exist	1.25	31,922	399	382
183.20	Seasonal Restaurant on Lake: New	1.25	227	3	3
184.10	Qualifying Marina <500K: Exist	1.00	17,640	176	211
184.20	Qualifying Marina <500K: New	1.00	17	0	0
185.10	Qualifying Marina >500K: Exist	1.25	38,649	483	545
187.10	Commercial: <150K: Exist	1.50	8,618,221	129,273	185,868
187.20	Commercial: <150K: New	1.50	127,093	1,906	2,710
188.10	Commercial: >150K: Exist	2.00	58,598,009	1,171,960	1,942,846
188.20	Commercial: >150K: New	2.00	799,741	15,995	26,593
190.10	Industrial: <150K: Exist	1.50	1,977,265	29,659	41,733
190.20	Industrial: <150K: New	1.50	32,128	482	686
191.10	Industrial: >150K: Exist	2.00	25,432,578	508,652	836,687
191.20	Industrial: >150K: New	2.00	403,883	8,078	13,374
193.10	Publ Util: land & bldgs <150K: Exist	1.50	41,817	627	745
194.10	Publ Util: land & bldgs >150K: Exist	2.00	1,255,139	25,103	38,962
195.10	Publ Util: Electric Generat Mach: Exist	2.00	2,669,863	53,397	65,849
196.10	Publ Util: machinery (non-generat): Exist	2.00	2,418,658	48,373	69,010
198.10	Railroad <150K: Exist	1.50	29,343	440	598
199.10	Railroad >150K: Exist	2.00	2,721,866	54,437	85,542
201.10	Non-comm aircraft hangars: Exist	1.50	5,063	76	90
202.10	Mineral: Exist	2.00	2,360	47	104
203.10	All other real property: Exist	2.00	802	16	20
206.10	Pers tools&mach excl elec gen: Exist	2.00	727,375	14,548	20,800
207.10	Pers: Item 33 ag real estate: Exist	1.00	74,766	748	793
208.10	Pers: NCSRR<76K: Exist	1.00	52,368	524	494

	Legal Class	Class Rate	Market Value	Net Tax Capacity	Net Tax
209.10	Pers: NCSRR: 76K-500K: Exist	1.00	11,708	117	103
210.10	Pers: NCSRR: >500K: Exist	1.25	142	2	1
211.10	Pers Comm'l/Industr'l: Exist	2.00	1,719,008	34,380	43,630
212.10	Pers: Item 44T elec util trans lines: Exist	2.00	2,450,588	49,012	65,686
213.10	Pers: Item 44D electric util distri lines: Ex	2.00	371,687	7,434	12,259
214.10	Pers: Item 45 syst/gas utils: Exist	2.00	4,880,206	97,604	143,797
215.10	Pers: Publ Util water lines: Exist	2.00	3,951	79	81
216.10	Pers: All other: Exist	2.00	243,272	4,865	7,855
224.10	Disabled vet excl val: Res HM <300K: Exist	0.00	2,404,799	0	0
224.20	Disabled vet excl val: Res HM <300K: New	0.00	23,014	0	0
225.10	Disabled vet excl val: Res HM <150K: Exist	0.00	1,078,844	0	0
225.20	Disabled vet excl val: Res HM <150K: New	0.00	10,589	0	0
226.10	Disabled vet excl val: Ag HGA <300K: Exist	0.00	101,009	0	0
226.20	Disabled vet excl val: Ag HGA <300K: New	0.00	429	0	0
227.10	Disabled vet excl val: Ag HGA <150K: Exist	0.00	53,403	0	0
227.20	Disabled vet excl val: Ag HGA <150K: New	0.00	203	0	0
230.10	Ag Class 1b: Hmstd Market Excl Value: Exist	0.00	7,035	0	6
230.20	Ag Class 1b: Hmstd Market Excl Value: New	0.00	32	0	0
231.10	Ag HGA: Hmstd Market Excl Value: Exist	0.00	1,464,455	0	3,105
231.20	Ag HGA: Hmstd Market Excl Value: New	0.00	4,603	0	8
232.10	Class 1b: Hmstd Market Excl Value: Exist	0.00	129,468	0	101
232.20	Class 1b: Hmstd Market Excl Value: New	0.00	998	0	1
233.10	Res Hmstd: Hmstd Market Excl Value: Exist	0.00	19,155,824	0	36,370
233.20	Res Hmstd: Hmstd Market Excl Value: New	0.00	157,666	0	308
254.10	Ag Hmstd HGA: <76K: Exist	1.00	5,116,955	51,170	53,977
254.20	Ag Hmstd HGA: <76K: New	1.00	16,281	163	178
255.10	Ag Hmstd HGA: 76-413K: Exist	1.00	6,817,687	68,177	71,969
255.20	Ag Hmstd HGA: 76-413K: New	1.00	22,920	229	249
256.10	Ag Hmstd HGA: 413-500K: Exist	1.00	252,571	2,526	2,523
256.20	Ag Hmstd HGA: 413-500K: New	1.00	1,089	11	11
259.10	Res Hmstd: <76K: Exist	1.00	106,377,219	1,063,772	1,396,809
259.20	Res Hmstd: <76K: New	1.00	932,768	9,328	12,040
260.10	Res Hmstd: 76-413K: Exist	1.00	252,178,730	2,521,787	3,199,884
260.20	Res Hmstd: 76-413K: New	1.00	2,315,494	23,155	28,996
261.10	Res Hmstd: 413-500K: Exist	1.00	14,434,375	144,344	173,935
261.20	Res Hmstd: 413-500K: New	1.00	139,755	1,398	1,659
0.00	TOTAL	0.00	835,431,033	9,122,475	11,656,810

Levy Summary Report (all values in 000s)

Baseline Levy Summary

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	3,489,587	2,761,201	280,199	2,030,650	419,941	776,840	9,758,418
Certified MKV Levy	1,583	23,397	60	1,338,349	946	0	1,364,335
Fiscal Disparities Levy	196,720	230,511	1,886	244,537	42,656	0	716,310
Disparity Reduction Aid	9,647	0	463	8,023	0	0	18,133
Spread NTC Levy	3,283,220	2,530,690	277,850	1,880,505	377,285	776,840	9,126,390
Spread MKV Levy	1,583	23,397	60	1,235,934	946	0	1,261,920
TIF Levy							262,342

Baseline Credit Summary

Agricultural MV Credit			36,567	Disparity Reduction Credit			14,115
Agricultural Bond Credit			62,671	Taconite Credit			16,618

Alternative Levy Summary

	County	City	Town	School District	Special District	State	Total
Certified NTC Levy	3,607,411	2,935,279	284,576	2,098,967	446,824	775,306	10,148,363
Certified MKV Levy	1,362	14,085	60	1,386,730	1,013	0	1,403,250
Fiscal Disparities Levy	199,768	243,882	2,026	252,423	44,253	0	742,352
Disparity Reduction Aid	9,678	0	468	8,037	0	0	18,183
Spread NTC Levy	3,397,965	2,691,397	282,082	1,945,543	402,571	775,306	9,494,864
Spread MKV Levy	1,362	14,085	60	1,279,693	1,013	0	1,296,213
TIF Levy							250,266

Alternative Credit Summary

Agricultural MV Credit			36,353	Disparity Reduction Credit			14,507
Agricultural Bond Credit			70,870	Taconite Credit			16,716